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Charles Pinckney National Historic Site
South Carolina

Snee Farm

Charles Pinckney National Historic Site

Historic Structures Report

Cultural Resources

Southeast Region

Snee Farm
Charles Pinckney National Historic Site

Mount Pleasant, South Carolina

Historic Structures Report

January 2016

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About the front cover: The house at Snee Farm, Charles Pinckney National Historic Site, September 17, 2014.

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Snee Farm
Charles Pinckney National Historic Site

Mount Pleasant, South Carolina

Historic Structures Report

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Foreword

I am pleased to make available this historic structure report for Charles Pinckney National Historic Site (NHS), one of over 400 units of the National Park System that help to tell the important stories and protect our nation's most important historical and natural areas. This report provides comprehensive documentation of the plantation structures that were owned by one of the framers and a signatory of the Constitution, where the story of the early development of the country can be told, and where today one can find a reflective landscape that helps preserve the last undeveloped area of the original Snee Farm.

Many individuals and institutions contributed to the successful completion of this work. The staff of Charles Pinckney NHS and Fort Sumter National Monument contributed significant information regarding the historic structures of Charles Pinckney NHS, but especially significant contributions were made by Michelle Haas, Richard Dorrance, and John Wood, former employee at Charles Pinckney NHS and now located at the Southeast Regional Office. I want to acknowledge the project leadership of Ali Miri from the Southeast Regional Cultural Resource, Partnership and Science Division and to the dedicated work of Wiss, Janney, Elstner Associates, Inc., especially the principal coordinator, Ms. Deborah Slaton. Her dedication, perseverance, and subject expertise are embedded in this complete and thorough historic structure report.

Tim Stone, Superintendent
Charles Pinckney National Historic Site
Mt. Pleasant, South Carolina
November 2015

Management Summary

At the request of the National Park Service (NPS), Wiss, Janney, Elstner Associates, Inc. (WJE) has developed this Historic Structures Report (HSR) for the main house, barn, corn crib, and caretaker's cottage at Charles Pinckney National Historic Site at Mount Pleasant, South Carolina. Figure 1 is a map of South Carolina showing the location of the Charles Pinckney National Historic Site. Figure 2 is a map of the national historic site. Figure 3 is an aerial image showing the location of the house, barn, corn crib, and caretaker's cottage within the national historic site.

On September 8, 1988, Congress enacted Public Law 100-421, authorizing the establishment of Charles Pinckney National Historic Site, which commemorates the life and contributions of Charles Pinckney III (1757–1824) to American politics, law, and government. The legislation directed the Secretary of the Interior to:

> 1) provide the interpretation of the life of Charles Pinckney; 2) preserve and interpret Snee Farm, home of Charles Pinckney; and 3) present the history of the United States as a young Nation.[1]

The House of Representatives Report 100-698 elaborated on the new park unit's purpose by calling for the interpretation of the history of all the site's inhabitants, slave as well as free.[2]

Snee Farm was listed in the National Register of Historic Places and designated a National Historic Landmark in 1973.[3] The nomination documentation focuses on the main house and does not mention the barn or other structures, and only briefly mentions the plantation setting.

Although the date of the house was not accurately known at the time the National Register nomination was prepared, the findings of this study indicate that the main house at Snee Farm is significant under National Register Criterion C, as an example of a local vernacular house type dating to circa 1830, and retains sufficient integrity to convey its historic significance. The corn crib and barn, although not associated with the original construction of the house, also convey the historic agricultural use of the property. As noted above, the park's enabling legislation directs the National Park Service to interpret the life of Charles Pinckney as well as to preserve and interpret Snee Farm. Therefore, treatment and use of the main house, barn, and corn crib should be considered within the context of the legal mandates and policy directives established by National Park Service Cultural Resources Management Guideline (Director's Order 28) for the protection of cultural resources.

1. Public Law 100-421, September 8, 1988, 102 Stat. 1581–1582.
2. National Park Service, "Statement for Management, Charles Pinckney National Historic Site" (1990), 5–6.
3. Wright Caughman, Historic Preservation Assistant, South Carolina Department of Archives and History, National Register of Historic Places nomination for Snee Farm, July 21, 1972; entered into the National Register of Historic Places, April 13, 1973. See also Charles W. Snell, Survey Historian, Historic Sites Survey, Office of Archeology and Historic Preservation, National Park Service, National Historic Landmark nomination for Snee Farm (Charles Pinckney Farm), January 15, 1973; Snee Farm was designated a National Historic Landmark, November 7, 1973.

Historical Data

Charles Pinckney National Historic Site protects the 28-acre core of Pinckney's 715-acre plantation known as Snee Farm. The working plantation also served as a country retreat for Pinckney and his family, who otherwise lived in the city of Charleston. Snee Farm was purchased by Col. Charles Pinckney II in 1754. During British occupation of Charleston between 1780 and 1782, the farm was appropriated as an internment camp for American officers captured in the course of the Revolutionary War. Gen. William Moultrie of the 2nd South Carolina Regiment and Col. Charles Cotesworth Pinckney (Col. Charles Pinckney II's cousin) were paroled at Snee Farm during this period.

Charles Pinckney III inherited the plantation upon his father's death in 1782. At the age of twenty-nine, Pinckney was appointed one of the South Carolina delegates to the Confederation Congress in Philadelphia in 1784. He was also a delegate to the Constitutional Convention in Philadelphia in 1787. Pinckney later served as a United States Senator and Representative, served four terms as Governor of South Carolina, and was appointed Minister to Spain (1801–1805) by Thomas Jefferson. In 1791, during his second term as Governor, Pinckney invited President George Washington to visit Snee Farm while touring the Charleston area.

By the 1790s, the demands of Charles Pinckney's political career began to interfere with the management of his extensive land holdings. In 1795, he is known to have leased the Snee Farm property to Samuel Cripps for one year. By the time he returned from his appointment as minister to Spain in January 1806, Pinckney was experiencing major financial difficulties. He ultimately placed Snee Farm in trust in 1816, and in 1817, his trustees sold the farm to help settle Pinckney's debts. Pinckney retired from public life in 1821 and died in 1824 at his house on Meeting Street in Charleston.

In 1817, Snee Farm was sold to Francis G. Deliesseline for $4,380. By the time of the sale, Deliesseline had been working for Pinckney as the overseer of the plantation for seven years. In 1828, the property was sold to William Mathews, a wealthy Charleston merchant, for $3,150. Given the decrease in the property's value during Deliesseline's ownership, it is assumed that little new construction occurred, that the farm had been allowed to decline, and that the Pinckney-era buildings were likely in poor condition. Circa 1830, soon after acquiring Snee Farm, Mathews appears to have constructed a new home on the property, on top of the foundation of the earlier dwelling. Mathews died in 1848, leaving Snee Farm to his daughter Susan and her husband Benjamin Hunt.

Snee Farm remained an active plantation until the Civil War. Emancipation of the slave work force, postbellum declines in rice production, and other disruptions in the economy resulting from the Civil War led local farmers to transition to other agricultural pursuits such as truck farming, livestock raising, and cotton cultivation.

In 1900, Thomas J. Hamlin purchased Snee Farm. The existing corn crib on the property was built circa 1910 by Hamlin. A major hurricane struck the area in late August 1911. Following the storm, the wood shingle roof of the house was covered with galvanized sheet metal, as was the roof of the corn crib. Based on the available historic photographs, other changes implemented by Hamlin likely included screening-in the south porch and reconfiguring the north porch of the main house to include an enclosed lean-to room at the northwest corner.

Thomas Ewing bought Snee Farm in 1936, three years after his daughter, Alexandra Ewing Stone, and son-in-law, Thomas Stone, bought Boone Hall, on the north side of Long Point Road. In 1936, the Ewings enlarged the Snee Farm house, adding identical flanking wings at the northeast and northwest corners and a porch between, while also making a series of interior changes. The Ewings engaged architects William Harmon Beers, FAIA, and Frank Cheney Farley of New York to design the addition.

As part of the work, a new cement asbestos shingle roof was installed on the original house and wings. Inside, a china cabinet was installed in the northwest room that blocked the west side passage, and the east side passage was similarly closed up and divided into two closets. On the second floor, the northwest room was subdivided into two new bathrooms.

Architects Beers and Farley also designed a small caretaker's cottage that was built circa 1936 near the Long Point Road entrance. In 1943, the Stones inherited Snee Farm from the Ewings, and subsequently moved to the property. At around this time, a new barn, also designed by architects Beers and Farley, was built on the property.

In 1968, the Stones sold 687 acres of the Snee Farm property to developers. They sold the remaining 28 acres, including the house and outbuildings, to Guilds and Joyce Hollowell. The Hollowells made several changes to the property over their eighteen-year tenure, including upgrades to the electrical and plumbing systems and installation of a swimming pool. The caretaker's cottage was adapted for use as a pool house and guesthouse. The Hollowells also removed the overseer's house and related agricultural structures, and built a basketball court east of the residence.

In 1986, the Hollowells sold the property to Charles P. and Gordon Darby, developers in business under the name C and G Investments. The Darbys intended to develop the property as forty residential lots. The project was quickly halted after local residents organized a non-profit group, the Friends of Historic Snee Farm, to protect the remaining portion of Charles Pinckney's Snee Farm. Following a successful fundraising campaign, the Friends of Historic Snee Farm acquired the property in July 1988. Title to the 28.45 acre site was transferred to the United States on May 11, 1990.

Before the property was opened to the public in 1995, the National Park Service undertook several projects to address condition and integrity issues associated with the house, and adapt the barn and corn crib to new uses. In addition, the 1968 swimming pool south of the caretaker's house was removed and backfilled in 1991. Ongoing maintenance and repair of the structures under National Park Service stewardship has continued to the present.

Treatment and Use

The main house at Snee Farm is an example of a local vernacular house, with construction dating to circa 1830. It is currently used as a visitor contact station and museum to interpret colonial and early American life and the life of Charles Pinckney III for visitors to the park, and as park offices. The barn and corn crib are used for park maintenance and storage. It is anticipated that these uses will continue. The recommended overarching treatment for the buildings is therefore *Rehabilitation* to support ongoing use of the house, barn, and corn crib as part of the park's interpretive program, while retaining and protecting historic character-defining features.

The exterior of the main house is generally in fair condition, with repairs required to address weathering-related deterioration. Specific repair needs are related to localized deterioration of exterior wood paint coatings, wall cladding, exterior doors, and the roof drainage system. These distress conditions can be addressed with localized repainting and repair and by improved drainage. The interior of the house is in good condition; repairs are needed to address minor localized distress and to maintain high-quality interpretive spaces.

The barn and corn crib are in somewhat more deteriorated condition than the main house and require more substantial repair. Both structures require entirely new sheet metal roof systems, as well as selective replacement of deteriorated exterior wood components, in addition to localized repainting. The barn also has condensation-related distress from a climate control system that serves only a portion of the interior, while the remainder of the interior is unconditioned and passively ventilated.

The caretaker's cottage is in very poor condition and has partially collapsed. Removal of the cottage

has been proposed by the National Park Service; therefore, treatment recommendations for this structure were not included in the scope of this study.

Administrative Data

Locational Data

Building Name: House, barn, corn crib, and caretaker's cottage

Location: Charles Pinckney National Historic Site, Mount Pleasant, South Carolina

UTM Coordinates: Zone: 17S, Northing: 3634890, Easting: 609980

Latitude/Longitude Coordinates: 32.8466 degrees north, 79.8246 degrees west

LCS Number: House at Snee Farm, 090151; Snee Farm Caretaker's Cottage, 090152; Snee Farm Barn, 090153; Snee Farm Corn Crib, 090154

NPS Asset Numbers: House at Snee Farm, 46027; Snee Farm Caretaker's Cottage, 46033; Snee Farm Barn, 46031; Snee Farm Corn Crib, 46032

Related Studies

Robert W. Blythe, Emily Kleine, and Steven H. Moffson. *Charles Pinckney National Historic Site: Historic Resource Study*. Atlanta, Georgia: National Park Service Southeast Regional Office, August 2000.

Wright Caughman, Historic Preservation Assistant, South Carolina Department of Archives and History. National Register of Historic Places nomination for Snee Farm, July 21, 1971.

Charles Snell, Historian, National Park Service. National Historic Landmark nomination for Snee Farm, January 15, 1973.

Ali A. Miri, PhD. *Historic Structure Assessment Report: Snee Farm (Main House)*. Atlanta, Georgia: National Park Service Southeast Regional Office, 1997.

Bennie C. Keel and Amy C. Koval. *The Archeology of Charles Pinckney's Snee Farm: A Summary of Fieldwork 1987–1999*. SEAC Accession No. 943. Tallahassee, Florida: National Park Service Southeast Archeological Center, 2014.

Susan Hart Vincent. *Charles Pinckney National Historic Site: Cultural Landscape Report*. Atlanta, Georgia: National Park Service Southeast Region and Charlotte, North Carolina: Historic Land Design, 1998.

Cultural Resources Data

Snee Farm was listed in the National Register of Historic Places on April 13, 1973, and designated a National Historic Landmark, on November 7, 1973.

Period of Significance: circa 1830–1945

Proposed Treatment: Rehabilitation

Project Scope and Methodology

The goal of the HSR is to develop planning information for use in the repair, maintenance, and preservation of these historically significant buildings. First developed by the National Park Service in the 1930s, HSRs are documents prepared for a building, structure, or group of buildings and structures of recognized significance to record and analyze the property's initial construction and subsequent alterations through historical, physical, and pictorial evidence; document the performance and condition of the structure's materials and overall physical stability; identify an appropriate course of treatment; and, following implementation of the recommended work, document alterations made through that treatment.

The HSR addresses key issues specific to the house, barn, and corn crib at Snee Farm, including the history and construction chronology of the buildings (as possible based on available archival documentation), the existing physical condition of exterior and interior materials, and the historic significance and integrity of the structures, and also provides treatment recommendations. The caretaker's cottage is addressed in terms of history, condition, and significance; however, per the

scope of work, treatment recommendations are not provided for this building.

The following project methodology was used for this study.

Research and Document Review. Archival research was performed to gather information about the original construction and past modifications and repairs for use in assessing existing conditions and developing treatment recommendations for the building. Documents reviewed included maps, historic photographs, and other written and illustrative documentation about the history, construction, evolution, and repairs to the building. The research for this study built upon prior historical and archival research by the National Park Service and others, as outlined in the bibliography provided with this report.

Primary reference material for this study was obtained from the Charles Pinckney National Historic Site collections. During the site visit, project team members met with Dr. Ali Miri, Historical Architect and Contracting Officer's Technical Representative, National Park Service (NPS) Southeast Regional Office (SERO); Superintendent Tim Stone, Fort Sumter National Monument and Charles Pinckney National Historic Site (FOSU/CHPI); and Scott Mapes, Chief of Facilities; to discuss the history of the site, previous and anticipated repair projects, and future planning efforts. Project team members also worked with other park personnel including Michael Allen, Community Partnership Specialist; Sandy Pusey, Administrative Officer; Dawn Davis, Chief of Education and Interpretation; Kate Everitt, Curator, who provided access to documents held at the park and assisted with obtaining scanned copies of documents from local archives; and Megan Valentine, Superintendent's Secretary, who assisted with scanning of additional reference materials held at the park following the site visit. Additional research material was also obtained from the National Park Service Technical Information Center (e-TIC) in Denver.

Condition Assessment and Documentation. Concurrent with the historical research, a condition survey of the building was performed and observations were documented with digital photographs, field notes, and annotations on sketch drawings prepared by the project team while on site. The condition assessment addressed the exterior and primary interior spaces and features of the buildings, as well as visible primary portions of the building structural systems.

Development of History, Chronology of Construction, and Evaluation of Significance. Based on historical documentation and physical evidence gathered during the study, a context history and a chronology of design and construction were developed. An evaluation of the significance was also prepared, taking into consideration guidelines provided by *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*.[4] This evaluation of history and significance provided the basis for the development of recommended treatment alternatives.

Treatment Recommendations. The Secretary of the Interior's Standards for the Treatment of Historic Properties guided the development of treatment recommendations for the significant exterior and interior features of the buildings. Following the overall treatment approach of *rehabilitation*, which ensures preservation of character-defining features while allowing new and continued use of the building, specific recommendations were developed to address observed existing distress conditions as well as long-term preservation objectives.[5]

4. *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: National Park Service, National Register of Historic Places, 1997).
5. Kay D. Weeks and Anne E. Grimmer, The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings (Washington, D.C.: National Park Service, Historic Preservation Services, 1995).

Preparation of Historic Structure Report. Following completion of research, site work, and analysis, a narrative report was prepared summarizing the results of the research and inspection and presenting recommendations for treatment. The HSR was compiled following the organizational guidelines of National Park Service *Preservation Brief 43: The Preparation and Use of Historic Structure Reports*, with modifications to organizational structure for purposes of this project.[6]

FIGURE 1. A map of South Carolina showing the location of the Charles Pinckney National Historic Site. Source: By the authors.

6. Deborah Slaton, *Preservation Brief 43: The Preparation and Use of Historic Structure Reports* (Washington, D.C.: National Park Service, Technical Preservation Services, 2005).

FIGURE 2. A map of the Charleston region showing the Charles Pinckney National Historic Site. Source: National Park Service.

FIGURE 3. An aerial view of Charles Pinckney National Historic Site, indicating the locations of the house, barn, corn crib, and caretaker's cottage. Source: By the authors.

Developmental History

Historical Background

Charles Pinckney National Historic Site commemorates the life and contributions of Charles Pinckney III (1757–1824) to American politics, law, and government. Notable as a patriot who contributed to the drafting of the United States Constitution, and four-time governor of South Carolina, Pinckney was also a prominent attorney and statesman. Charles Pinckney National Historic Site protects the 28-acre core of Pinckney's late eighteenth and early nineteenth century planation known as Snee Farm. The working plantation also served as a country retreat for Pinckney and his family, who otherwise lived within the city of Charleston like many Lowcountry gentry. From Charleston, Snee Farm was easily reached by boat. Pinckney managed the plantation after inheriting it from his father, Col. Charles Pinckney, in 1782. Although Pinckney owned several plantations in the Charleston, South Carolina, area, he considered Snee Farm to be his principal farm.

The 715-acre Snee Farm was one of several large plantations located within Christ Church Parish east of the Charleston during the late eighteenth and early nineteenth centuries. Others included Long Point, Bermuda, Egypt, Palmetto Grove, and Boone Hall. After circa 1719, most focused on rice cultivation. Rice became South Carolina's most important staple crop prior to the invention of the cotton gin in 1794. Area plantations relied on slave labor to cultivate rice on a large scale. South Carolina's coastal plantations typically featured a dwelling precinct composed of a main house, gardens, outbuildings, and slave quarters surrounded by agricultural land and forest. Most plantations within the area included river frontage and used boats to travel to and from Charleston and to transport goods.

Although Snee Farm was sold out of the Pinckney family in 1817, it remained an active plantation until the Civil War. Subsequent owners replaced the mid-eighteenth century dwelling used by the Pinckney family with a new house in the same location circa 1830. Emancipation of the slave work force, postbellum declines in rice production, and other disruptions in the economy resulting from the Civil War led to the subdivision of many larger properties beginning in 1870. Local farmers transitioned to other agricultural pursuits such as truck farming, livestock raising, and cotton cultivation. Snee Farm remained intact as an agricultural property until 1968, although by the 1930s, it had become more of a country retreat than a working farm.

Snee Farm is located on the Wando Neck, a peninsula of land formed by the Wando River to the northwest, the Cooper River estuary to the southwest, and Atlantic Ocean tidal marshes to the southeast. The region is characteristic of the Coastal Zone of the Atlantic Coastal Plain—flat terrain edged by fresh and salt water marshes. The property falls within the corporate limits of the city of Mount Pleasant, approximately 10 miles east of the city of Charleston.

Visitors arrive at the park from Long Point Road, approximately one-half mile northwest of its intersection with U.S. Highway 17. Both of these routes were present during the eighteenth century. Residential subdivisions now surround the site on the west, south, and east. To the north, on the far side of Long Point Road, is Boone Hall Plantation, a privately owned historic property 738 acres in

size, with a reconstructed main house, original outbuildings, and extensive grounds.[7]

The park forms an irregularly shaped, roughly rectangular parcel located approximately 15 feet above mean sea level. A 3-acre forested wetland occupies the western portion of the park. A drainage ditch forms the property boundary along this edge. Site features include a dwelling house, barn, corn crib, caretaker's cottage, shade trees, ornamental plantings, and stone cenotaph honoring Col. Charles Pinckney, Charles Pinckney III's father. As noted, the extant dwelling was built circa 1830, while the outbuildings were constructed during the early to mid-twentieth century. Although the buildings present on the property today postdate Pinckney ownership, the property contains important archeological resources that enhance the understanding of notable American Charles Pinckney III and daily life on South Carolina coastal plantations.[8]

Prehistory

Prior to European settlement, the Coastal Zone of South Carolina was characterized by open grassy plains interrupted by pine, oak, and mixed hardwood forests. Both natural and anthropogenic fire helped to maintain portions of the landscape in open grass cover or savannah-like conditions composed of loblolly pine and wiregrass. The open grasslands were attractive to wildlife, which were hunted by cultural groups for food.

The earliest cultural groups to occupy this area likely arrived circa 10,000 BCE as glaciation caused sea levels to lower, exposing a land bridge between Asia and North America. During the Paleo-Indian period (10,000 BCE to 8,500 BCE), nomadic hunters traversed the eastern United States, often following the migration of now extinct megafauna that were present during the period. Archeologists believe that Paleo-Indian groups regularly traveled between the South Carolina coast and inland areas in search of food and tool-making material. The climate during this period was much cooler and characterized by boreal forest conditions.

During the Archaic period (8,500 BCE to 2,000 BCE), global temperatures warmed, glacial ice sheets melted, and sea levels rose. The changing climate affected rainfall patterns and contributed to warmer and wetter weather and a transition to the eastern deciduous forest cover known today. Wildlife populations also transitioned from megafauna to smaller mammals, such as white-tailed deer. Although cultural groups remained generally nomadic in their practices, populations increased, the technology of their tools advanced, and groups began to focus their lifeways around riverine and coastal environments.

The Woodland period (2,000 BCE to 1,000 CE) is characterized by an increasing dependence on wild plant foods, seasonal movement rather than an entirely nomadic existence, the use of pottery, and the establishment of villages.

The Woodland period was followed by the Mississippian period (1,000 to 1,500 CE), the pre-Contact era in which the cultivation of plants, particularly maize or corn, was introduced. The adoption of agriculture led to increasingly sedentary lifeways, a greater dependence on villages, the development of social and political systems, and religious and burial practices.[9] The cultural groups within the Coastal Plain of South Carolina were mound builders. Mounds were burial sites as well as the focus of religious and ceremonial activities.

By the time Europeans began to explore the region at Contact (circa 1,500 CE), Native Americans had settled throughout the region, developing a diversified culture of agriculture and semi-sedentary village life. Local groups developed two distinct settlement types within the Charleston area: the large, communal round house; and

7. Robert W. Blythe, Emily Kleine, and Steven H. Moffson, *Charles Pinckney National Historic Site Historic Resource Study* (Atlanta, Georgia: National Park Service, August 2000), 1–2.
8. Blythe et al., 1–3.
9. Bennie C. Keel and Amy C. Koval, *The Archeology of Charles Pinckney's Snee Farm: A Summary of Fieldwork 1987–1999* (Tallahassee, Florida: National Park Service, 2014), 4.

clustered small round cabins. Dwellings were typically constructed of wattle and daub with roofs of thatched palmetto leaves.[10] Local groups appear to have used fire as a tool to clear new areas for fields, to rejuvenate old plots, and to trap deer.[11] A series of small cultural groups, including the Sewees, Kiawahs, and Yamassees, occupied the South Carolina Lowcountry between the Santee and Savannah rivers. They were collectively known as the Cusabos, and spoke Muskhogean.[12]

The Spanish and French were the first Europeans to explore the region, arriving in the sixteenth century. The earliest efforts to colonize the region included French establishment of a settlement on Paris Island in 1562, which they abandoned the following year, and Spanish establishment of Saint Elena, also on Paris Island, in 1566. Saint Elena was occupied until 1587.[13]

Early Settlement (1670–1754)

In 1663, King Charles II of England granted a proprietorship to a group of men to establish a settlement within the area presently known as Charleston. By 1670, the group had established the colony of Charles Towne along a natural harbor on the west bank of the Ashley River.[14] By 1680, the colony had been relocated to Oyster Point at the confluence of the Ashley and Cooper rivers to take advantage of better water access. The settlement included immigrants from Barbados who had been involved in West Indies sugar plantations. Land shortages, epidemics, fires, and hurricanes led many Barbados planters to look elsewhere for land. These residents brought their knowledge and experience of agricultural plantations, slave labor, and colonial commerce to the new settlement. Many took advantage of the very generous land grants available through the headright system, and brought slaves with them to work the large tracts.[15]

Once the English established their settlement, local cultural groups began to suffer the effects of introduced disease, displacement, and enslavement. The 1715 Yamassee War was a response to land encroachment by the English settlers, as well as the enslavement of native peoples by the colonists. Within fifty years, few Native Americans were left on the South Carolina coast; the small enclaves that survived were known as "settlement Indians," or groups that adopted European ways and avoided interfering with European settlement. Inland, several larger groups, such as Catawba and Cherokee, persisted for a longer period before they were relocated by the federal government.

The colonists quickly adapted to the area's extensive river and marsh system, utilizing creeks and other waterways for travel and transportation of goods. By the time the colony relocated to the peninsula, plantation settlement had already expanded inland along the Ashley, Cooper, and Wando rivers and their major tributaries.[16] Plantation owners cleared the land of woodlands in order to cultivate crops such as corn and tobacco and to raise livestock such as cattle and hogs. They used the wood from the felled trees to build dwellings, barns, and quarters for the workers, who included slaves, indentured servants, and hired hands. Residents also traded deer hides, which they could sell in England, with goods such as glass beads, tools, knives, and guns

10. Staff of Charles Pinckney National Historic Site and Fort Sumter National Monument, *Historical Overview: The Life of Charles Pinckney; Snee Farm—History of a Landscape; Charles Pinckney National Historic Site* (Atlanta, Georgia: National Park Service, June 1994), 15.
11. Susan Hart Vincent, *Charles Pinckney National Historic Site Cultural Landscape Report* (Atlanta, Georgia: National Park Service, 1998), 5.
12. Historical Overview, 15.
13. Keel and Koval, 5.
14. The city was known as "Charles Towne" while controlled by the Lord Proprietors (1670-1720). Under the royal government and during the American Revolution, it was known as "Charlestown," until incorporated in 1783, when it became "Charleston." Robert N. Rosen, *A Short History of Charleston* (Charleston, South Carolina: Peninsula Press, 1992).
15. Historical Overview, 16.
16. Vincent, 5.

to Native Americans.[17] Timber also became a saleable commodity, needed by new residents as well as those living in Barbados, where the sugar plantations had left the island devoid of wood products. The region would also become a supplier of naval stores, such as tar and pitch, to fulfill English military needs. It was during the late seventeenth century that new varieties of rice were introduced to the region. Rice slowly emerged as a dominant staple commodity, which could be exported to England, other colonies, and the West Indies. By 1715, 8,000 barrels of rice were being shipped from Charles Towne.[18] By 1719, the year South Carolina became a royal colony, rice was the dominant crop of the region.[19] Indigo, grown to produce dye, was introduced by Elizah Lukas, who married chief justice Charles Pinckney circa 1741. It later became the second most cultivated cash crop.[20]

In 1706, the South Carolina Commons House of Assembly passed the Church Act, which established ten administrative parishes within Colonial Carolina. Christ Church Parish was one of those established; it encompassed land north of the Charles Towne settlement.[21] The parish was defined to the west and south by the Wando and Cooper rivers, to the north by Awendaw Creek, and to the east by the Atlantic Ocean. By 1721, there were 107 families living in the parish, including 400 whites and 637 slaves.[22] Many of the parishioners were not large plantation owners but small farmers and mechanics.[23] They grazed cattle, hunted to supplement their diet, and produced turpentine, rosin, tar, and lumber for the Charleston market.[24] The larger landowners who were part of the plantation system that formed the region's major economic and social force were the predominant slave owners.[25] Charleston was an important trade center and busy port; nearly all goods and people traveling into and out of the colony passed through the city.

The reliance on slave labor became even more pronounced during the 1750s when many farmers switched from inland swamp rice cultivation to tidal rice cultivation. Slaves were involved in the digging of ditches and the building of dikes and canals to divert tidal waters from rivers and streams into the rice fields. The plantation owners also relied on the skills and knowledge of slaves brought from Africa's "Rice Coast"—present day Sierra Leone, Senegal, and Gambia—where rice had been cultivated for centuries.[26] Slaves from West Africa were in great demand with plantation owners in South Carolina, Georgia, and northern Florida.[27] Between the 1760s and 1776, the South Carolina slave population doubled from 52,000 to 100,000 individuals. Slaves were also used in indigo production, which occurred on the higher lands behind the rice fields. In South Carolina, thousands of acres of indigo were planted along the coast and in the backcountry.[28] The crop was popular from the early through mid-eighteenth century, with production peaking in the mid-1770s at an export level exceeding one million pounds.[29]

17. Historical Overview, 17.
18. Historical Overview, 19.
19. Keel and Koval, 5.
20. Keel and Koval, 5.
21. Edward G. Lilly, ed., *Historic Churches of Charleston* (Charleston, South Carolina: Legerton and Co., 1966), 82–83.
22. Anne King Gregorie, *Christ Church, 1706-1959: A Plantation Parish of the South Carolina Establishment* (Charleston, South Carolina: The Dalcho Historical Society, 1961), 25–26.
23. Individuals highly skilled in eighteenth-century technology were known as "mechanics." Mechanics included craftsmen, such as blacksmiths, sawyers, wheelwrights, and coopers, as well as producers of turpentine, lumber, and brickworks.
24. Gregorie, 20.
25. Vincent, 5.
26. Joseph A. Opala, *The Gullah: Rice, Slavery, and the Sierra Leone-American Connection* (Freetown, Sierra Leone: United States Information Service, 1993), 1–2.
27. Opala, 1–2.
28. Vincent, 6.
29. Charles F. Kovacik and John J. Winberry, *South Carolina, the Making of a Landscape.* (Columbia, South Carolina: University of South Carolina Press, 1989), 73–74.

Charleston's Lowcountry Plantations. The planter culture of South Carolina differed from that of Virginia and Maryland in that they often did not live on their plantations. Rather, they established a smaller version of London in Charleston and paid regular visits to the overseers of their plantations. Although the Charleston colonial gentry became quite wealthy, they generally did not build large country houses; the homes of Henry Middleton at Middleton Place (circa 1750) and John Drayton at Drayton Hall (circa 1740) were anomalies.[30] Instead, they built relatively modest but comfortable houses for their visits.

The plantations were not only used to cultivate market crops, but also produced food and other products needed by the family in their Charleston residences. Excess produce was often sold in the city market.[31] The Christ Church Parish plantations were linked to the region's towns and markets by waterways. Over time, a network of rough roads was also established. Within Christ Church Parish, Long Point Road was one of the roads present by the early eighteenth century. It is referred to in 1707 as the "Seawee [*sic*] Broad Path," and connected Governor Sir Nathaniel Johnson's lands on the Sewee Bay to Bermuda Town.[32] The road connected Belvue-Bermuda Plantation, west of Boone Hall, with Christ Church, where it met the Church or Public Road. The establishment of Long Point Plantation (circa 1719), which was situated north of Bermuda Plantation, likely resulted in the renaming of the road. The Public Road led from Charleston to Georgetown, located approximately 60 miles to the north.[33]

Snee Farm (1696–1754). The property that is now associated with Charles Pinckney National Historic Site was part of a 500-acre land grant received in the late seventeenth century by Richard Butler.[34] Little is known about Butler's use of the property, although the "Butler's Causeway" circulation route shown on several eighteenth- and nineteenth-century plats may have been built by Butler when Long Point Road was established along the northern boundary of his land (circa 1707) in order to link his property to a public thoroughfare. Butler willed the property to his son Benjamin Butler in 1730.[35] At the time, the property was described as "situate in Berkeley County butting and bounding on land of Thomas Boone to the Northeast and upon the land of Mary and Sarah Sims to the Southwest."[36] Butler sold the property to John Allen in 1738 (Figure 4). At the same time, Allen also purchased another 115 acres nearby. In 1744, Allen increased his holdings by purchasing 100 acres to the southwest from James and Sarah White, nee Sims, forming a 715-acre contiguous parcel.[37] John Allen died in 1748. In 1749, his widow, Anne Scott Allen, married John Savage. The Savages sold the farm in 1754.

FIGURE 4. An 1861 copy of a 1738 plat of Snee Farm, prepared when John Allen purchased the land. Source: Register Mesne Conveyance Office, Charleston, South Carolina.

30. Roger G. Kennedy, *Architecture, Men, Women and Money in America 1600–1860* (New York, New York: Random House, 1985), 45–46, 55.
31. Vincent, 6.
32. Gregorie, 19.
33. Vincent, 6.
34. Julia King, *Archaeological Investigations at Charles Pinckney Snee Farm, Mt. Pleasant, South Carolina* (Mt. Pleasant, South Carolina: published by the author, 1992), 5.
35. King, 5.
36. Vincent, 7; as quoted in King, 7. Berkeley County's boundary was moved circa 1895. Snee Farm became part of Charleston County at that time.
37. Vincent, 7.

History of Snee Farm (1754–2015)

Colonel Charles Pinckney Ownership (1754–1782)

The purchaser of the Snee Farm property was Charles Pinckney II, a member of the Lowcountry gentry. At the time of the sale, the property was referred to as Snee Farm; the reasoning behind the name is not recorded. The *Oxford English Dictionary* defines the word "snee" as meaning bountiful or plenteous."[38]

Col. Charles Pinckney (1732–1782) was a wealthy Charleston attorney, public servant, and planter. He was born in Charleston and educated in England, and kept close economic and social ties with Britain. He acquired Snee Farm shortly after his 1753 marriage to Frances Brewton. The farm was one of three plantations Pinckney owned outside of Charleston.[39] A plat map prepared in 1754 does not record a house on the property at the time. Archeological evidence suggests that the structure used by the Pinckneys between their purchase of the land in 1754 and when it was sold out of the family was built either just before or during Colonel Pinckney's acquisition of the property.[40]

Snee Farm was closer to Charleston than any other Pinckney property; as such, it may have been the most favorable to visit. A nineteenth-century property dispute involving Snee Farm also hints at the family's strong connection to the farm. Court records describe a "handsome garden and adjoining pleasure grounds" that were "carefully tended and embellished by (Col.) Charles Pinckney, Governor (Charles) Pinckney and the plaintiff."[41] An inventory of the estate prepared in 1787 suggests that one of the forty slaves living on the property was detailed as a gardener.[42] Given the descriptions of the gardens in the court records and the presence of a gardener, it is likely that the family was relatively invested in the property and visited it often. Archeological investigations further support this theory and have exposed a number of trenches believed to be associated with the gardens surrounding the plantation house.[43] Because his family visited the property frequently, Charles Pinckney III, born in 1757, is thought to have spent a good amount of time at Snee Farm during his youth.

During the Revolutionary War, Colonel Pinckney served as the commanding officer of the First Battalion of the Charles Towne Militia. After Charleston was captured by the British in 1780, Pinckney swore loyalty to Britain. By so doing, he avoided the destruction of his property. During British occupation of Charleston, the farm was appropriated for use as an internment camp for American officers. Gen. William Moultrie of the 2nd South Carolina Regiment, and Col. Charles Cotesworth Pinckney of the Continental Army, Col. Charles Pinckney's cousin, were paroled at Snee Farm during this period, as noted by General Moultrie in his journals: "Col. [Charles Cotesworth] Pinckney and I were in excellent quarters at Mr. Pinckney's place called Snee Farm."[44]

38. Vincent, 7.
39. Vincent, 7.
40. Paul E. Brockington, Jr., *A Cultural Resource Survey at Snee Farm, Charleston County, South Carolina* (Atlanta, Georgia: Brockington and Associates 1987), ii.
41. Blythe et al., 21, from *William Matthews vs. Henry Horlbeck et al. 7* April 1844. Charleston Court of Appeals, 1844-1845: 197–200.
42. Walter B. Edgar, *Historic Snee Farm: A Documentary Record* (Columbia, South Carolina: University of South Carolina Department of History, 1991), 5.
43. Blythe et al., 21.
44. Vincent, 7, from William Moultrie, *Memoirs of the American Revolution So Far As It Is Related to the States of North and South Carolina, and Georgia* Vol. 2 (New York, New York: D. Longworth, 1802), 116; National Park Service, Historic American Buildings Survey (HABS), Snee Farm (1991), 9. Also in Walter B. Edgar, "Historic Snee Farm: A Documentary Record" (Prepared for the Board of Directors of the Friends of Historic Snee Farm, 1991), 7.

The family dwelling was likely a modest, comfortable structure that stood on the same location as the present-day dwelling. Archeological evidence suggests that a separate kitchen was located approximately 25 feet from the house, and a brick-lined well stood 64 feet away. The brick-lined well appears to have been built circa 1730.[45] These buildings formed a dwelling precinct that also included a surrounding yard, ornamental and kitchen gardens, and woodlands east of the house. Evidence of an overseer's house or slave dwelling, and two slave dwellings, approximately 170 yards southwest of the house, has also been uncovered.[46] All of the buildings were similarly oriented west toward the plantation road.[47] A plat dated 1783 also illustrates another house to the south, near the "Public Road to the Church," which may have been the homestead of the White/Sims family.[48]

Archeological investigations indicate that the farm's main house was a small brick building, approximately 15 by 23 feet in plan. The building appears to have had plastered interior walls and a painted white exterior. Limited information regarding the character of the Pinckney House has been determined through review of archeological fragments. Lime plaster samples were recovered; some of these samples had impressions from being applied to wood lath, while other samples appear to have been applied directly to brick masonry. The plaster contained large quantities of seashells, possibly a component of the aggregate or lime binder. Some of the plaster samples had been coated with whitewash, and two samples were whitewashed and embellished with a black-painted 1/2-inch-wide line. Other samples were whitewashed and finished with water-soluble distemper paints, in colors including light gray, yellow, yellow-beige, pink, and red, sometimes with multiple layers. Also, two lime mortar fragments, similarly containing seashells, were also discovered. Hand-wrought nails, shards of glass, and shutter-type hardware were also discovered in the construction debris.[49] The investigations have provided a good understanding of how the house was made and what materials the Pinckneys used in building the dwelling.[50]

The plantation kitchen, located east of the farm house, measured 13 by 30 feet in plan and was probably built about the same time as the house.[51] Three nearby structures, measuring approximately 15 by 23 feet and 11 by 15 feet in plan, may have been additional slave quarters.

Under Pinckney's management, Snee Farm is thought to have been a productive and relatively prosperous plantation.[52] Through the second half of the eighteenth century, the farm likely produced cash crops that included rice and indigo, as well as lumber and wood byproducts like turpentine, pitch, and other naval stores, and cattle.[53] Upland dry rice crops may have also been grown on the farm. West African slaves knowledgeable in rice cultivation were an essential component of the local rice economy. In Africa, new strains of rice and cultivation methods were developed independent of the rice varieties and growing methods employed in Asia.[54] Slaves built

45. Vincent, 14, from Meyer.
46. Blythe et al., 22–23, from Michael J. Meyer, "Intrasite Spatial Patterning on a Colonial Site in the South Carolina Low Country: The Archeology of Charles Pinckney's Snee Farm" (Master's Thesis, Florida State University, 1998), 9.
47. Vincent, 14, from Dr. Bennie C. Keel, telephone conversation, January 12, 1998.
48. This refers to Christ Church located at the intersection of Long Point Road and the Public Road (present day U.S. Highway 17.)
49. Barbara A. Yocum, Architectural Conservator, "Trip Report & Materials Analysis: Charles Pinckney House, Plaster & Mortar Samples" (Lowell, Massachusetts: National Park Service, Northeast Cultural Resources Center, November 17, 1999).
50 . Keel and Koval 281.
51. Vincent, 12, from Meyer.
52. Vincent, 9.
53. Blythe et al., 29.
54. Ibid., 27. Blythe notes that long before the French and Portuguese ships introduced Asian varieties of rice to some areas of Africa, Africans were developing their own cultivation methods. It is these methods that

the dikes and levees needed to create rice fields, and directed proper cultivation of the rice. The economy was based on the importation of slaves from Africa and the exportation of rice to Europe and the West Indies.[55] Colonel Pinckney's 1787 probate inventory lists a driver, a sawyer, a wheelwright, a cooper, a gardener, an oarsman, three carpenters, and five field hands among his forty slaves at Snee Farm.[56] Indigo was well suited to upland areas of regional plantations. Like rice, indigo was a labor-intensive crop, not while in the ground, but in the processing. Cattle were likely raised through free-range foraging in woodland areas.

Snee Farm likely operated on the task system whereby slaves were given a set task to complete in a day. Once they had completed the task, they were free for the remainder of the day to address their own needs. In many cases, slaves were able to cultivate personal gardens and raise their own livestock, or to hunt and fish.[57] The relative autonomy of local slave life, coupled with a regular influx of slaves from West Africa to help with rice cultivation, contributed to the retention of many African cultural traditions within the region. These traditions have been passed down through generations and are present today within the Gullah/Geechee community of the Lowcountry of South Carolina, Georgia, and northeast Florida.

Colonel Pinckney died in St. Andrew's Parish in 1782, and was buried at St. Philip's Church in Charleston.[58] His son, Charles Pinckney III, inherited Snee Farm at that time. Shortly after Colonel Pinckney's death, a marble marker to his memory was placed at Snee Farm in a wooded area or grove of trees east of the house.[59] In 1892, Christ Church granted Thomas Pinckney permission to move the marker from Snee Farm to the parish churchyard.[60] No reason was given for this decision; today the stone remains in the churchyard at the intersection of Long Point Road and the Public or Church Road. A replica of the cenotaph, placed on site circa 1945, is present at the national historic site today.

Charles Pinckney III Ownership (1782–1817)

Charles Pinckney III (1757–1824) inherited Snee Farm upon his father's death in 1782; in 1783, a plat was made of the property (Figure 5). Pinckney was highly educated and groomed to study law in England. However, because of the growing unrest in the colonies at the time he reached school age, he studied law at his father's office in Charleston instead. In 1778, Pinckney was elected to the South Carolina General Assembly from Christ Church Parish, suggesting that Snee Farm may have served as a vehicle for his political ambitions.[61]

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dominated early South Carolina agriculture. It is also possible that the African *Oryza glaberrima* variety of rice was the first to be planted in South Carolina. It was later replaced with the higher yielding, whiter *Oryza sativa* from Asia. The introduction of Asian grain, however, did nothing to change African cultivation methods. From Peter H. Wood, *Black Majority: Negroes in Colonial South Carolina from 1670 through the Stono Rebellion* (New York: Norton & Company, 1974), 59-60; and Daniel C. Littlefield, *Rice and Slaves: Ethnicity and the Slave Trade in Colonial South Carolina* (Baton Rouge: Louisiana State University Press, 1981), 84–96.

55. Blythe et al., 26.
56. Vincent, 16, from King, 21.
57. Blythe et al., 31.
58. Francis Williams, *A Founding Family: The Pinckneys of South Carolina* (New York, New York: Harcourt Brace Jovanovich, 1978), 188.
59. Vincent, 16, from King, 21.
60. Vincent, 16, from King, 21. Colonel Pinckney is buried at St. Philip's Church in Charleston.
61. Blythe et al., 21, From Williams, 123.

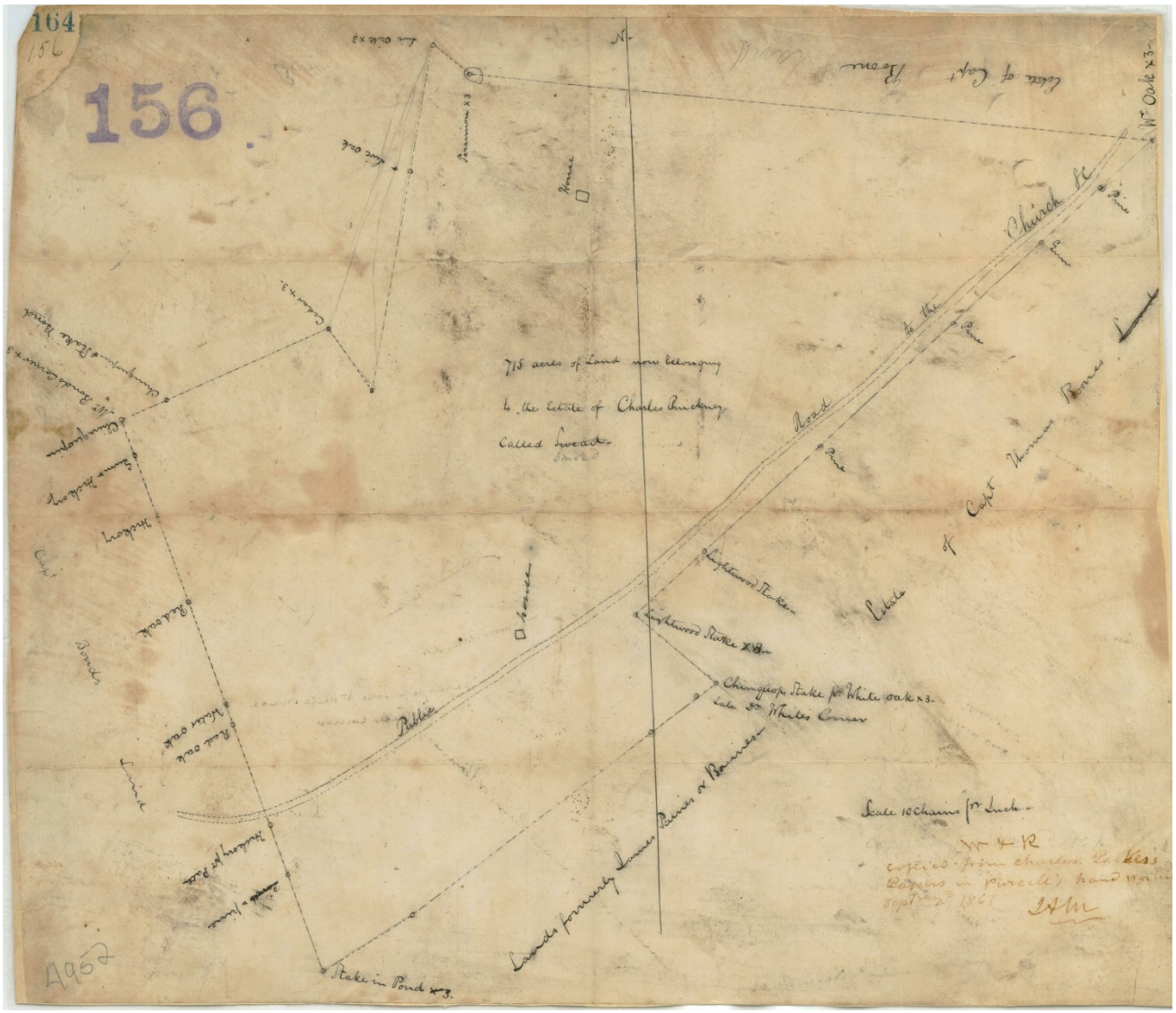

FIGURE 5. The 1783 plat of Snee Farm. Source: Register Mesne Conveyance Office, Charleston, South Carolina.

In 1784, at the age of 29, Pinckney was appointed one of the South Carolina delegates to the Confederation Congress in Philadelphia. In 1786, Pinckney, dissatisfied with the Articles of Confederation, led a congressional effort to strengthen the national government. Pinckney attended the Constitutional Convention, held in Philadelphia in 1787. At odds with others involved in framing the Constitution, James Madison in particular, Pinckney put forth suggestions for amendments intended to protect state's interests related to commerce and the issue of slavery and to promote a strong central government. His "Pinckney draft" has never been located, although in 1818 Pinckney reconstructed it from memory at the request of John Quincy Adams. Based on this account, it appears that several of Pinckney's ideas involving the structure of government were adopted and became provisions within the final U.S. Constitution.[62]

Pinckney later served as a United States Senator and Representative, served four terms as Governor of South Carolina, and was appointed Minister to

62. Blythe, Kleine, and Moffson, 5–7; HABS, 1.

Spain (1801–1805) by Thomas Jefferson.[63] He is considered to be among the most influential and successful politicians in the history of the state of South Carolina.[64] His career included the following political appointments and achievements:

- Member, General Assembly of South Carolina: 1779–1780, 1784
- Member, Articles of Confederation Congress: 1784–1787
- Delegate, U.S. Constitutional Convention: 1787
- Member, General Assembly of South Carolina: 1787–1788
- Member, Privy Council of South Carolina: 1788–1789, 1789–1790
- Governor of South Carolina, January 26, 1789–December 5, 1792, as a Federalist
- Member, General Assembly of South Carolina: 1792–1794, 1796
- Governor of South Carolina: December 8, 1796–December 18, 1798, as a Democratic-Republican
- Member, General Assembly of South Carolina: 1798
- United States Senator: December 6, 1798–June 6, 1801; resigned to become Minister to Spain
- Minister to Spain: 1801–1805
- Member, General Assembly of South Carolina: 1806
- Governor of South Carolina: December 9, 1806–December 10, 1808 as a Democratic-Republican
- Member, General Assembly of South Carolina: 1810–1812, 1812–1813
- United States House of Representatives: March 4, 1819–March 4, 1821, as a Democratic-Republican

After his marriage to Eleanor Laurens in 1788, Charles Pinckney III established his primary residence in a three-story brick home at 16 Meeting Street in Charleston.[65] In addition to Snee Farm, Pinckney also owned several other plantations in the Lowcountry—Frankville and Hopton to either side of the Congaree River 5 miles from Columbia; a Georgetown plantation consisting of 560 acres of tidal swamp and 600 acres of high land; a tract of 1,200 acres referred to as Lynches Creek; Fee Farm on the Ashepoo River; a Haddrell's Point house called Shell Hall, with four acres of land; Wright's Savannah on the Carolina side of the Savannah River; and a tract of land called Mount Tacitus on the Santee River above the canal, which included a ferry.[66]

By the 1790s, the demands of Charles Pinckney's political career began to interfere with the management of his extensive land holdings.[67] He may have engaged an overseer to manage the forty-two slave laborers and skilled workers at Snee Farm during this time. In 1791, during his second term as Governor, Pinckney invited President George Washington to visit Snee Farm while touring the Charleston area. In his letter of invitation, Pinckney suggested the president "make a stage at a little farm of mine in Christ Church . . . I must apologize for asking you to call at a place so indifferently furnished and where your fare will be entirely that of a farm."[68] In addition, he wrote: "It [Snee Farm] is a place I seldom go to or perhaps things would be in better

63. Vincent, 9; see also Blythe, Kleine, and Moffson, and *Historical Overview*, for a more detailed account of Charles Pinckney's political career.
64. HABS, 7.
65. Vincent, 9; from N. Louise Bailey and Elizabeth Ivey Cooper, *Biographical Directory of the South Carolina House of Representatives* Volume III 1775-1790 (Columbia, South Carolina: University of South Carolina Press, 1981), 555–559.
66. Charleston County Deeds, Vol. 0-8: pgs. 112-116, Roll #CH49, South Carolina Department of Archives and History.
67. Vincent, 9.
68. As quoted in Edgar, 7–8.

order."[69] Nevertheless, Washington took Pinckney up on his offer. After his breakfast at Snee Farm on May 2, 1791, Washington recorded in his diary, "Breakfasted at the Country seat of Governor Pinckney about 18 miles from our lodging place and then came to the ferry at Haddrell's Point."[70]

In 1795, Pinckney is known to have leased the property to Samuel Cripps for one year.[71] In the 1800 Federal census, Pinckney appears on a list of slave owners in Christ Church Parish next to that of William Dunlap and Francis Deliesseline, which suggests that these men were acting as his representatives, land agents, or overseers.[72]

The property appears to have suffered during Pinckney's absence. With little oversight, the farm slowly fell into arrears. In one Charleston County record, the plantation was described among several Pinckney properties as being "wholly unproductive" and one of several "in perishing condition the houses going to ruin and daily diminishing in value."[73] Additionally, by the time he returned from his appointment as Minister to Spain in January 1806, Pinckney was experiencing major financial difficulties. Continuing to struggle to meet his financial obligations, he placed the farm in trust in 1816. In 1817, his trustees sold the farm as well as other unproductive holdings to help settle Pinckney's debts.[74] An excerpt from the February 21, 1817, sale advertisement in the *Charleston City Gazette and Daily Advertiser* describes Snee Farm as ". . . containing about 800 acres with the necessary buildings well suited for supplying the Charleston markets. Also, about 60 head of cattle which may be seen on the farm."[75]

An 1818 plat of the property produced as part of the sale indicates that rice continued to be grown during Charles Pinckney III's ownership of Snee Farm (Figure 6).[76] The plat labels part of the larger tidal creek, which is divided by two or three levees as a "Rice Field." Approximately 200 acres of cultivated fields are distinguished by bold hatch marks.[77]

Pinckney retired from public life in 1821 and died in 1824 at his house on Meeting Street. He was buried at St. Philip's Church in Charleston.[78]

FIGURE 6. Plat of Snee Farm prepared for Francis Deliesseline on April 18, 1818. Source: Register Mesne Conveyance Office, Charleston, South Carolina.

69. Edgar, 9.
70. Vincent, 11; from Edgar, 9. Edgar notes that Washington's use of the word "seat" in describing Snee Farm emphasizes the importance of Pinckney's country estate. English country "seats" were considered the principal holding of an individual or the home base for a large and possibly noncontiguous land holding.
71. South Carolina Department of Archives and History.
72. Vincent, 18, from Bureau of the Census, 1800.
73. Charleston County District Court of Equity Report Book, 8: 398–399. April 27, 1808–March 7, 1818, as found in HABS, 15.
74. HABS, 9.
75. *Charleston City Gazette and Daily Advertiser*, February 21, 1817.
76. Vincent, 12, from South Carolina Department of Archives and History, Records of the Secretary of State, Surveyor General, State Plats, Recorded Copies, Charleston Series, Vol. 39: 78.
77. Vincent, 16–18.
78. Vincent, 11, from Williams, 360.

Francis G. Deliesseline Ownership (1817–1828)

In 1817, Snee Farm was sold to Francis G. Deliesseline for $4,380.[79] By this time, the farm had grown from 715 acres to 767-1/2 acres. By the time of the sale, Deliesseline had been working for Pinckney as the overseer of the plantation for seven years.[80] Deliesseline was listed as owning 25 slaves in Christ Church Parish in 1820.[81] His name appears as a resident of Charleston, suggesting that he did not consider Snee Farm his primary home. By 1826, Deliesseline himself began to suffer financial hardships, and was unable to meet the terms of the Snee Farm mortgage. Soon thereafter he and his family abandoned their holdings to his creditors.[82]

William Mathews Ownership (1828–1853)

In 1828, the property was sold to William Mathews, a wealthy Charleston merchant, for $3,150.[83] Given the decrease in the property's value during Deliesseline ownership, it is assumed that little new construction occurred, that the farm had been allowed to decline, and that the Pinckney-era buildings were in poor condition.[84] Circa 1830, Mathews appears to have constructed a new home on the property, on top of the foundation of the earlier dwelling, soon after acquiring Snee Farm. National Park Service archeologists believe that the Pinckney plantation house was razed, and the well filled with rubble before being closed. The house that Mathews built was a wood-frame central hall farmhouse with a full-facade porch typical of the local vernacular architecture of the late eighteenth- and early nineteenth-century South Carolina Lowcountry.[85]

William Mathews owned considerable property in the area, including five plantations, a ferry on the Cooper River, and a house on Charlotte Street.[86] In his last will and testament, Mathews described himself as a planter, while identifying certain articles of furniture at Snee Farm. The furniture references suggest that, although he did not reside at the farm, he likely spent time there.[87]

By 1841, Snee Farm had grown to 915 acres, as shown on a plat drawn that year (Figure 7).[88] Added to the property were 56 acres west of Boone Hall Creek and south of Long Point Road.[89] The plat indicates the presence of the plantation house and the outkitchen, which may have been abandoned by this time, as well as a fenced area northeast of the house.[90] The plat also shows a row of three modest structures southeast of the house that were likely slave quarters. The dotted, curving line that connects them to the house is likely a fence or a path. Sited along it are three smaller structures.[91] Archeological investigations suggest the property also included an overseer's house, storehouse, and smokehouse.[92] A well, built to replace the earlier Pinckney well, was located west of the house.[93] Beyond the slave quarters, the plantation is shown as divided into various areas of land use: woods, cleared high land, provision land, swamp, rice land, reclaimed marsh, mixed woods, savanna, and marsh. Mathews worked 365 acres of field for pasture, and 65 acres of reclaimed

79. Vincent, 11, from Charleston County Deed Book X-8: 78–81.
80. Charleston County Deed Book X-8: 78–81.
81. Bureau of the Census, Schedule of Free Inhabitants, 1820, Charleston County. Charles Pinckney was listed as a resident of the City of Charleston.
82. Bailey, 181.
83. Vincent, 20, from Charleston County Conveyance Book N-10: 278–280.
84. Charleston County Deed Book N-10: 278–280.
85. HABS, 2.
86. Charleston County Will Book K: 199.
87. Vincent, 20, from Record of Wills, Charleston County, SC, Vol. 44, Book K, 1845-51: 368–372, as found in HABS, 10.
88. McCrady Plat #6151, South Carolina Department of Archives and History.
89. Vincent, 21.
90. Meyer, 3.
91. Vincent, 21. Remains of one of these small structures was discovered during archeological investigations, September 1997.
92. Brockington, ii; Vincent, 21, from Keel and Meyer.
93. Vincent, 21.

marshland for rice cultivation.[94] Woodlands totaling 485 acres are shown in generally the same area where they appeared during the Pinckney tenure, southeast of the Public Road and west and south of the agricultural fields. [95] The Mathews plat indicates that the Pinckney-era plantation road was still in use. This long straight avenue is shown leading from the "Public Road" north to a large barn or cotton gin. By this time, local residents may have begun to use the Public Road to convey cotton and other farm products to market in Charleston via the Milton Ferry on the Cooper River.[96] The plat also shows a secondary access road that runs south from Long Point Road to the plantation house.[97] Long Point Road, the Public Road, Butler's Bridge, and Pinckney's Bridge are also depicted on the 1841 plat. A small structure, possibly Mathews's boathouse, is located on the larger stream.[98]

During the early 1840s, William Mathews and his neighbor, John Horlbeck, of Boone Hall, went to court to determine the boundary between their properties along Long Point Road. An 1844 plat, possibly prepared in response to the dispute, suggests the presence of pleasure grounds on the property, labeled "Park and Garden of Mr. Mathews (Figure 8)."[99] This is the same area that was indicated as a garden on the 1818 plat.[100]

Further description of this feature appears in court records relating to the appeal of the case in 1844:

> Upon this tract there has been continuous possession since the conveyance to Charles Pinckney and perhaps long before, and a handsome garden and adjoining pleasure grounds besides houses and fields have long existed on it and been carefully tended and embellished by Charles Pinckney, Governor Pinckney and the Plaintiff.[101]

Mathews died in 1848, leaving Snee Farm to his daughter Susan Hunt, who was married to Benjamin F. Hunt. The farm appears to have declined based on descriptions of the property included in equity court proceedings:

> Snee Farm . . . devised to Mrs. Hunt, containing about 700 acres of land and settled by a gang of about forty-eight negroes, is, as your Orator has been informed, an unproductive place: That the testator bought it with the intention of making corn and hay here for the use of Milton Ferry; that over and above the provisions used on the place itself, Snee Farm has scarcely done more . . . than to furnish bread for the hands at the Ferry, with hay for the work-mules and horses at [the] livery.[102]

94. McCrady Plat #5564, South Carolina Department of Archives and History.
95. Vincent, 23, McCrady Plat #5564, South Carolina Department of Archives and History.
96. HABS, 10.
97. Vincent, 23.
98. McCrady Plat #6049.
99. McCrady Plat #923, South Carolina Department of Archives and History.
100. Vincent, 21.
101. William Mathews vs. Henry Horlbeck et. al., 7 April 1844. Charleston Court of Appeals. 1844–1845: 197–200.
102. Charleston Chancery Records, Bill 59, 6 December 1848, 7–8 as found in National Park Service, HABS, 10.

FIGURE 7. The 1841 plat of Snee Farm. North is to the right. Source: McCrady Plat no. 6151, South Carolina Department of Archives and History.

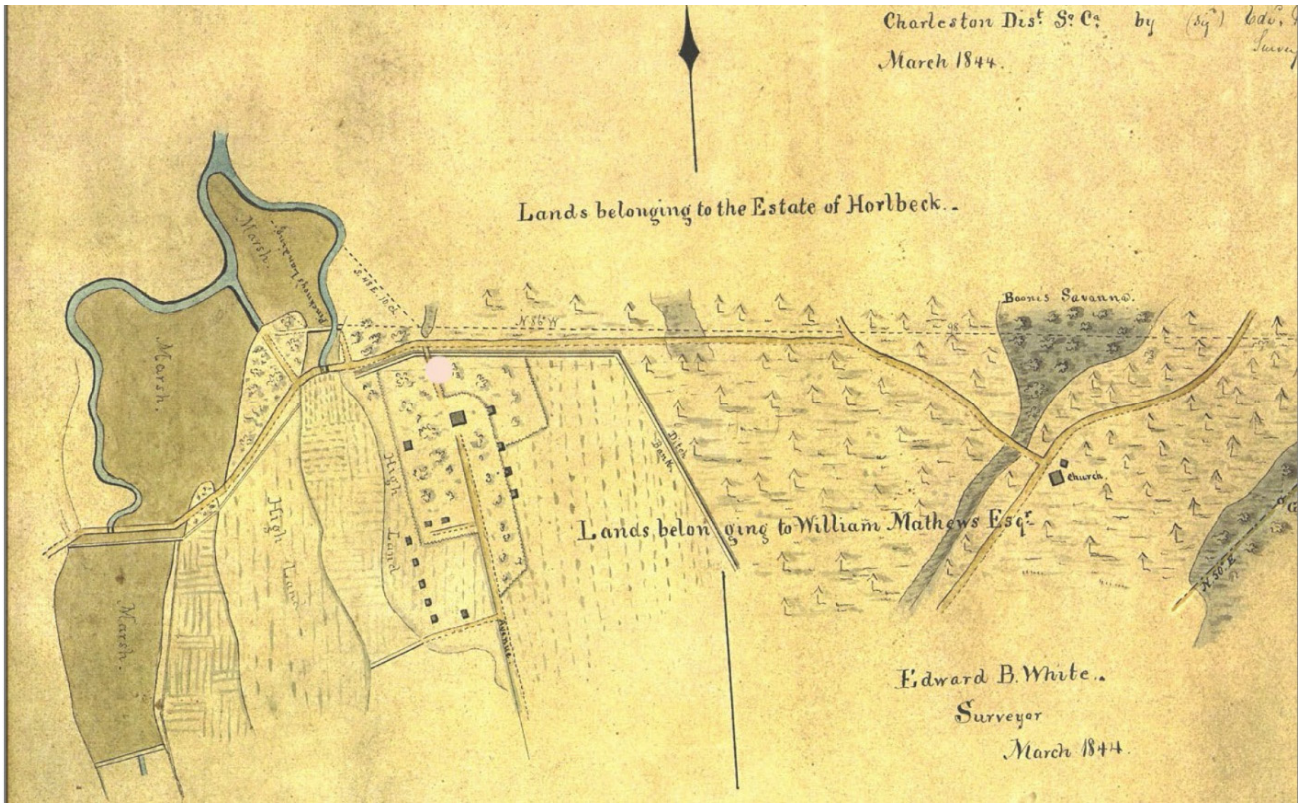

FIGURE 8. The 1844 plat of Snee Farm. Source: *Charleston Register* Mesne Conveyance Office.

William McCants and Lockwood Allison McCants Ownership (1853–1900)

William McCants, a planter, purchased Snee Farm in 1853.[103] In addition to Snee Farm, he also maintained a house and lot in Mt. Pleasant, possibly dividing his time between these two properties.[104] Little is known about farm operations during William McCants' tenure.

Probate records document that his son, Lockwood Allison (L. A.) McCants, inherited the farm in 1859. McCants owned Snee Farm until 1900.[105] Several records suggest the character and configuration of the property during L. A. McCants's tenure.

The 1860 federal agricultural schedule lists McCants as farming 400 acres of improved land out of the 880 acres that were part of the property. The schedule indicates that the farm harvested 1,200 bushels of Indian corn and ginned 58 bales of cotton, produced 100 pounds of wool, 100 bushels of peas and beans, and 1,500 bushels of sweet potatoes. No rice was listed, indicating that the lower lying areas had been abandoned for this purpose, possibly having been converted to another use. McCants is listed as owning 5 horses, 7 mules, 1 milk cow, 3 working oxen, 60 cattle, 20 sheep, and 60 swine.[106] In addition, he is indicated as owning 34 female and 36 male slaves. The cash value of Snee Farm was listed as $15,000.[107]

One of the first illustrations of the property is the 1863 *Map of Charleston and Its Defenses*, prepared by Confederate military engineers to guide operations during the Civil War (Figure 9).[108] This map shows L. A. McCants as Snee Farm's owner.

103. HABS, 10.
104. HABS, 11.
105. Charleston County Wills, Vol. 48, Book A (1856–1858), 378–382.
106. 1860 Census, Agricultural Schedule.
107. Vincent, 25.
108. Q. A. Gillmore, "Map of the Defenses of Charleston City and Harbor," accompanying Gillmore, *Engineer and Artillery Operations against the Defense of Charleston Harbor in*

Many of the structures indicated on plats from the Mathews period of ownership, including the dwelling, are not shown on the map, although the dwelling precinct is indicated as wooded. The map does show four new structures, possibly slave quarters, along Long Point Road. The map shows trees lining the plantation road that leads to the dwelling precinct. This is described in an 1866 account of the farm, penned by W. S. Elliot, a Pinckney descendent as: "[a]n avenue a mile long with a grove of luxuriant oaks that lead the way to the rustic residence."[109] Some of these trees are thought to survive on the property today.

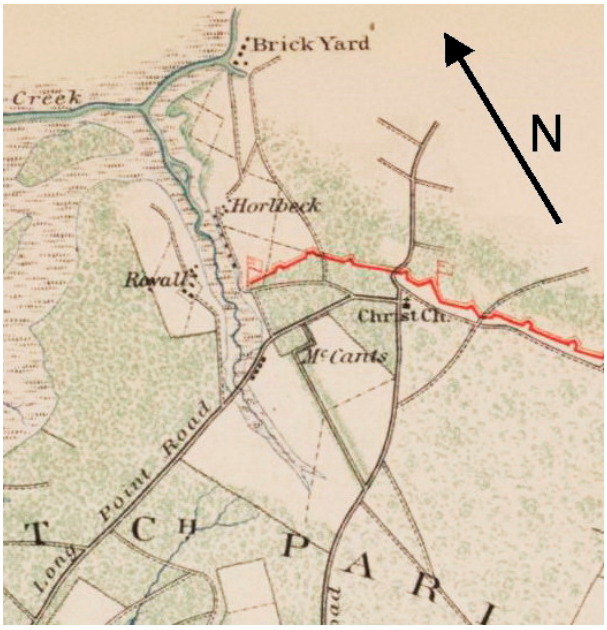

FIGURE 9. Excerpt from the 1863 *Map of Charleston and Its Defenses* showing Snee Farm, labeled "McCants" (north arrow added). Source: Fort Sumter National Monument archives.

Following the Civil War, archeological investigations suggest that another of the Pinckney-era buildings was abandoned.[110] Given the economy in the South following the war, McCants may have experienced financial difficulties as suggested in his attempt to sell Snee Farm to William Jervey. Deed records indicate that the land was later returned to McCants, probably due to a default on payments.[111]

The 1870 federal industrial schedule records McCants as the owner of a cotton ginning facility at Snee Farm.[112] Archeological investigations suggest that the cotton gin was located north of the nineteenth-century dwelling house.[113] The 1870 agricultural schedule indicates that Snee Farm yielded 27 bales of cotton, 800 bushels of Indian corn, and 100 bushels of peas and beans on 400 acres of improved land.[114] Livestock listed includes only a few horses and mules.

In November 1874, McCants had the land east of the Public Road surveyed and subdivided into twenty-two properties. The average lot size was between 9 and 12 acres. This plan was recorded on March 10, 1880, indicating that the land was to be sold around that time.[115] The sale never transpired.

The 1880 federal agricultural schedule records that McCants farmed 85 acres of cotton, and harvested 50 bales. In addition, he planted 30 acres of Indian corn, 31 acres of Irish potatoes, and 4 acres of sweet potatoes. By this time, the land had diminished in value to $5,000. In order to work the farm, McCants hired laborers for 50 weeks of that year, paying out a total of $3,000. The farm was listed as containing 900 acres of land classified as

1863 (New York, New York: D. Van Nostrand, 1865).

109. W. S. Elliot, "Founders of the American Union-Charles Pinckney, of South Carolina," *DeBow's Review* (April 1866).
110. Meyer, 3.
111. Charleston County Deed Book Q-15: 71.
112. National Park Service archeological research uncovered the foundations of a cotton gin in 1994. Mr. O.D. Hamlin, former resident of Snee Farm, recalls the gin was converted to a workshop by his father or grandfather in the early part of this century. (National Park Service, video of O.D. Hamlin and Dr. Bennie C. Keel, 1993, at Charles Pinckney National Historic Site, Mt. Pleasant, South Carolina.)
113. Tina Rust, Bennie C. Keel, and Michael J. Meyer. "Archaeology of a Low Country Plantation: Current Research at Charles Pinckney National Historic Site" in *Mount Pleasant's Archeological Heritage*, ed. Amy Thompson McCandless (Mount Pleasant, South Carolina: Town of Mount Pleasant, 1996), 59.
114. 1870 Census, Agricultural Schedule.
115. "Plan of Part of Snea [*sic*] Farm." Plat Book C, 9, Registry of Mesne Conveyance, Charleston.

permanent meadow or pasture, and 200 acres of unimproved woodland.[116]

L. A. McCants died in 1888, leaving the property to his widow, Mary Jane Hamlin McCants. Mary Jane McCants continued to manage the property until 1900, when it was transferred to Frederick Weiters, and from Weiters to Thomas J. Hamlin (Figure 10 through Figure 13).

FIGURE 10. The house at Snee Farm, circa late nineteenth century. Note the slatted wood panels that close off the crawl space between foundation piers, and that no lean-to is present at the northwest corner. Source: *Friends of Historic Snee Farm and Charles Pinckney Historic Site*.

FIGURE 11. The house at Snee Farm, circa late nineteenth or early twentieth century. The roof and grounds are covered with snow in this wintertime view. Source: *Friends of Historic Snee Farm and Charles Pinckney Historic Site*.

FIGURE 12. The house at Snee Farm, circa late nineteenth or early twentieth century. Source: Historic Structure Assessment Report (1997).

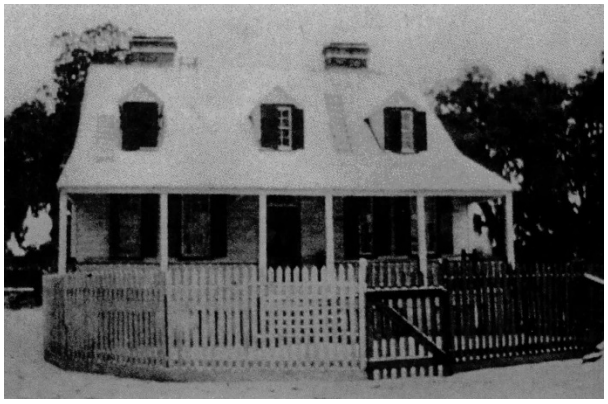

FIGURE 13. The house at Snee Farm, circa late nineteenth or early twentieth century. Source: Historic Structure Assessment Report (1997).

116. 1880 Census, Agricultural Schedule.

Thomas J. Hamlin and Osgood Darby Hamlin Ownership (1900–1936)

In 1900, Thomas J. Hamlin purchased Snee Farm (Figure 14).[117] Hamlin grew Sea Island cotton at Snee Farm until the 1920s.[118] The existing corn crib on the property was built circa 1910 by Hamlin (Figure 15). In 1911, Hamlin also honored the history of the property by carving a wooden marker from the so-called Washington oak.[119] He placed this marker near the former site of the marble cenotaph honoring Col. Charles Pinckney, which had been moved to the churchyard at Christ Church.[120] A major hurricane struck the area in late August 1911. Following the storm, the wood shingle roof of the house was covered by galvanized sheet metal, as was the roof of the corn crib.[121] Based on the available historic photographs, other changes implemented by Hamlin likely included screening-in the south porch and reconfiguring the north porch of the main house to include an enclosed lean-to room at the northwest corner.

FIGURE 14. The house at Snee Farm, circa 1910s. Note the screening at the front porch and the lean-to wing at the northwest corner. Source: Charles Pinckney National Historic Site files.

FIGURE 15. The corn crib at Snee Farm, view circa 1990. Source: Charles Pinckney National Historic Site files.

117. Charleston County Conveyances, Book U-25, 179.
118. National Park Service, video of O. D. Hamlin and Dr. Bennie C. Keel, 1993, at Charles Pinckney National Historic Site, Mt. Pleasant, South Carolina.
119. During his tour of Charleston in 1791, George Washington visited Hampton plantation. While visiting, the President was asked whether a certain oak tree should be cut down to create a better view from the portico. He replied that he liked the tree, and it was saved. It was subsequently known as the Washington oak.
120. Vincent, 27, National Park Service, video of O. D. Hamlin.
121. Jon Buono and Tommy Jones, "A Report of the Roof of the Main House, Snee Farm, Charles Pinckney National Historic Site" (Atlanta, Georgia: National Park Service, March 2001).

In 1931, Osgood Darby Hamlin inherited the farm from his father (Figure 16 through Figure 20). He continued to manage the property until 1936.[122] An interview conducted by National Park Service personnel in 1993 with O. D. Hamlin, the son of Osgood Hamlin, provided information about the character and configuration of the property during the early twentieth century.[123] Hamlin identified several buildings located between the plantation house and Long Point Road, including McCants' cotton gin, which was converted by the Hamlins into a workshop and storage building, a blacksmith shop, a two-car garage, a foreman's house, a commissary, and several tenant houses.[124] Julia Welch Hamlin, wife of O. D. Hamlin, described a wooded area east of the house as a three-acre oak and magnolia grove that was one of their favorite places at Snee Farm.[125]

Another description of the grove is found in a 1933 article by Petrona McIver in Charleston's *News and Courier*:

> . . . under the wide branches of live oak and magnolia still flourish many interesting shrubs which are thought to be of English origin and to have been treasured as such by the early settlers of this lovely plantation.[126]

During Hamlin ownership, access to Snee Farm continued to include the tree-lined avenue arising from U.S. Highway 17 and the entrance at Long Point Road. Visitors to the farm sometimes arrived by boat at the landing site on Boone Hall Creek.[127]

FIGURE 16. The house at Snee Farm, circa 1930s. Source: Charles Pinckney National Historic Site files.

FIGURE 17. The house at Snee Farm, circa 1930s. Note the sheet metal roof. Source: *Friends of Historic Snee Farm and Charles Pinckney Historic Site*.

FIGURE 18. The west side of the house, circa 1930s. Source: Charles Pinckney National Historic Site files.

122. Vincent, 26.
123. National Park Service, video of O.D. Hamlin.
124. Archeology revealed the location of the cotton gin.
125. HABS, 19.
126. HABS narrative, citing Petrona Royall McIver, "Snee Farm, Near Mt. Pleasant, Col. Pinckney' Place," *Charleston News and Courier (*April 1933).
127. Vincent, 28.

FIGURE 19. The main hall of the house, circa 1930s. Source: Charles Pinckney National Historic Site files.

FIGURE 20. The fireplace in the southeast parlor of the house, circa 1930s. Source: Charles Pinckney National Historic Site files.

Thomas Ewing and Thomas Stone Ownership (1936–1968)

Thomas Ewing bought Snee Farm in 1936, three years after his daughter, Alexandra Ewing Stone, and son-in-law, Thomas Stone, purchased Boone Hall, on the north side of Long Point Road. In 1936, the Ewings enlarged the house at Snee Farm, adding identical flanking wings at the northeast and northwest corners with a porch between them, and making a series of interior changes.[128] The Ewings engaged architects William Harmon Beers, FAIA, and Frank Cheney Farley of New York to design the addition. Raymond Weeks and the Charleston Construction Company were hired to build the addition. Interior decorating was directed by Mrs. Lionel K. Legge and Mrs. William S. Stevens through Porgy's Shop, in consultation with architect William Beers. Joe Diaguardi was the local sub-contractor under the contractor Livingston of New York."[129]

As part of the work, a new roof was installed on the original house and wings. The original spaced wood sheathing was removed, and a new 1x8 tongue-and-groove solid wood deck was nailed to the original roof rafters. The roof was covered with cement asbestos shingles.[130]

Inside, several changes were made. On the first floor, a china cabinet was installed in the northwest room that blocked the west side passage, while the wall opening in the southwest room was closed up. The east side passage was similarly closed up and divided into two closets, one each for the southeast and northeast rooms. On the second floor, the northwest room was subdivided into two new bathrooms. Paint was stripped from the cypress paneling in the corridors.[131] It also appears that some interior doors were relocated: upstairs doors were moved downstairs, and new doors were installed upstairs. Antique hardware was installed in existing doors

128. The wing additions, bam and servants house were designed and constructed by Beers and Farley (William Harmon Beers, FAIA, and Frank Cheney Farley) of New York, circa 1935–1936.
129. HABS, 6, quoting *News and Courier*, December 5, 1936.
130. Buono and Jones; Memorandum, House at Snee Farm, Project: New Cedar Shingle Roof, March 6, 2002.
131. HABS, 7.

to replace missing or broken items.[132] The 1936 renovation included installation of a boiler in the basement below the kitchen wing.

Architects Beers and Farley also designed a small cottage for the Ewings that was built circa 1936 to replace an earlier Hamlin-era structure located near the Long Point Road entrance.[133] This dwelling was later redesigned as a library, or guesthouse, in 1959.[134]

Several structures were present on the property in 1941 as evidenced in an aerial photograph. A house, perhaps used by a property manager or farm overseer, and an associated shed or garage were situated near the small tidal creek west of the main house.[135] A cowshed was also situated north of the main house.[136] Two smaller structures were located near the area of the former slave cabins. The corn crib (circa 1910) was also present.

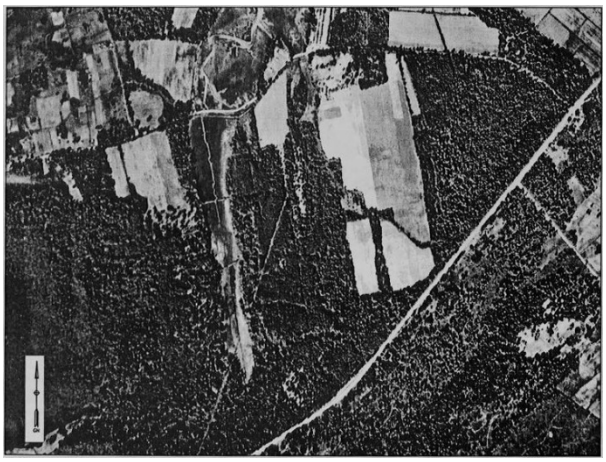

FIGURE 21. 1941 aerial photograph. Source: *Charles Pinckney National Historic Site: Cultural Landscape Report*, 30.

The point of land north of Long Point Road, near the boat landing, is shown as containing two structures, possibly tenant houses, with associated outbuildings. Another small structure stood along the causeway to Boone Hall Creek.

The 1941 aerial photograph also illustrates ongoing agricultural use of the property. South of the dwelling complex, large agricultural fields are indicated and divided by the plantation avenue. Otherwise, approximately two-thirds of the site is composed of woodlands located to the east, west, and south of the cultivated fields. On the northeast edge of the fields, trees follow either a ditch or a road. Trees also line the southern third of the avenue. The tidal marshes and creeks reveal the traces of historic ditches and banks. Small agricultural fields surround the houses on the point of land north of Long Point Road.

The property entrance drive from Long Point Road is visible extending south toward the main house, and continuing on toward U.S. Highway 17. The archeological remains of the Hamlin workshop and storage building, formerly the McCants cotton gin, have been discovered in the middle of the entrance road, suggesting that the alignment of the road has shifted over time.[137] The photograph also shows a second entrance to the property near the smaller tidal creek on Long Point Road, near the present-day barn. This road travels southward toward the overseer/tenant house and may be a remnant of an eighteenth-century path or road.

In 1943, the Stones inherited Snee Farm from the Ewings, and subsequently moved to the property. Around this time, a new barn was built on the property. It too was designed by architects Beers and Farley.[138] The ten-stall barn survives on the property today.

The Stones are also known to have installed the present-day replica stone cenotaph honoring Col. Charles Pinckney.[139] The replica was placed in the

132. HABS, 7.
133. Vincent, 29. Beers and Farley also built a barn, but this structure later burned.
134. HABS, 20.
135. Vincent, 31. Joyce Hollowell and her husband removed the overseer house after 1968 when they lived at Snee Farm.
136. National Park Service, video of O. D. Hamlin.
137. Vincent, 31, Dr. Bennie C. Keel, telephone conversation, October 28, 1997.
138. HABS, 7.
139. National Park Service, "Interim Operating Plan: Charles Pinckney National Historic Site" (January 1991).

vicinity of T. J. Hamlin's wooden marker southeast of the house.[140] The wooden marker remained at Snee Farm for many years, disappearing just prior to National Park Service acquisition of the property in 1990. Additionally, Alexandra Stone and her daughter, Ellen Stone, planted a camellia and azalea garden circa 1945 north of the main house. The shrubs were a gift from Queen Julianna of Holland, following Thomas Stone's diplomatic service in that country.[141] The Stones are also credited with planting the cedars that stand along the avenue.[142]

The Stones made a few small changes inside the house. Circa 1950s, cypress tongue-and-groove paneling was added to the first floor closet in the southeast room to create a gun cabinet. In 1959, bookshelves were added to the south end of the second floor hall, per designs by Albert Simons of the Charleston architectural firm Simons, Lapham & Mitchel.[143]

Guilds and Joyce Hollowell Ownership (1968–1986)

In 1968, the Stones sold 687 acres of the Snee Farm property, including the majority of the fields, wetlands, woodlands, and part of the avenue, to developers. They sold the remaining 28 acres, which featured the dwelling complex, grove, entrance from Long Point Road, barn area, and a portion of the agricultural fields and avenue, to Guilds and Joyce Hollowell.

The Hollowells made several changes to the property over their eighteen year tenure, including upgrades to the electrical and plumbing systems and installation of a swimming pool (Figure 22). The cottage was adapted for use as a pool house and guesthouse. The Hollowells also removed the overseer's house and related structures, and built a basketball court east of the residence.[144]

It was also during the Hollowell period of ownership that Snee Farm was listed in the National Register of Historic Places, on April 13, 1973, and designated a National Historic Landmark, on November 7, 1973.[145]

FIGURE 22. The swimming pool built by the Hollowells. Source: Charles Pinckney National Historic Site files.

C and G Investments (1986–1988)

In 1986, the Hollowells sold the property to Charles P. and Gordon Darby, developers in business under the name C and G Investments. The Darbys intended to develop the property as forty residential lots. Although work to grade the proposed development road system was initiated,

140. National Park Service, video of O.D. Hamlin.
141. Mrs. T. Joseph Devine (Ellen Stone) to David Moffley, 5 October 1988, Charleston Historical Society, Charleston, South Carolina, as found in HABS, 20. Apparently, the Stones left Holland with the shrubs and brought them to Snee Farm.
142. The cedars are not evident in the 1941 aerial photo, but were planted sometime before 1968.
143. HABS, 7; National Park Service drawing No. xxx-60011, "Proposed Bookshelves at Snee Farm," January 13, 1959.
144. Vincent, 32.
145. Wright Caughman, Historic Preservation Assistant, South Carolina Department of Archives and History, National Register of Historic Places (National Historic Landmark) nomination for Snee Farm, July 21, 1972; entered into the National Register of Historic Places, April 13, 1973, and designated a National Historic Landmark on November 7, 1973.

the project was quickly halted after local residents raised strong objection to the destruction of the farm due to its historic associations.

Friends of Historic Snee Farm (1988–1990)

Shortly after the property was sold in 1986, private citizens organized a non-profit group, the Friends of Historic Snee Farm, to protect the remaining portion of Charles Pinckney's Snee Farm. The Friends of Historic Snee Farm was created as "an alliance of citizens and organizations . . . for the purpose of creating the Charles Pinckney National Historic Site to recognize his achievement as a principal drafter of the United States Constitution. The goal of the Friends is to purchase Pinckney's home, Snee Farm . . . as an historic resource for present and future generations."[146]

Following a successful fundraising campaign, the Friends of Historic Snee Farm acquired the property in July 1988 for $2 million. With $1 million in hand, the Friends secured a $1.1 million bank loan to complete the sale. The Darby brothers donated $100,000 back to the Friends group after the sale was finalized.[147]

On September 8, 1988, Congress enacted Public Law 100-421, authorizing the establishment of Charles Pinckney National Historic Site. The legislation directed the Secretary of the Interior to "1) provide the interpretation of the life of Charles Pinckney; 2) preserve and interpret Snee Farm, home of Charles Pinckney; and 3) present the history of the United States as a young Nation."[148] The House of Representatives Report 100-698 elaborated on the new park unit's purpose by calling for the interpretation of the history of all the site's inhabitants, slave as well as free.[149]

On September 21–22, 1989, before the property was transferred to the federal government, Hurricane Hugo came ashore in Charleston, wreaking havoc within the city. At Snee Farm, the house survived in relatively good condition, losing only a few shingles from the roof. The trees on the property did not fare as well, however, with 40 percent lost. Several archeological sites were damaged by uprooted trees.[150]

FIGURE 23. The Snee Farm house, circa 1980s. Source: Charles Pinckney National Historic Site files.

FIGURE 24. The caretaker's cottage. Source: HABS photography by Jack E. Boucher, 1991. HABS No. SC-87-A-2.

146. Mrs. James B. (Ann) Edwards and Candice Solyen, *Friends of Historic Snee Farm and Charles Pinckney National Historic Site* (2012), 16–17.
147. Arlie Porter, "Preservation Group Wins Battle to Save Snee Farm," *Post-Courier,* no date [July 1988]; "Historic Farmhouse Bought by a Group in South Carolina," *The New York Times*, July 26, 1988.
148. Public Law 100-421, September 8, 1988, 102 Stat. 1581–1582.
149. National Park Service, "Statement for Management, Charles Pinckney National Historic Site" (1990), 5–6.
150. *Hurricane Hugo Damage to Fort Sumter National Monument and Charles Pinckney National Historic Site in September 1989*. National Park Service, September 1990.

National Park Service Administration (1990 to present)

Title to the 28.45 acre site was transferred to the United States on May 11, 1990. The federal government paid the Friends of Historic Snee Farm $705,000 to retire the loan for the property. One of the government's first priorities after taking title was to clean up the site and remove the trees damaged or killed by Hurricane Hugo.

Throughout the twentieth century, it was widely, but mistakenly, believed that the house had been constructed circa 1754 and thus had a direct personal connection to Charles Pinckney. This date was cited in the 1973 National Register nomination and National Historic Landmark listing. However, initial investigations conducted by National Park Service architects in October 1989 and X-ray analysis of nails in July 1990 suggested a later construction date. Follow-up investigations were commissioned in March 1991 by the Friends of Historic Snee Farm. The investigations, conducted on April 18–20, 1991, concluded that the building dated to circa 1830 based on the types of nails present in the roof framing and gable wall construction, which were predominantly used after 1815. Additional evidence included wall studs and wood board cladding on the second floor secured with machine-headed cut nails typical of the nineteenth century, and no evidence of earlier partitions or framing. Similarly, at the first floor, the interior wall framing was attached with nineteenth century machine-headed cut nails, and there was no trace of any earlier framing or partition locations. Finally, the configuration of the framing, with joists that ran over the top of sills, and the finished planed surfaces of the lumber were also typical of nineteenth century construction practices.[151] Archeological evidence also suggested the remains of the Pinckney House below the existing house.[152] Based on these investigations and the history of real estate transactions for the property, it was determined that the house was not built until circa 1830, following Charles Pinckney III's sale of the property in 1817.[153]

Before the property was opened to the public in 1995, the National Park Service undertook several projects to address condition and integrity issues associated with the house, and adapt the barn and corn crib to new uses. In addition, the 1968 swimming pool south of the caretaker's cottage was removed and backfilled in 1991.[154] Archival research and archeological investigations were conducted to support the work.

Prior to National Park Service acquisition of the property, the caretaker's cottage was occupied. At the time of acquisition, the house was in fair to poor condition. A structural inspection conducted by the U.S. Army Corps of Engineers of the main house, barn, corn crib, and caretaker's cottage at the request of the park in July 1992 noted significant deterioration of the caretaker's cottage. Conditions observed included deterioration of the shingle roofing, significant termite damage to the first floor framing, and major structural repairs required to the floor and wall framing. The report indicated that based on existing conditions, it would be more cost-effective to demolish and

151. Paul Buchanan, Bernard Herman, Orlando Ridout V, E. Tolson, and Mark Wenger, "Architectural Investigations at Snee Farm" (1991).
152. Julia A. King, "Archaeological Investigations at Charles Pinckney's Snee Farm, Mt. Pleasant, South Carolina" (Prepared for the Friends of Historic Snee Farm, Inc., 1991).
153. Jerry L. Rogers, Associated Director, Cultural Resources, National Park Service, to Honorable Bruce F. Vento, Chairman, Subcommittee on National Parks and Public Lands, U.S. House of Representatives, December 5, 1991; Vento to James M. Ridenour, Director, National Park Service, January 17, 1992; and reply from Ridenour to Vento, February 19, 1992.
154. Section 106 compliance documentation, June 19, 1991.

replace the cottage than to repair it.[155] The National Park Service then provided documentation to the South Carolina Department of Archives and History proposing demolition of the caretaker's cottage and indicating a determination of No Effect as a result of the proposed demolition.[156] The State Historic Preservation Office responded that it did not concur with the determination of No Effect, noting that demolition of a contributing building within a National Register-listed property was considered an adverse effect.[157] Based on the period of significance as understood at the time, the park chose not to maintain the caretaker's cottage, and the building continued to fall into disrepair.[158]

Rehabilitation of the Main House (1990–1995). Over a five year period, the main house was rehabilitated to support interpretation of the life of Charles Pinckney and to allow for visitor access.

In 1991, the 1936 boiler and heating pipe insulation were removed to mitigate asbestos insulation, including excavation of 4 inches of soil from the floor below the boiler, to remove any potential contamination. The pipe runs affected were in the kitchen wing, in the crawl space below the north porch, below the master bedroom wing, and extending south under the northwest room of the main house.[159]

The plumbing system dated primarily to the 1936 renovation, but also included some 1960s additions and replacements. Piping was a mixture of galvanized iron and copper. As part of the work,

155. Letter from Lincoln C. Blake, P.E., Programs Manager, Support for Others, Programs and Project Management Division, U.S. Army Corps of Engineers, Charleston District, to John Tucker, Superintendent, Fort Sumter National Monument, August 7, 1992.
156. Letter from Paul B. Hartwig, Deputy Associate Regional Director, Cultural Resources, National Park Service Southeast Regional Office, to George L. Vogt, Director, Department of Archives and History, Columbia, South Carolina, August 25, 1994; see also Michael Allen, Assessment of Actions Having an Effect on Cultural Resources, Charles Pinckney NHS, Removal of Caretaker's House, July 7, 1994.
157. Letter from Mary Watson Edmonds, Deputy State Historic Preservation Officer, South Carolina Department of Archives and History, to Paul B. Hartwig, Deputy Associate Regional Director, Cultural Resources, National Park Service Southeast Regional Office, September 8, 1994. This letter references prior correspondence on the same issue from November 20, 1992, and January 26, 1993, including commentary on the August 1992 structural assessment. The letter of September 8, 1994, indicated that further documentation of structural deterioration as affecting integrity had been requested by the South Carolina Department of Archives and History but not received, and concluded that the next step would be to provide an opportunity for the Advisory Council on Historic Preservation to comment on the proposed demolition. Information available from the park archives reviewed for this project did not contain additional documentation related to further review.
158. The National Register and National Historic Landmark nomination (prepared 1972 and 1973) for Snee Farm addresses the main house and does not discuss the potential significance of the caretaker's cottage. Both the National Register and National Historic Landmark nominations cite the eighteenth century as the period of significance, noting specific dates of 1754 and 1754–1824 respectively. These dates are based on the misunderstanding at the time the nomination were prepared that the main house was constructed in 1754. This misunderstanding was not corrected until the early 1990s, when a nail analysis study conducted on the main house by the National Park Service indicated a likely construction date of circa 1830, and the National Register period of significance for the property was not updated at that time. (Refer to the chapter on Significance and Integrity for further discussion of the period of significance.)
159. Section 106 compliance documentation, May 6, 1991.

the second floor bathrooms were disconnected and drained, and the sinks in the kitchen, laundry, and butler's pantry were removed. New polyvinyl chloride (PVC) plastic piping was installed to serve the two accessible public restrooms created in the former master bedroom wing as well as for the existing half bath in the kitchen wing. (Two accessible restrooms were completed; sometime after 1996, one restroom was closed to the public and used for storage.) Also, an electric water heater was installed in the basement.[160]

The existing electrical wiring also dated primarily to 1936, with additions from the 1960s and 1970s. As part of a system upgrade, selected circuits were replaced with new conduit and wiring in the same locations, with existing wiring abandoned in place.[161]

Since the existing heating and air conditioning was no longer operable, the existing air handlers and condensers were entirely removed and a new system was installed, including related electrical work. The new system was configured as four, split-system heat pumps, with blower coil units, electric heat, and outdoor heat pump units. One unit was to be 5 tons cooling capacity, while the other three were to be 3 tons capacity. Where feasible, existing attic ductwork and grilles were retained and reused. As part of the work, R-38 fiberglass insulation was added to the ceilings from the attic, and R-19 fiberglass insulation was added to the underside of the first floor at the crawl space.[162] As designed, air handler one was located in the crawlspace below the central hall of the main house to serve the first floor of the main house. Existing grilles in the floor were retained for supply and return air, except for one existing floor grille at the north end of the hall that was abandoned in place. The heat pump for this air handler was located in the crawlspace below the southwest room. Air handler two was located in the basement and served the former kitchen wing; the heat pump for this unit was located below the northwest room of the main house. Air handler three was located in the crawlspace below the connecting link and served the former master bedroom wing; the heat pump for this unit was located below the northeast room of the main house. Finally, air handler four was located in the attic to serve the second floor of the house, with a heat pump for this unit in the crawlspace below the southeast room. The air handlers were to be suspended from the wood floor construction, while the heat pumps were to be placed on new concrete slabs.[163]

Also installed in 1991 was an electronic security system, with intrusion and fire sensors added to the ceilings of rooms and corridors. Wiring for the system was concealed in the attic or crawlspace.[164] A new telephone system was also installed, with the main panel located in the basement and the telephone company service entry on the west side of the main house, near the kitchen wing.[165]

Scraping, sanding, priming, and painting of the exterior wood cladding was performed on the house in 1991–1992.[166] Prior to stripping the existing paint build-up, samples were taken to

160. Section 106 compliance documentation, May 7, 1991.
161. Section 106 compliance documentation, May 6, 1991.
162. Section 106 compliance documentation, July 17, 1991, and specifications Section 15010, Mechanical Work, and Section 16010, Electrical Work, no date.
163. National Park Service Drawing No. 345-25001, April 1991.
164. Section 106 compliance documentation, May 6, 1991. The document, prepared on March 25, 1991, indicates that there had been a recent break-in, with the southeast room fireplace mantel the target of the thieves.
165. Section 106 compliance documentation, May 6, 1991.
166. Section 106 compliance documentation, May 6, 1991, and specification Section 09901, Painting and Other Finishing, no date; Ferguson Fulghum, Inc., Painting Contractors, to Don Gronwaldt, Fort Sumter National Monument, January 21, 1992. Although the Section 106 documentation indicates that preparation and painting were also performed on the barn and corn crib, only the house was painted as part of this project. Correspondence with John Wood, National Park Service Southeast Regional Office (formerly with Charles Pinckney National

determine the historic color of the house for repainting. Exterior siding and trim scraped to bare wood was primed with linseed oil, followed by an oil-based primer and two coats of white paint (Figure 25 and Figure 26).[167] Porch floors and exterior shutters were treated similarly, with the finish coats in "Charleston Green," a very dark, almost black color. Masonry and metal were also painted.[168]

In spring 1993, the existing cement asbestos shingle roof of the house was replaced with new gray-colored mineral fiber shingle roofing, by the Supradur Manufacturing Co. New gutters and downspouts were also installed. The work cost approximately $50,000. Since bids had come in over the available budget, most of the existing 1930s-era copper flashings were retained and reused.[169]

FIGURE 25. The house with all previous exterior paint layers removed and ready for repainting, 1992. Also note the localized removal of siding boards for replacement at the northeast wing. Source: Charles Pinckney National Historic Site files.

FIGURE 26. The house with previous paint layers removed from all exterior wood elements, 1992. Source: Charles Pinckney National Historic Site files.

Another project implemented in the early 1990s involved the installation of a new wood sill plate around the perimeter of the northwest wing, where the wood-framed structure rests atop the masonry foundation (Figure 27 through Figure 31). The pine framing of the northwest wing had been severely damaged by termite infestation. As part of this repair project the entire house was tented, treated for termites, a new sill plate installed, framing repair ore placed, and the lower portions of the wood siding replaced.[170]

Historic Site), July 2015.

167. The painting contractor expressed concern that the linseed oil primer would promote mildew growth on the wood.
168. Section 106 compliance documentation, May 6, 1991, and specification Section 09901, Painting and Other Finishing, no date; Ferguson Fulghum, Inc., Painting Contractors, to Don Gronwaldt, Fort Sumter National Monument, January 21, 1992.
169. Specification, "Replace Roof System, Charles Pinckney House, Snee Farm National Historic Site, Mt. Pleasant, South Carolina" (Atlanta, Georgia: National Park Service, April 21, 1992); Jon Buono and Tommy Jones, "A Report of the Roof of the Main House, Snee Farm, Charles Pinckney National Historic Site" (Atlanta, Georgia: National Park Service, March 2001).
170. As determined through work conducted by the park for exterior wall repairs in 2013, the wood framing on the main house was cypress, while that of the northeast and northwest wings was pine and more vulnerable to deterioration. Correspondence with John Wood, National Park Service Southeast

FIGURE 27. South wall of the northwest wing, with the sill plate removed. Source: Charles Pinckney National Historic Site files.

FIGURE 28. South wall of the northwest wing, with the new sill plate and metal ties installed. Source: Charles Pinckney National Historic Site files.

FIGURE 29. South wall of the northwest wing, work in progress. Source: Charles Pinckney National Historic Site files.

FIGURE 30. West wall of the northwest wing, work in progress. Source: Charles Pinckney National Historic Site files.

FIGURE 31. East and north walls of the northwest wing, work in progress. Source: Charles Pinckney National Historic Site files.

Regional Office (formerly with Charles Pinckney National Historic Site), July 2015.

In 1994–1995, a lift was installed adjacent to the north porch to provide for universal access, including the addition of a raised platform on the north porch itself (Figure 32).[171] Although Section 106 compliance documentation indicates that the doors from the exterior north porch to the pantry, and from the pantry to the northwest room, were to be slightly widened as part of work related to installation of the lift, the doors were not altered with the exception of minor modifications to the trim to provide clearance. An original swinging door leading from the northwest wing (former butler's pantry) to the northwest room (former dining room) was removed at this time.

FIGURE 32. The north porch, circa 1993–1994, with the balustrade removed for repair. The accessibility lift was installed at this location. Source: Charles Pinckney National Historic Site files.

In late 1993, the gun cabinet built of tongue-and-groove cypress panels in the southeast room was removed to inspect the underlying finishes of the closet.[172] After inspection of the closets, the closet divider wall was determined to be non-original and was also removed to allow the original passage from the northeast to the southeast room to be reopened (Figure 33 and Figure 34).[173] Similarly, in 1995, the china cabinet in the northwest room (dining room) was removed to allow the passage from the northwest to the southwest room to be reopened (Figure 35). The china cabinet was salvaged as a free-standing piece of furniture and relocated to the master bedroom wing.[174]

FIGURE 33. Gun cabinet in the southeast room, 1993. Source: Charles Pinckney National Historic Site files.

FIGURE 34. Closet in the northeast room, 1993. Source: Charles Pinckney National Historic Site files.

171. Section 106 compliance documentation, April 20, 1995; Handicapped Access for the House at Snee Farm, Charles Pinckney National Historic Site; correspondence with John Wood, National Park Service Southeast Regional Office (formerly with Charles Pinckney National Historic Site), July 2015.
172. Section 106 compliance documentation, October 1993.
173. Section 106 compliance documentation, February 2, 1994.
174. Section 106 compliance documentation, March 27, 1995.

FIGURE 35. China cabinet in the northwest room, 1993. Source: Charles Pinckney National Historic Site files.

In 1995, appliances and some base cabinets were removed from the kitchen wing to allow this space to be used for administrative offices. As part of the same work, partition walls that defined closets in the master bedroom wing were removed, creating a larger presentation room from the former master bedroom.[175]

FIGURE 36. Remodeling in the northeast wing, April 1995. Source: Charles Pinckney National Historic Site files.

FIGURE 37. Remodeling in the northeast wing, April 1995. Note the patched areas of flooring at lower left where partition walls were removed. Source: Charles Pinckney National Historic Site files.

Rehabilitation of the Barn (1990–1993). In 1992, the electrical service to the barn was buried. Formerly, the service entered the building overhead from a pole to the west. The new underground service followed the same path and entered the west side of the building.[176]

By 1992, the sheet metal roof of the main barn had severely deteriorated, resulting in water leakage and damage to the wood sheathing.[177] The condition of the barn at that time was described as follows:

> The barn is a two story wood framed building with metal roof that was constructed in the early 1940s. The building is rapidly deteriorating. The foundation has shifted because vegetation growth and erosion causing some walls to become unstable. The north, east and west exterior walls have been damaged termite. The exterior paint is peeling exposing bare pine wood to adverse weather conditions. Much of the siding has deteriorated beyond use. The metal roofing and flashing is rusted causing numerous interior leaks which has damaged sheathing boards and rafters. The existing electrical panel is rated to 50 amps and does not meet the National Electrical Code.[178]

175. Section 106 compliance documentation, April 17, 1995.
176. Section 106 compliance documentation, March 30, 1992.
177. Lincoln C. Blake, Charleston District, U.S. Army Corps of Engineers, Memorandum, Structural Inspection, Snee Farm, August 7, 1992.
178. Section 106 compliance documentation, July 17, 1992.

FIGURE 38. The exterior of the barn, circa 1992.
Source: Charles Pinckney National Historic Site files.

FIGURE 39. The exterior of the barn, circa 1992.
Source: Charles Pinckney National Historic Site files.

FIGURE 40. The exterior of the barn, circa 1992.
Source: Charles Pinckney National Historic Site files.

FIGURE 41. The exterior of the barn, circa 1992.
Source: Charles Pinckney National Historic Site files.

The National Park Service made plans to adaptively reuse the barn as a maintenance and storage facility, and to address roof repair needs as part of the project. The work was proposed to include the following:

> Remove vegetation from foundation and repair damage so that the foundation will properly support the building. Eight stalls have dirt floors that will be treated for termites followed by four inch gravel base and four inch concrete slab so the rooms can be utilized for storage. The deteriorated galvanized metal roofing and flashing will be replaced in kind. A galvanized metal drip edge will be installed on the east and west gable to prevent any further deterioration of sheathing boards. Siding will be removed in the termite damaged areas to repair wall framing with treated lumber. Reinstall salvage siding or replace in kind. Repair or replace in kind exterior doors and window so the building can be secured from public access. Repair exterior of building to match existing and protect remaining historic fabric.[179]

Initiated in 1993, the project included the proposed work described above. Specifically, siding on the barn was replaced up to the level of the tops of the doors on the rear of the structure, and at other locations where it had deteriorated. The stall walls and doors along the north side of the building were removed, and the door openings converted to windows.

179. Ibid.

FIGURE 42. Installation of a new roof on the barn, 1993. Note that the cupola was entirely removed for repair and reconstruction as part of this project. Source: Charles Pinckney National Historic Site files.

Prior to the renovation, the main hallway, the conference room, and a storage room at the northwest corner of the building had concrete floors, while the rest of the building had dirt floors. The soil was removed, the building treated for termites, and a concrete slab installed. (The original concrete floors were left in place and the new slab installed over them.) The roof was replaced as noted above.

Also as part of this project, a new electrical system, a new security system, a new plumbing system, and a new HVAC system were to be installed. All exterior walls and attic areas were to be insulated. Fire-rated gypsum board, 5/8 inch thick, was to be installed at portions of the interior. New interior doors and trim were provided where needed, and selected interior walls, ceilings, and trim were painted. New floor finishes were also installed in portions of the house.[180] The Navy SeaBees assisted with the roof and cupola work on the barn, as well as the second section of the sewer line, which led from the barn to the main house. (The Seabees also worked with the park to construct the visitor contact station.)[181]

As part of the renovation of the barn, the decision was made not to condition the central hallway of the first floor in order to allow the existing exposed structure above to remain visible, rather than being concealed by new ceiling finishes and insulation as at the remainder of the first floor.[182]

During the project, all windows were retained in place. New exterior doors were fabricated to match existing historic doors at the front section of the barn. Three doors in the central corridor were altered to provide universally accessible clearances, but the remaining original doors were retained. The ceiling in the central hall was not lowered but left exposed.[183]

FIGURE 43. The interior of the barn at the first floor, circa 1992. Source: Charles Pinckney National Historic Site files.

FIGURE 44. The interior of the barn at the first floor, circa 1992. Source: Charles Pinckney National Historic Site files.

180. Section 106 compliance documentation, January 7, 1993.
181. Superintendent's Annual Report, FY 1993.
182. Memorandum, "Site inspection Charles Pinckney Barn, Historical Architect, to Chief, Historic Architecture Division, Southeast Region, October 1992.
183. Memorandum from John Tucker, Superintendent, to Mike Capps, 106 Compliance Officer, March 23, 1993.

FIGURE 45. The interior of the barn at the hayloft, circa 1992. Source: Charles Pinckney National Historic Site files.

Rehabilitation of the Corn Crib, 1993. The corn crib had suffered severe termite damage to its floor structure, which had partially collapsed by 1992.[184] Located in a relatively low-lying and wet area, the original wood foundation was rotted, deteriorated, and had been affected by termites. Deterioration of the wood foundation had caused the building to shift forward.

In 1993, the corn crib was lifted using jacks, a new concrete slab constructed, and the structure lowered into place (Figure 46). During the work, the walls were detached from the original wood foundation, which was removed. The walls were shifted upward, a new concrete slab was poured, and the corn crib was reinstalled on the new foundation. As part of this project, localized repairs were also performed to the siding on the front and rear elevations. Although Section 106 compliance documentation indicates that the existing metal roofing was to be replaced with new metal roofing in the same style, this work was not completed as part of the project. The repaired building was adaptively reused for flammable and hazardous material storage.[185]

FIGURE 46. The corn crib on its new foundation, circa 1993. Source: Charles Pinckney National Historic Site files.

Additional Efforts (1995 to present). The park officially opened to the public on May 5, 1995. The park was administered as part of Fort Sumter National Monument; four staff were assigned full time to the park site. Work continued after this time to address ongoing condition issues and to improve site accessibility.

By September 1995, plans for a new curatorial building were complete, and the contract was awarded to Harbortowne Construction of Mount Pleasant. The building was completed in 1996. Also in 1996, a comfort station was constructed northeast of the house, and the visitor parking area and utility corridor were also completed.

In 1996, several additional projects were completed that included installation of water lines from main supply to the curatorial building; fabrication and installation of historically accurate lattice around the crawl space of the house; fabrication and installation of doors in the ranger office area; and completion of the curatorial facility. Planning for installation of a sprinkler system in the house began. Archeological investigations suggested the presence of an earlier

184. Lincoln C. Blake, Charleston District, U.S. Army Corps of Engineers, Memorandum, Structural Inspection, Snee Farm, August 7, 1992.

185. Section 106 compliance documentation, February 25, 1993; correspondence with John Wood, NPS Southeast Regional Office (formerly with Charles Pinckney National Historic Site), July 2015. It was originally proposed to relocate the structure 200 yards to the east; however, as implemented the corn crib was instead retained at its original site. Mr. Wood also noted that by 1991, the exterior of the corn crib had been painted with white latex paint, although some of the older timbers may have retained whitewash applied in earlier coating campaigns.

foundation directly south of the existing main house that was considered to be the Pinckney-era dwelling.

After the painting of the house was completed in 1992, mildew growth on the newly applied paint remained of concern in the 1990s.[186]

In 1997, a dry pipe sprinkler system was installed in the house.[187]

In 1998, archeological investigations indicated the presence of an earlier structure below the house. The investigations continued in 1999, and later confirmed the previous presence of a structure consisting of at least four rooms with a cellar at the same site.

Also during 1999, AmeriCorps labor assisted park staff in repainting the house, repairing the wood trim, and removing vegetation from around the building foundation. Hurricane Floyd caused some damage to park vegetation, and left piles of debris requiring clean up.

In 2000, an 800-foot long 8-foot wide pathway was built to allow visitors to follow the historic entrance road. An additional 400 feet of 5-foot wide walking paths were also completed around the house. Small non-native plantings around the foundation of the house were removed.

The non-asbestos fiber-cement shingle roof installed in 1993 generally performed well, but intermittent leakage around the dormers was observed throughout the 1990s. This leakage most likely predated the 1993 roof replacement, but was not resolved by the 1993 work. Also, the 1993 cement shingles were relatively brittle and cracked easily when the roof was accessed for painting of adjacent wood elements and other maintenance and inspection.[188] In 2001, the decision was made to replace the roof. Since no source of durable asbestos-free cement shingles could be identified to match the 1930s roof material, it was decided to replace the roof with pressure-treated Western red cedar (*Thuja plicata*) shingles to better approximate the character of the original roof. As part of the installation of the new roof in 2001–2002, a 5/16-inch-thick aluminum foil radiant barrier was placed over the 1930s wood deck, covered by furring strips, and new spaced wood sheathing. A new perimeter drip edge detail was installed to conceal the added thickness. New lead-coated copper flashings were also installed throughout the roof (Figure 47 through Figure 50). The new roof cost approximately $55,000.[189]

FIGURE 47. The fiber cement shingle roof and associated copper flashings, east dormer of the south side, 1997. Note the temporary sheet metal patching of the roof at left. Source: Charles Pinckney National Historic Site files.

186. Superintendent's Annual Report, FY 1997.
187. Section 106 compliance documentation, February 27, 1997; NPS Drawing No. 345-60007, "Fire Protection Sprinkler System, House at Snee Farm," February 1997.
188. Jon Buono and Tommy Jones, *A Report of the Roof of the Main House, Snee Farm, Charles Pinckney National Historic Site* (Atlanta, Georgia: National Park Service, Building Conservation Research Program, March 2001).
189. Memorandum, House at Snee Farm, Project: New Cedar Shingle Roof, March 6, 2002; Notice of Award, Kimberly Washington, National Park Service, to Holman Construction, Fort Valley, Georgia, September 28, 2001; Contract specifications, "Replace Roof for House at Snee Farm," July 2001.

FIGURE 48. View of the house from the south, 1997. Note the temporary sheet metal patching of the roof to the left of the southeast dormer. Source: Charles Pinckney National Historic Site files.

FIGURE 49. The fiber cement shingle roof, prior to its replacement, November 2, 2001. Source: Charles Pinckney National Historic Site files.

FIGURE 50. The new cedar shingle roof during installation, February 12, 2002. Source: Charles Pinckney National Historic Site files.

In 2003–2004, the house was again repainted, and water damaged plaster at the ceiling inside was repaired.

By 2011, the house exterior was again in poor condition, with peeling paint and rotted wood (Figure 51 through Figure 55). In 2012–2013, the house was repainted. Deteriorated wood siding and other wood elements were repaired or replaced as part of this project. The wood siding types were confirmed at this time as cypress on the original portion of the house, and pine on the northeast and northwest wings. As part of this project, vegetation was also removed from around the house.[190]

FIGURE 51. Deterioration of the paint on the wood siding of the house, April 2012. Source: Charles Pinckney National Historic Site files.

190. Correspondence with John Wood, NPS Southeast Regional Office (formerly with Charles Pinckney National Historic Site), July 2015.

FIGURE 52. Loss of paint and wood decay, April 2012. Source: Charles Pinckney National Historic Site files.

FIGURE 53. Cracked and peeling paint, April 2012. Source: Charles Pinckney National Historic Site files.

FIGURE 54. Chalking paint, April 2012. Source: Charles Pinckney National Historic Site files.

FIGURE 55. Organic growth on paint, April 2012. Source: Charles Pinckney National Historic Site files.

The mechanical units serving the house (the air handlers and perhaps the heat pumps) were replaced in 2013–2014.

In September 2014, an area of plaster approximately 4 feet square fell from the sloped ceiling to the west of the dormer in the southeast second floor bedroom. The fallen plaster exposed the riven wood lath and wood framing, and was noted to be a two-coat system keyed to the lath behind. Based on visual examination of the plaster at this location, it appears to likely date to, or after, the 1930s renovation of the house. This area was repaired by the park in 2015.

In 2015, the park also completed work at the barn and corn crib. For the barn, lead-containing exterior paint was abated and the wood cleaned to remove dirt, mildew, chalk, and paint. Deteriorated wood cladding and trim components on the exterior walls, soffits and fascia, and cupola were repaired where possible and replaced in-kind where severely deteriorated. The exterior wood was primed and painted colors similar to the existing (Figure 56 and Figure 57). The metal roofing was replaced with Galvalume finish metal panels with a new moisture barrier installed beneath. (Work on the cupola will be completed in early 2016.)

FIGURE 56. The barn following repairs in 2015. Source: Charles Pinckney National Historic Site.

FIGURE 57. The barn following repairs in 2015. (Repairs to the cupola will be completed in early 2016.) Source: Charles Pinckney National Historic Site.

For the corn crib, exterior lead-containing paint was abated and the wood cleaned to remove dirt, mildew, chalk, and paint. Deteriorated wood cladding and trim components were repaired where possible and replaced in-kind where severely deteriorated or missing (Figure 58). The metal roofing was replaced with similar 24-inch 5-V crimp metal panels with a Galvalume finish, installed over new treated plywood sheathing and a moisture barrier. Salvageable samples of the original shake or shingle roof that lay under the old metal roof were retained for park collections. The rest of the original shake or shingle roofing was removed as it was deteriorated beyond repair. The building was then whitewashed using a historically appropriate formula and technique (Figure 59).

FIGURE 58. The corn crib during repairs in 2015. Source: Charles Pinckney National Historic Site.

FIGURE 59. The corn crib following completion of repairs and application of whitewash, 2015. Source: Charles Pinckney National Historic Site.

Snee Farm Chronology

Late 1600s	Richard Butler received a 500-acre land grant, which included the future Snee Farm.
1738	Richard Butler's son, Benjamin, sold the property to John Allen, who would increase the parcel to 715-acres by 1744.
1748	John Allen died, leaving the property to his widow Anne Scott Allen.
1754	Charles Pinckney II acquired Snee Farm from John Savage and his wife Anne Scott Allen Savage, the widow of John Allen.
1782	Following the death of his father, Charles Pinckney III inherited Snee Farm.
1817	Snee Farm, which was placed in a trust by Charles Pinckney III in 1816, was sold to Francis G. Deliesseline, who served as the overseer of the plantation under Pinckney for seven years. The farm was 767-1/2 acres at the time of the sale.
1828	William Mathews, a merchant from Charleston, purchased the farm.
circa 1830	Mathews constructed a new home at Snee Farm on the foundation of an earlier dwelling.
1841	An 1841 plat map shows that Snee Farm had grown to 915 acres. The plat indicates a plantation house, outkitchen, and slave quarters.
1848	William Mathews died, leaving Snee Farm to his daughter, Susan Hunt.
1853	William McCants, a planter, purchased Snee Farm.
1859	Lockwood Allison (L. A.) McCants, inherited ownership of the farm.
1888	L. A. McCants died, leaving the property to his widow, Mary Jane Hamlin McCants.
1900	Thomas J. Hamlin purchased Snee Farm.
1910	A corn crib was constructed on the property.
1911	The wood shingle roofs on the house and corn crib were covered with galvanized sheet metal.
1936	Thomas Ewing purchased Snee Farm.
1936	Ewing enlarged the house with flanking wings added to the northeast and northwest corners with a porch in between. A new roof was installed on the house at this time. Interior renovations, including the construction of two bathrooms in the northwest room on the second floor, were also undertaken.

1943	Alexandra Ewing Stone, the daughter of Thomas Ewing, and her husband, Thomas Stone inherited Snee Farm.
circa 1943	A new barn was constructed on the property.
1959	Bookshelves were added to the south end of the second floor hall.
1968	The Stones sold 687 acres of land at Snee Farm to developers. The remaining 28 acres, which included the dwelling complex, grove, barn area, entrance from Long Point Road, and a portion of the agricultural fields was purchased by Guilds and Joyce Hollowell.
1968-1986	Several changes to the property were made during this time, including the installation of a swimming pool, upgrades to the electrical and plumbing systems, the removal of the overseer's house, and the construction of a basketball court. The cottage was adapted for use as a pool house and guesthouse.
1973	Snee Farm was listed in the National Register of Historic Places and designated a National Historic Landmark.
1986	C and G Investments purchased the Snee Farm from the Hollowells with the intention of developing the property as forty residential lots. While grading work was initiated, the project was halted after strong objections were raised by local residents.
1988	The Friends of Historic Snee Farm acquired the property for $2 million. On September 8, 1988, Congress enacted Public Law 100-421, which authorized the establishment of Charles Pinckney National Historic Site.
1989	Hurricane Hugo came ashore in nearby Charleston. Approximately 40 percent of the trees at Snee Farm were lost. The house survived in relatively good condition.
1990	Title to Snee Farm was transferred to the United States government.
1990–1993	The barn was rehabilitated.
1990–1995	The main house was rehabilitated.
1991	The swimming pool south of the caretaker's cottage was removed and backfilled.
1993	The corn crib was rehabilitated.
1995	Charles Pinckney National Historic Site was opened to the public.
1996	The curatorial building, comfort station, and visitor parking area were completed.
1996	Wood lattice was installed between the foundation piers of the main house.
1997	A dry pipe sprinkler system was installed in the main house.

2001–2002	A new cedar shingle roof was installed on the main house.
2003–2004	The house was repainted, and damaged plaster was repaired.
2012–2013	The house was repainted, and deteriorated wood siding was replaced.
2015–2016	The exterior wood cladding of the barn and corn crib was repaired and selectively replaced, and the roofing on both structures was replaced.

Physical Description and Condition Assessment

Site

The Charles Pinckney National Historic Site is located in the town of Mount Pleasant, South Carolina. Mount Pleasant is in Charleston County, northeast of Charleston and on the opposite side of the Cooper River. Snee Farm is located on the Wando Neck, a peninsula of land formed by the Wando River to the northwest, the Cooper River estuary to the southwest, and Atlantic Ocean tidal marshes to the southeast. Most of the historic 715 acre Snee Farm was developed with suburban residential and commercial properties in the second half of the twentieth century. The remaining 28 acres of the historic estate comprise the national historic site, which is located on the south side of Long Point Road and contains the historic farm structures. The park forms an irregularly shaped, approximately rectangular parcel located approximately 15 feet above mean sea level. A 3-acre forested wetland occupies the western portion of the park. A drainage ditch forms the property boundary along this edge.

The Snee Farm main house is located near the center of the national historic site. Originally, a long approach road with an allée of trees led to the south front of the house from the Public Road (present-day U.S. Highway 17). The trace of this allée survives south of the house, with open fields to either side (Figure 60). The immediate vicinity of the house includes a mown turf lawn with shade trees and ornamental plantings (Figure 61 and Figure 62). Relatively dense woodland buffers the house site from Long Point Road and also screens views from the house to the other historic buildings of the site. Concrete sidewalks circle the house and connect it to the visitor parking lot and other contemporary park facilities at the northeast quadrant of the site (Figure 63). There are also brick pavers at grade, west of the northwest wing (Figure 64), although the existing patio is not as extensive as the patio shown on the Historic American Building Survey drawings.

FIGURE 60. A view of the former allée south of the house. Source: All photographs in this chapter by the authors, September 2014, unless noted otherwise.

FIGURE 61. Shade trees and a mown turf lawn adjacent to the house.

FIGURE 62. Shade trees and a mown turf lawn adjacent to the house.

FIGURE 63. Concrete sidewalks circle the house.

FIGURE 64. Brick pavers west of the northwest wing.

The Snee Farm corn crib and barn are located at the northwest corner of the park. The structures share a large flat mown-turf clearing, measuring approximately 200 feet by 100 feet, that is bound by Long Point Road to the north (Figure 65). The mown-turf clearing is approximately 400 feet northwest of the Snee Farm house and is accessed from the east by a gravel-paved road that extends approximately 800 feet west from the main entrance and runs parallel to Long Point Road. A grass-covered walking path extends through the woods from the south side of the clearing.

FIGURE 65. A large mown-turf clearing in front of the corn crib.

The barn, located at the north side of the clearing, is a two-story wood-framed gable roof structure with a covered breezeway and a lean-to addition. The barn is on a mostly east–west axis and aligned with the grass-covered walking path at the south side of the clearing. The corn crib is approximately 50 feet southwest of the barn and is a one-story wood-framed gable roof structure with outward sloping walls that are narrow at the base and project outward at the roof eaves. This building is oriented on an east–west axis.

Along the south side of the gravel road from the clearing shared by the barn and corn crib to the main park access road is the caretaker's cottage. This structure was abandoned previously, and is now partially collapsed (Figure 66 through Figure 69). The building is surrounded and infiltrated by extensive plant growth. Due to the unsafe condition of the structure, it was viewed from the exterior only.

A visitor parking lot is located in a wooded area east of the house, in the northeast portion of the site (Figure 70). The parking lot is accessed from Long Point Road. A shelter/comfort station and curatorial storage building are located adjacent to the parking area. The shelter/comfort station, a one-story structure with wood siding and a standing seam metal roof, is located just west of the parking lot. The building has a broad overhang

providing shelter from weather, and contains restrooms for visitors. South of the parking lot is the curatorial storage building, a one-story structure clad in wood siding with a standing seam metal roof (Figure 71). Concrete sidewalks connect the parking area with the Snee Farm House.

FIGURE 66. A view of the caretaker's cottage, looking southeast.

FIGURE 67. A view of the caretaker's cottage, looking northeast.

FIGURE 68. A view of overgrown vegetation adjacent to the caretaker's cottage, looking west.

FIGURE 69. The interior of the caretaker's cottage, looking east.

FIGURE 70. A view of the visitor parking lot looking west. Note the shelter/comfort station in the background.

FIGURE 71. The curatorial storage building, looking south. Source: Charles Pinckney National Historic Site, 2016.

House

Historic American Building Survey drawings of the house are provided in Appendix A.

Exterior Description

The main (original) portion of the house is a side-gable one-and-a-half story structure, approximately 38 feet wide east to west and 36 feet deep north to south. It is elevated above grade on brick piers (Figure 72). The peak of the gable is about 26 feet above the first floor. The front of the house faces south and includes a full-width porch. There are three gabled dormer windows on the south and north faces of the main gable roof. Attached to the main house at its northeast and northwest corners are one-story wings (Figure 73). Each wing consists of a small connecting link and a front-gable main portion approximately 18 feet wide and 31 feet deep. The northwest wing was the kitchen and service wing, while the northeast wing was the master bedroom suite. There is a covered rear porch facing north between the connecting links for the two wings.

FIGURE 72. The south elevation of the house.

FIGURE 73. The north elevation of the house.

Foundation. The northwest wing has a full basement with Flemish bond brick masonry walls (Figure 74). The main house and the northeast wing are supported on Flemish bond brick masonry piers. At the northeast wing, double-wythe running bond brick masonry infill walls extend between each structural pier. In the main house, the openings between piers are closed with white-painted wood picket fences, some of which are operable for access to the crawl space beneath the house (Figure 75). All of the exposed brick masonry is painted white.

FIGURE 74. A view of the brick foundation.

FIGURE 75. Painted fences cover openings in the foundation at the main house.

Walls. The exterior walls are clad with horizontal wood siding, painted white, with exposures that vary from 6-1/2 to 8-1/4 inches. At corners of the walls, there are vertical trim boards, and the siding at the wings does not align with the siding on the main house (Figure 76).

Much of the exterior siding dates to the 1930s renovation, but some pieces near the peak of the gable may be original.[191] Also, the siding at the south wall, which is protected by the south porch, is considered to be original.[192]

FIGURE 76. The siding at the wings does not align with the siding on the main house.

Porches. The south porch extends the full width of the building. The shed roof for the porch engages the main roof just below the dormer window sills (Figure 77), and the south edge of the porch roof is supported on six wood columns. The columns are not evenly spaced, with a narrower center opening where stairs ascend from grade. The front and sides of the porch have a wood balustrade with turned balusters. Each porch post has beveled corners above the height of the balustrade. Five sandstone steps, supported on unpainted Flemish bond brick masonry walls, rise from grade to the porch; the lowest step extends wider than the others and has semicircular ends (Figure 78). There is no railing at the steps. The porch ceiling is paneled with wood (Figure 79).

FIGURE 77. The shed roof over the south porch.

FIGURE 78. Sandstone and brick stairs at the south porch.

191. Paul Buchanan, Bernard Herman, Orlando Ridout V, E. Tolson, and Mark Wenger, "Architectural Investigations at Snee Farm" (1991), 20.

192. Judith Jacob, Architectural Conservator to Chief, Cultural Resources Management Division, National Park Service North Atlantic Region, Trip Report, Charles Pinckney National Historic Site, October 7–8, 1991.

FIGURE 79. The porch ceiling is paneled with wood.

The north rear porch is similar, with a shed roof meeting the main roof below the dormer window sills (Figure 80). The porch roof is continuous over the side wings. The porch has four equally spaced posts and a balustrade similar to the south porch, although the balusters are more closely spaced. At the center of the porch, four brick masonry steps ascend from grade (Figure 81). The steps are supported on flaring brick masonry side walls. A metal pipe handrail is located along one side. The westernmost bay of the porch has been modified to accommodate universal accessibility. In this area, a wood platform has been built atop the porch deck to provide direct level access to the interior at the northwest wing (Figure 82). The original porch baluster has apparently been relocated to divide this raised platform from the remainder of the porch. At the edge of the porch, a matching replica baluster with an operable gate has been built (Figure 83). A mechanical platform lift is located at grade adjacent to the porch (Figure 84). A treated wood ramp ascends from grade to provide access to the lift in the lowered position.

FIGURE 80. The north rear porch.

FIGURE 81. Brick masonry steps at the center of the north porch.

FIGURE 82. The wood platform on the west end of the porch.

FIGURE 83. A replica baluster with an operable gate at the west end of the porch.

FIGURE 84. The mechanical platform lift and adjacent wood ramp.

Exterior Doors. The front door to the house at the south porch is a six-panel wood door (Figure 85 and Figure 86). The door has brass rimlock hardware with glass doorknobs; on the exterior side, the doorknob has a rosette and there is a separate escutcheon at the keyhole. Repairs to the wood at the hardware location indicate that this is not the original hardware for this door (Figure 87 and Figure 88). The door also has a mortise deadbolt and an exterior-mounted knocker. The door is supported on black-painted iron strap hinges mounted to the interior surface of the door and frame (Figure 89). The leaf of the hinge attached to the door is an L-shaped bracket secured by eight slotted screws with a single knuckle. The leaf of the hinge attached to the frame is a flat bar with two knuckles, secured with five slotted screws. Abandoned larger mortises in the frame indicate that this is not the original hinge. The door is protected by an exterior wood-framed storm door with a large glass panel and a short lower wood panel. The storm door has mortised hinges, a hydraulic closer, and a mortised lockset. There is a four-light transom above the door.

FIGURE 85. The exterior side of the front door.

FIGURE 86. The interior side of the front door.

FIGURE 87. Detail of the south exterior door showing the hardware and patched location on the door stile and mid-rail.

FIGURE 88. Detail of the interior side of the south exterior door showing the hardware.

FIGURE 89. Detail of the hinges at the south exterior door. Note the abandoned mortise on the frame below the existing hinge.

There are three exterior doors at the north porch, one to the central hall of the original house and one directly to each side wing.

The north door to the central hall is a six-panel wood door matching the details of the south exterior door, but with a narrower overall door width (Figure 90 and Figure 91). The door has several types of hardware, including a wood and iron rimlock with keyhole only and a brass escutcheon on the exterior side; an iron pull handle with interior latch; a contemporary brass keyed deadbolt; and a contemporary brass-plated pull on the interior side (Figure 92 and Figure 93). The door is supported on black-painted iron strap hinges mounted to the interior surface of the door and frame, matching the hinges of the south exterior door. The door is protected by an exterior wood-framed storm door with a large glass panel and a short lower wood panel. The storm door has mortised hinges, a hydraulic closer, and a mortised lockset. There is a three-light transom above the door.

FIGURE 90. An exterior door along the north porch.

FIGURE 91. An exterior door along the north porch.

FIGURE 92. Exterior side of the hardware at the north exterior door in the central hall.

FIGURE 93. View of the interior hardware on the north exterior door in the central hall.

The northwest wing exterior door is also a six-panel wood door (Figure 94 and Figure 95). This door has iron rimlock hardware with brass doorknobs; there is no keyhole on the exterior side. There is also a contemporary steel keyed deadbolt. The door is supported on two sets of iron five-knuckle mortised hinges. This door opening has no storm door.

FIGURE 94. The exterior door at the north porch leading to the northwest wing.

FIGURE 95. Interior face of the exterior door at the northwest wing.

The northeast wing exterior door is a six-panel wood door, generally matching the northwest wing door (Figure 96). It has the same rimlock hardware and keyed deadbolt. However, the hinges are three-knuckle iron strap hinges similar to the central hall doors, but secured to the door with square-head nails (Figure 97). This door has an exterior wood-framed storm door with a large glass panel and a short lower wood panel. The storm door has mortised hinges, a hydraulic closer, and a mortised lockset.

FIGURE 96. The exterior door at the north porch leading to the northeast wing.

FIGURE 97. Interior face of the exterior door at the northeast wing, showing iron strap hinges.

There is also an exterior door on the west side of the northwest wing. This door is at grade; an interior staircase leads down to the basement and up to the first floor. This is a six-panel wood door surrounded by plain wood trim. It has a stone threshold painted black (Figure 98). The door hardware includes iron rimlock hardware with a brass doorknob on the interior and a brass keyhole escutcheon and ring pull on the exterior; mortised iron five-knuckle hinges; and a contemporary steel deadbolt.

FIGURE 98. The door on the west elevation of the northwest wing.

Windows. The first floor windows of the main house are wood nine-over-nine double-hung, while the second floor windows are six-over-six (Figure 99 and Figure 100). The second floor windows only have extended lugs on the stiles of the sash. At the side wings, the windows are typically six-over-nine (Figure 101), except at the small connecting links, which have six-over-six double-hung windows. All of the windows, except at the second floor dormers, have solid wood shutters. Each shutter consists of three vertical planks joined by three battens attached with clinched nails.

FIGURE 99. Typical window on the first floor of the main house.

FIGURE 100. Typical windows on the second floor of the main house.

FIGURE 101. Typical side wing window.

The shutters have iron strap hinges and S-shaped retaining clips to secure the shutters in the open position. There are several variations in the shutter hinges and clips, perhaps representing material dating to original construction, 1936 renovation, and more recent repair work. One type of S-hook consists of a wide, flat S (Figure 102); most examples of this style of hook are assumed to be older, but relatively new-looking stamped steel hooks are also present. Another type of S-hook consists of 3/8-inch square wrought iron bar stock (Figure 103); this style is assumed to be newer than the other S-hooks on the building, due to the good condition of the metal. There are three basic styles of hinge straps: simple tapered straps, which may be original (Figure 104); straps with circular terminations (Figure 105); and straps with pointed terminations (Figure 106). At most windows, the shutters are supported on pintles with surface-mounted backplates. Pintles with rectangular backplates appear to date to the 1936 renovation, while rounded-corner style backplates appear to be newer. At the first floor windows within the south porch, the pintles are simple spikes that appear to be nailed in to the window trim.

FIGURE 102. An S-shaped retaining clip.

FIGURE 103. An S-shaped retaining clip fabricated from square wrought iron bar.

FIGURE 104. Hinge strap (possibly original).

FIGURE 105. Hinge straps with circular terminations.

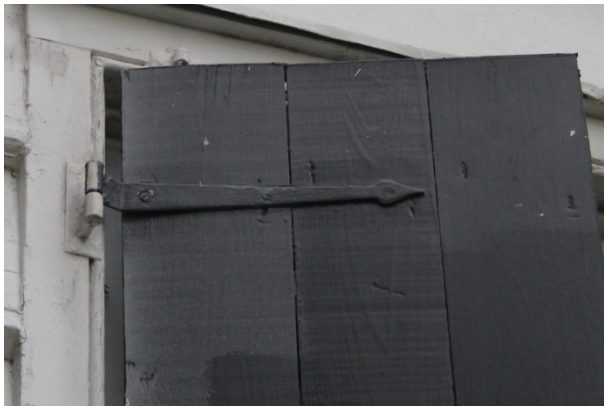

FIGURE 106. Hinge straps with pointed terminations.

Roof. The roof is covered with cedar shingles. Lead-coated copper flashings are used at valleys, changes in slope, around dormers, and at chimneys (Figure 107 and Figure 108). The ridges are covered with wood shingles. There is almost no roof overhang; the wood siding terminates in a two-part trim board that forms the edge of the roof. There is also a perimeter galvanized metal trim at the perimeter of the roof that conceals the thickness of the furring strips and nailers added when the current cedar shingles were installed (Figure 109). The roof drains to half-round hanging copper gutters, supported on semicircular galvanized brackets (Figure 110); the gutters drain to circular copper downspouts that discharge at grade. Brown plastic extensions attached to each downspout direct water out into the landscaping (Figure 111).

FIGURE 107. A view of the cedar shingle roof and lead-coated copper flashings.

FIGURE 108. A view of the cedar shingle roof.

FIGURE 109. Perimeter galvanized metal trim at the roof edge.

FIGURE 110. Copper gutters along the edge of the roof.

FIGURE 111. Plastic extenders have been added to the downspouts.

There are three gabled dormers each on the south and north faces of the main roof. Each dormer contains one six-over-six double-hung window. No shutters are present at the dormers; remnant hardware to attach exterior screens or storm windows is present at the head of the window. The side walls are clad with wood siding. The roof edge trim of the dormer side wall wraps horizontally across the front face of the dormer, giving the gable a pedimented design. Sheet metal flashings are present where the dormer walls, window sill, and roof intersect the main roof.

FIGURE 112. View of typical dormers at the main roof.

Based on typical building practices of the era, it is assumed that the original roof was likely split cedar or cypress shakes. The roof was likely replaced one or more times during the nineteenth century, and sawn cedar or cypress shingles would have been used. Remnants of sawn wood shingles have previously been retrieved from the attic of the house. In 1911, following a major hurricane, the wood shingle roof was covered with metal roofing.

The roof was apparently re-sheathed in the 1930s with 1x pine boards varying from 6 to 8 inches in width. A few remnant original 1x3 shingle nailers are present, with a 3-inch space between each board, indicating an approximately 6-inch exposure for the original wood shingle roof. Assuming a typical triple layer installation, each original shingle would have been 18 inches in length. A mixture of cut nails and wire nails were observed in 1991, indicating successive reroofing campaigns from original construction up to the 1930s.[193]

193. Paul Buchanan, Bernard Herman, Orlando Ridout V, E. Tolson, and Mark Wenger, "Architectural Investigations at Snee Farm" (1991).

Exterior Condition Assessment

Baseline drawings annotated with existing exterior condition observations are provided in Appendix C. Conditions described are as observed in September 2014.

- The building roof is generally in good condition. Occasional cupped or curled shingles were observed (Figure 113).
- One location of active water leakage is known to exist, in the northwest first floor room. It is not certain if this leakage is related to a defect at the roof or dormer window above, or to plumbing within the second floor bathroom.
- Currently, the roof dormers appear to be in good condition, with intact paint on window components, sills, siding, and trim, and sheet metal flashings integrated with the wood shingle roof. However, some details of the new sill flashing installation appear to rely on the application of sealant at the surface and may not be durable over the long term (Figure 114).
- Water staining from overflow at gutter ends was observed (Figure 115).
- Splashing of dirt at grade against the building foundation was observed (Figure 116).

FIGURE 113. Occasional cupped or curled shingles were observed on the roof.

FIGURE 114. Detail of a dormer window sill, showing sheet metal flashing and sealant used to integrate the flashing with the wood window frame (arrow).

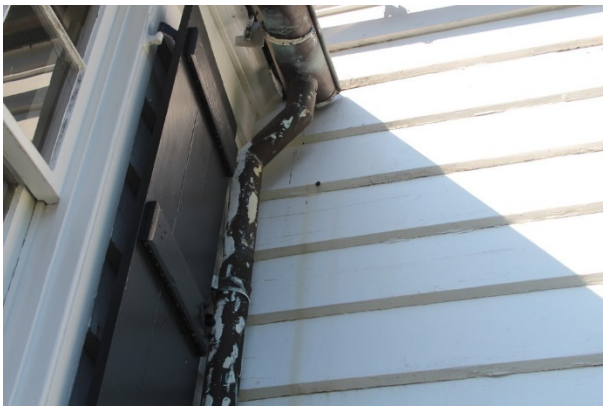

FIGURE 115. Water staining as a result of gutter overflow was observed.

FIGURE 116. Splashing of dirt at grade was observed.

- Typically, all downspouts have been disconnected from underground cast iron piping and connected to plastic extensions at grade (Figure 117). The abandoned cast iron piping is open and exposed.

- Areas of previous siding replacement are evident due to the slightly rougher finish and less paint build-up on the newer boards (Figure 118).

- The wood siding and trim are generally in good condition, but localized areas of wood siding decay were observed. Localized splitting of the wood (Figure 119 through Figure 121) affects less than 5 percent of the cladding.

FIGURE 117. Underground cast iron piping is no longer in use and left exposed.

FIGURE 118. Areas with replaced siding are easily distinguished.

FIGURE 119. Splitting of the wood siding was observed.

FIGURE 120. Splitting of the wood siding was observed.

FIGURE 121. Splitting of the wood siding was observed.

- The existing coating has areas of cracking (Figure 122) and debonding and peeling paint (Figure 123 and Figure 124). The paint failure affects approximately 20 percent of the siding and may be related to poor surface preparation or the reported previous application of a linseed-oil based sealer.

- At both the wood siding and the window sash, occasional corrosion staining from embedded nails and similar fasteners was observed bleeding through paint coatings (Figure 125 through Figure 127).

FIGURE 122. Non-uniform surface preparation for repainting was noted.

FIGURE 123. Peeling of excessive paint layers.

FIGURE 124. Localized area of debonded paint.

FIGURE 125. Non-uniform surface preparation was noted; corrosion staining from nails is also visible.

FIGURE 126. Corrosion staining was observed bleeding through the paint from fasteners.

FIGURE 127. Corrosion staining was observed bleeding through the paint from nails.

- Organic growth including mildew was observed on the wood siding and on the window sash, particularly at glazing putty (Figure 128 through Figure 130).
- The grade-level door at the west wall of the kitchen wing is in poor condition, with substantial organic growth on the outside surface (Figure 131).
- In sheltered areas, including the surface of the wood siding behind window shutters, insect nests were observed (Figure 132).

FIGURE 128. Organic growth on the wood siding.

FIGURE 129. Organic growth was observed on the wood siding.

FIGURE 130. Organic growth observed on the wood siding and trim.

FIGURE 131. The west door is in poor condition. Note the organic growth.

FIGURE 132. Insect nests were present at shutters.

- Minor surface delamination and one corner spall were observed at the front entrance steps (Figure 133). Previous spalls have been infilled with mortar (Figure 134).

- The southeast post of the front porch has been previously spliced and partially replaced (Figure 135). One baluster on the east side railing is damaged (Figure 136).

FIGURE 133. Spalling was observed at the front entrance steps.

FIGURE 134. Previous repairs were made at the front entrance steps.

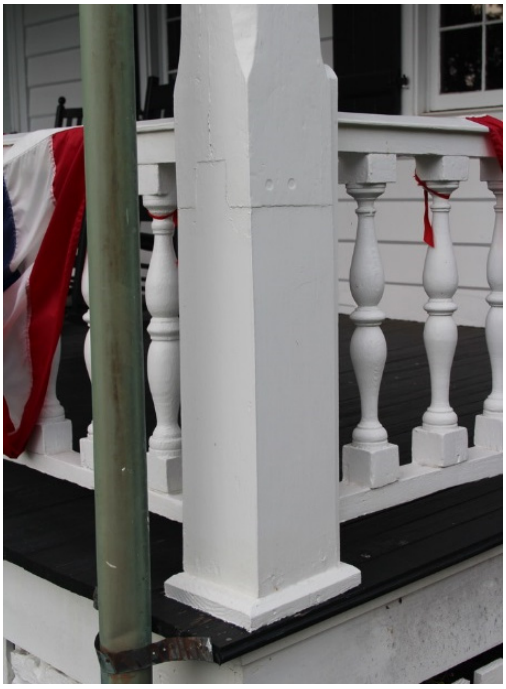

FIGURE 135. Splice repair at the southeast post.

FIGURE 136. A damaged baluster at the east side railing.

Interior Description

The interior of the main portion of the house has a straightforward plan, with a central north-south hall and four rooms, one at each corner of the almost square plan. Each room has a fireplace. The hall is relatively narrow at the south half, and the southeast and southwest rooms are correspondingly larger. An arched opening divides the north half of the hall from the south half. The north half contains the stairway to the second floor. Side passages connect the southwest and northwest room, and the southeast and northeast room. From the northeast room, a door opening leads to the connecting link, which in turn leads to the former master bedroom suite in the northeast wing. Some partition walls have been removed, and the former master bedroom and closets now form a large meeting room. There is a fireplace at the north wall of this room. The two former master baths have been renovated to create universally accessible restrooms. The western restroom is open for public use; the eastern restroom is now used for storage, but all plumbing fixtures remain in place and operational. From the northwest room, a door opening leads to the connecting link, formerly the butler's pantry, which in turn leads to the former kitchen in the northwest wing, now used for park offices. The kitchen occupied the south half of the wing, while a laundry room occupied the northeast part of the wing. At the northwest part, a staircase descends to a landing at grade; a toilet room and door to the exterior are located at this landing. The staircase continues to descend to the full basement below the kitchen wing.

The second floor, located in the main original part of the house only, originally had a similar floor plan, with a central north-south hall and a room at each corner of the plan. The northwest room has been subdivided to create two bathrooms, one accessible from the hall and one from the southwest bedroom. Each bedroom has a closet, and there are fireplaces serving the southwest and southeast rooms. Bookcases line the walls at the south half of the hall. There is a scuttle in the hall ceiling providing access to the attic.

Where not covered by bead board or wood wainscot, the interior walls and ceilings were finished with riven lath nailed to the wood framing and covered with plaster.[194]

Typical window and door openings have wood trim measuring 4-3/8 inch wide. At some rooms the trim is painted. The windows have wood sills which are integrated with the top of the wainscot. Typical hardware includes non-original semi-circular brass sash locks.

Throughout the first floor, stained wood crown molding is present where the walls meet the ceiling. Previous analysis indicated that the wood cornices at the first floor are attached with wire finishing nails; therefore, it is assumed that the crown molding may date to the 1936 renovation.[195]

194. Paul Buchanan, Bernard Herman, Orlando Ridout V, E. Tolson, and Mark Wenger, "Architectural Investigations at Snee Farm" (1991), 20.

195. Paul Buchanan, Bernard Herman, Orlando Ridout V, E. Tolson, and Mark Wenger, "Architectural Investigations at Snee Farm" (1991).

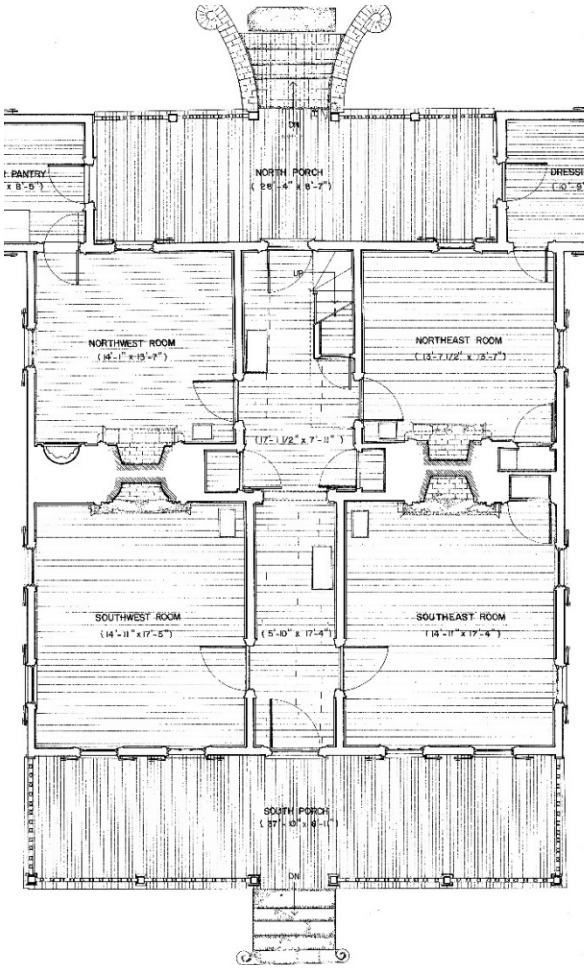

FIGURE 137. Plan of the first floor, original portion of house. Source: HABS.

First Floor Hall. The first floor hall extends through the house from the south to the north exterior doors. The south part of the hall is narrower than the north part; the north part contains the stairs to the second floor. The division between the two parts is defined by a segmental arch opening (Figure 138). The opening has stained wood trim on both sides including fluted pilasters at the jambs, curved head trim, and a keystone block at the top. The intrados of the arch is fluted.

FIGURE 138. A segmental arch opening separates the two parts of the first floor hall.

The floor of the hall is carpeted, with small portions of the wood floor visible at the perimeter. The walls are clad with stained wood planks above a stained wood baseboard. The planks are oriented horizontally at the bottom half of the wall up to the stained wood chair rail, and the planks are oriented vertically at the top half of the wall. The planks at the lower portion of the wall are very wide, with some individual planks in excess of 17 inches wide (Figure 139). The vertical planks are 4 to 6 inches wide and have a beaded profile along each joint. There is a stained wood crown molding at the top of the wall. The ceiling is painted plaster.

FIGURE 139. Wide wood planks at the base of the hall wall.

The hall has two closets, one each on the east and west walls of the north part, as well as a small cupboard under the stairs. Within each closet, the wood floor is visible. The walls are painted wood planks at the north, south, and front sides but painted plaster at the back wall, applied to the brick masonry of the adjacent chimney; the ceilings are painted plaster. The cupboard under the stairs is similarly finished with painted wood planks (Figure 140). The west closet contains electrical conduit, a vertical riser for the fire protection sprinkler, and a control panel for the fire alarm system. This closet has a utilitarian ceiling-mounted porcelain lamp base. The east closet also contains electrical conduit and a vertical riser for the fire protection sprinkler. This closet also has a ceiling-mounted porcelain lamp base, but this fixture has decorative fluting and may date to the 1930s (Figure 141). In both closets, where the painted finish has chipped, a stained finish is visible on the wood plank wall cladding.

At both closet doors, the rimlock has been removed from the interior side of the door (Figure 142). The west closet only has a brass escutcheon on the hall side of the door at the keyhole. (As visible in the HABS photography, there was previously no escutcheon at the west closet door, but one was present at the east closet door. The escutcheon visible in the HABS photography does not match the existing item.) There is no doorknob or similar pull hardware on these doors (Figure 143). At the east closet, the jamb trim at the strikeplate has been patched, indicating that other hardware may have once been present at this door. The cupboard door retains its hardware, consisting of an iron rimlock on the inside of the door, a brass escutcheon at a keyhole, and a brass pull ring on the hall side of the door.

FIGURE 140. The cupboard under the stair.

FIGURE 141. The porcelain lamp base in the closet.

FIGURE 142. The rimlock has been removed from the interior side of the door.

FIGURE 143. No hardware is present on the closet doors.

Southeast Room. Previously a parlor, this room now contains interpretive displays related to South Carolina Lowcountry life in the eighteenth century (Figure 144).

FIGURE 144. The southeast room.

The southeast room has a stained wood plank floor, stained wood baseboard, stained wood wainscot and chair rail, painted plaster walls and ceiling, and stained wood crown molding and door and window trim. At the north wall there is a fireplace with a marble surround, a decorative stained wood mantelpiece, and a stone hearth and brick firebox (Figure 145).

FIGURE 145. The fireplace along the north wall of the southeast room.

To the right of the fireplace is the door opening for the passage to the northeast room. As seen in the HABS photograph of this wall, in recent years, the door at this location was oriented with the hinges on the east jamb and the strikeplate for the rimlock hardware on the west jamb. Patched areas on the east jamb and hinge mortises on the west jamb show that at some time in the past, the orientation of the door was reversed, with the hinges on the west and the strikeplate on the east.

There are two windows each on the east and south walls. Each window has a stained wood valance. A door opening on the west wall leads to the center hall. The door has been removed from this opening, but mortises for the hinges and rimlock strikeplate are visible at the jambs.

The east passage connects the southeast room to the northeast room. The wood plank floor in the passage is painted (Figure 146). The west wall has remnants of painted plaster applied directly to the brick masonry of the adjacent fireplaces (Figure 147). The north, east and south walls are covered with painted wood planks; a ghosted line indicates where the passage was subdivided into two closets during the 1930s, but there are remnants of paint on the east wall even within the limits of the 1930s closet partition wall (Figure 148). The south half of the east wall also has ghosted outlines indicating the position of shelving that was installed for the gun rack in the closet of the southeast room. No ceiling is present; the floor structure above is exposed.

FIGURE 146. The wood plank floor in the east passage; note the plaster at the west wall and painted planking on the other walls.

FIGURE 147. Remnants of painted plaster directly applied to brick masonry was observed.

FIGURE 148. East wall in the east passage, showing ghosted outline of the partition, now removed, that subdivided the passage into two closets. No ceiling is present.

Northeast Room. Previously a study, this room now contains interpretive displays related to the Gullah Geechee Cultural Heritage Corridor (Figure 149).

The northeast room has a stained wood plank floor, a painted wood baseboard, a painted wood wainscot and chair rail, painted plaster walls and ceiling, and painted wood crown molding and door and window trim (Figure 150). There is a window on the east wall. At the south wall there is a fireplace with a stone surround, painted black, a painted wood mantelpiece, and a brick hearth. To left of the fireplace is the door opening to the east passage to the southeast room. This door opening is narrower than the other door openings and formerly contained a closet door, with a 1930s-style brass mortised lockset, as visible in the HABS photography.

FIGURE 149. The northeast room.

FIGURE 150. The south wall of the northeast roof.

At the east end of the north wall, a door opening leads to the northeast wing. As compared to the HABS photography, the door swing has been reversed, and now swings outward to the

northeast wing, rather than inward to this room. Previous inspection from the crawlspace of the wood structure of the house at the location of this door showed that one original stud is missing, and the mortise into the sill is clearly visible. This evidence indicates that the door opening from the northeast room into the northeast wing was a solid wall area prior to the construction of the wing in the 1930s.[196]

A door opening on the west wall leads to the center hall. The door has been removed from this opening, but mortises for the hinges and rimlock strikeplate are visible at the jambs. There is one window each on the east and north walls.

The east passage connects the northeast room to the southeast room; refer to the description of this passage under the Southeast Room, above.

Southwest Room. Previously a parlor, this room now contains interpretive displays related to Charles Pinckney and the U.S. Constitution (Figure 151).

FIGURE 151. The southwest room.

The southwest room has a stained wood plank floor, painted wood baseboard, painted wood wainscot and chair rail, painted plaster walls and ceiling, and painted wood crown molding and door and window trim. At the north wall there is a fireplace with a stone surround, a stained wood mantelpiece, and a stone hearth (Figure 152). The firebox has decorative cast iron plates on either side (Figure 153). To left of the fireplace is the door opening to the passage to the northwest room; this opening had been closed up in the 1930s, and the original door opening was re-created in the 1990s, with new painted wood trim. There are two windows each on the west and south walls. A door opening on the east wall leads to the center hall. The door has been removed from this opening, but mortises for the hinges and rimlock strikeplate are visible at the jambs.

FIGURE 152. The fireplace on the north wall of the southwest room.

FIGURE 153. Decorative plates are present on each side of the firebox.

196. Paul Buchanan, Bernard Herman, Orlando Ridout V, E. Tolson, and Mark Wenger, "Architectural Investigations at Snee Farm" (1991).

The west passage connects the southwest room to the northwest room. The wood plank floor in the passage is painted. The east wall has remnants of painted plaster applied directly to the brick masonry of the adjacent fireplaces. The north wall is unfinished, with the wood studs and back side of the northwest room lath and plaster visible (Figure 154). The other two walls are covered with painted wood planks; a ghosted line indicates where the passage was subdivided into two closets during the 1930s, but there are remnants of paint on the west wall even within the limits of the 1930s closet partition wall. No ceiling is present; the floor structure above is exposed.

FIGURE 154. The unfinished north wall of the west passage.

Northwest Room. Previously the dining room, this room now contains the reception desk and gift shop (Figure 155).

The northwest room has a stained wood plank floor, painted wood baseboard, painted wood wainscot and chair rail, painted plaster walls and ceiling, and painted wood crown molding and door and window trim. At the south wall there is a fireplace with a stone surround, painted black, a painted wood mantelpiece, and a brick hearth. To right of the fireplace is the door opening to the passage to the southeast room. In the 1930s, a china cabinet was installed at this location; the original door opening was re-created in the 1990s, with new painted wood trim. There is one window each on the west and north walls.

At the west end of the north wall, a framed opening leads to the northwest wing. A straight cut through the chair rail on the north wall indicates the possible former location of an earlier door opening into the lean-to seen in historic photographs that was demolished and replaced in the 1930s by the present northwest wing.[197]

A door opening on the west wall leads to the center hall. The door has been removed from this opening, but mortises for the hinges and rimlock strikeplate are visible at the jambs.

FIGURE 155. The northwest room.

197. Paul Buchanan, Bernard Herman, Orlando Ridout V, E. Tolson, and Mark Wenger, "Architectural Investigations at Snee Farm" (1991).

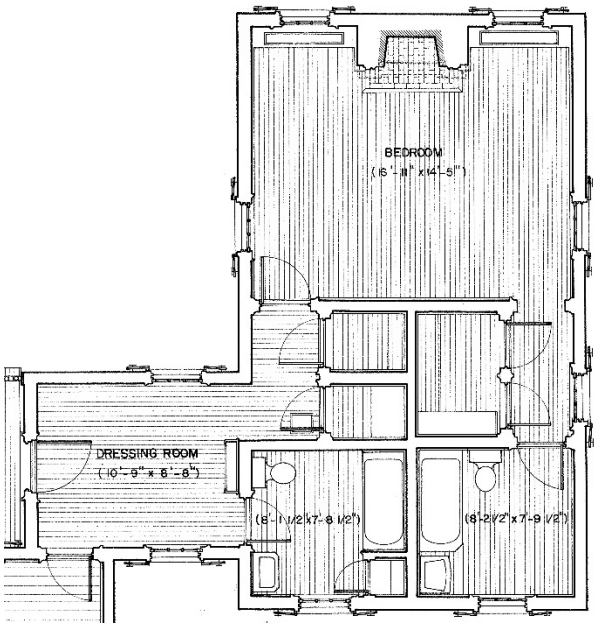

FIGURE 156. Plan of the first floor, northeast wing, prior to removal of partitions. Source: HABS.

Northeast Wing. Previously the master bedroom suite, this area is now used for group meetings and presentations. Several partition walls were removed to eliminate a group of closets and enlarge the former master bedroom into a main gathering space. The partitions defining the two original bathrooms of the suite were retained, but the bathrooms themselves were renovated for use as universally accessible restrooms.

From the main northeast room of the house, the northeast wing begins with a small connecting room (Figure 157). The connecting room has carpeted floors, painted wood baseboard, painted plaster walls and ceiling, painted wood crown molding, and painted wood door and window trim. The door from the northeast room has been reversed and now swings in to the connecting room. This door is a wood stile-and-rail six-panel door with an iron rimlock, brass doorknobs, and iron strap-type hinges. There is also an exterior door to the north porch, which is also a wood stile-and-rail six-panel door with the same type of hardware as well as an added keyed deadbolt. There is one window each on the north and south walls. On the east wall is an opening to the classroom in this wing, as well as a door to one of the two toilet rooms (Figure 158).

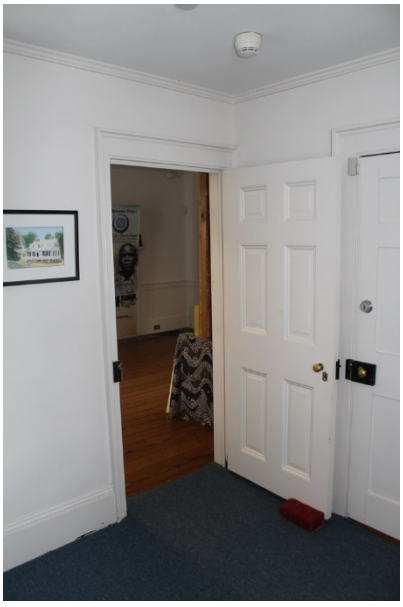

FIGURE 157. A small connecting room at the northeast wing.

FIGURE 158. The east wall of the connecting room.

The classroom has carpeted floors, a painted wood baseboard, painted wood wainscot and chair rail, painted plaster walls and ceiling, and painted wood door and window trim (Figure 159 and Figure 160). The picture rail molding at the top of the wall visible in the HABS photography has been removed. Also, wood valances at the windows, similar to the valances still present in the southeast room, are visible in the HABS photography but have been removed. This room was increased in size by the removal of former closet partition walls. At the east and west walls of the room, there are continuous joints where the baseboard, wainscot, and chair rail were patched, to extend the profiles originally used in the bedroom into the former closet area (Figure 161). The south wall lacks a wainscot and chair rail but has a matching

baseboard. There is an offset in the plane of the south wall, corresponding to the partition between the two toilet rooms as well as a former closet partition. There is also an attic scuttle located near the south end of the room, within the area that was formerly a closet. A door at the east end of the south wall leads to the second of the two toilet rooms. Along the south wall is the 1930s china cabinet, which was removed from the main northwest room and salvaged as a free-standing piece of furniture (Figure 162). At the center of the north wall is a fireplace with a brick surround and hearth and wood mantelpiece (Figure 163). The mantelpiece is an antique purchased in Charleston and placed in the room when it was built in 1936. To either side of the fireplace is a window, and below each window is a wood-framed cabinet containing mechanical grilles (Figure 164).

FIGURE 159. The classroom.

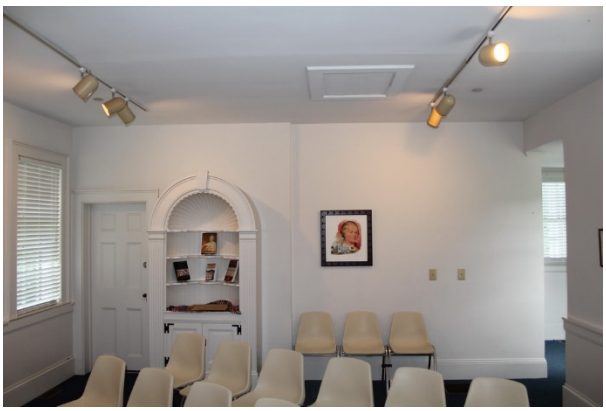

FIGURE 160. The classroom.

FIGURE 161. The chair rail in the classroom; note the patches.

FIGURE 162. A china cabinet salvaged from the northwest room.

FIGURE 163. The fireplace at the center of the north wall of the classroom.

FIGURE 164. Wood-framed cabinets with mechanical grilles on each side of the fireplace.

The two toilet rooms have identical finishes and fixtures. The rooms have 7-inch square ceramic tile floors, 4-inch square ceramic tile wainscot, painted plaster walls and ceiling, and painted wood door and window trim (Figure 165). Painted wood crown molding is present along some walls. Each toilet room has a six-panel wood stile-and-rail door with a full-length mirror mounted on the interior side, iron rimlock, brass doorknobs, iron strap-type hinges, and a newer deadbolt, with key to the exterior and thumbturn on the interior. Each toilet room has a universally accessible floor-mounted toilet and wall-hung sink as well as grab bars and other accessories. Currently, the west toilet room (accessed from the connecting room) is open for public use, while the east toilet room (accessed from the classroom) is used for storage. A fire sprinkler riser pipe is located in the southwest corner of the east toilet room (Figure 166).

FIGURE 165. One of the two toilet rooms.

FIGURE 166. A fire sprinkler riser in the southwest corner of the east toilet room.

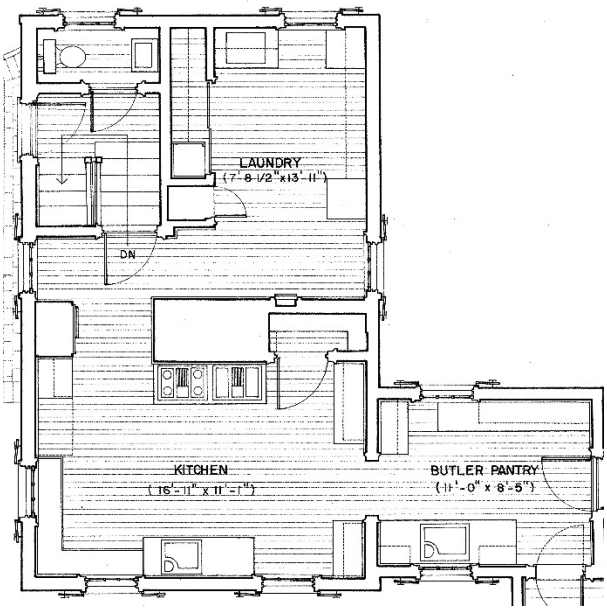

FIGURE 167. Plan of the first floor, northwest wing, prior to removal of selected casework and kitchen appliances. Source: HABS.

Northwest Wing. Previously the kitchen and service wing, this area now contains park offices and is not generally open to the public.

At the connection between the original house and the northwest wing is a small room, formerly a butler's pantry (Figure 168). The floor is carpeted, the walls and ceiling are painted plaster, and there is painted wood baseboard, chair rail, crown molding, and door and window trim. A door at the

east end of the former pantry leads to the north porch. There is one window each on the north and south walls. An opening at the south wall leads to the northwest room, and a door on the west wall leads to the former kitchen.

FIGURE 168. The former butler's pantry between the main house and the northwest wing.

The former pantry contains painted wood built-in casework, with doors and drawers at base cabinets and glass fronted doors at the upper cabinets. Each drawer has two U-shaped black-painted iron pulls. The cabinet doors have black-painted iron strap hinges. Each door or pair of doors has a black-painted iron latch and strike plate. The base cabinets support a stained wood countertop with stained wood trim where the countertop meets the wall. The cabinets lack any toe space or soffit and fully extend to the floor and ceiling. At the south wall, the original base cabinets have been removed to create space for a desk (Figure 169). At the north wall, one original base cabinet has been modified from the original configuration as shown on the HABS drawings; the portion in front of the window has been removed. The cut edge of the countertop for the remaining portion of the cabinet, as well as a splice joint within the baseboard of the north wall, are evidence of this modification (Figure 170).

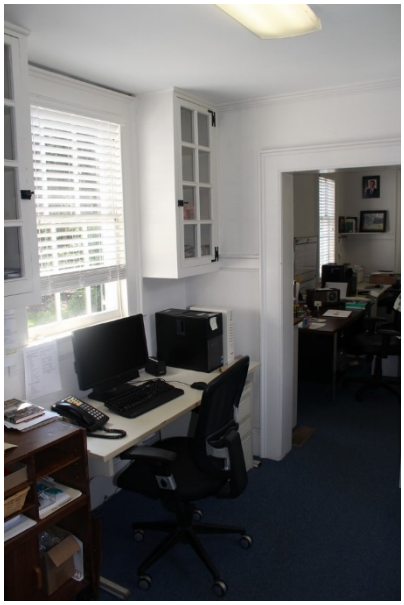

FIGURE 169. The south wall of the former pantry.

FIGURE 170. Modifications were made to the base cabinets in the former pantry.

The finishes in the former kitchen are identical to the butler's pantry. Base cabinets along the north and south walls have been removed to create space for office furniture, while other cabinets have been retained (Figure 171). The original base cabinets have wood countertops. At the west wall, a wood door has been added to a cabinet that formerly contained two ovens. The pull handle and hinges for this cabinet door do not match the rest of the casework. The ceiling in the kitchen is higher than the pantry; therefore, the cabinets stop short of the ceiling (Figure 172). The cabinets on the west wall may have been altered or newly installed after original construction of the kitchen wing in the 1930s; unlike the pantry cabinets and kitchen cabinets at the east wall, the west wall base cabinets include a toe space. As seen in HABS

photography, the previously removed base cabinets at the north and south walls also had a toe space. At the north wall is a painted wood six-panel stile-and-rail providing access to a closet (Figure 173). The closet has a wood floor. The closet door has a 1930s-style mortised brass lockset with brass doorknobs and keyhole escutcheons, and mortised hinges.

FIGURE 171. Original kitchen cabinets along the north wall.

FIGURE 172. The cabinets stop short of the ceiling in the kitchen.

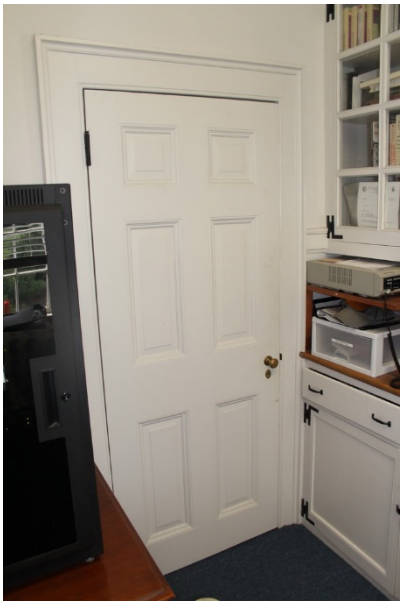

FIGURE 173. A six panel door on the north wall of the kitchen leads to a closet.

At the north end of the wing is the former laundry room, now used as office space (Figure 174). There is a cedar-lined closet along the west wall (Figure 175) and painted wood casework on the north and east walls. A scuttle in the ceiling provides access to the attic. Base cabinets and a built-in ironing board on the south wall shown on the HABS drawings have been removed.

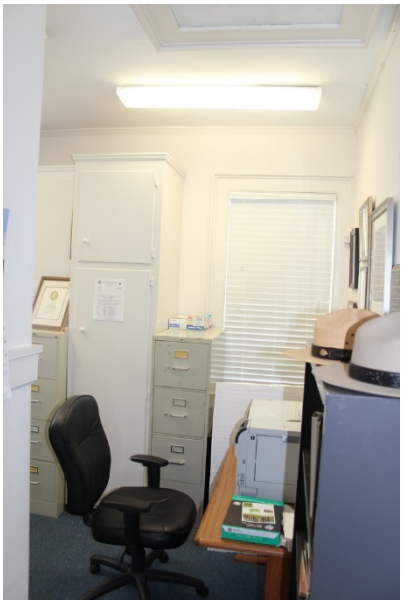

FIGURE 174. The former laundry room.

FIGURE 175. A cedar lined closet on the west wall of the former laundry room.

At the north end of the kitchen, there is a six-panel painted wood stile-and-rail door with mortised hinges and a newer cored lockset leading to the basement staircase (Figure 176). From the kitchen, stairs descend to a landing at grade. There is a small toilet room located at this landing. Stairwell and toilet room finishes are typical of the kitchen wing. The toilet room contains a relatively new toilet and a wall-hung sink (Figure 177). The toilet room and the stairwell each have a suspended ceiling fixture with a metal shade; these are likely relatively new historic-style reproduction fixtures (Figure 178). At the stair landing, there is also an exterior door at the west wall.

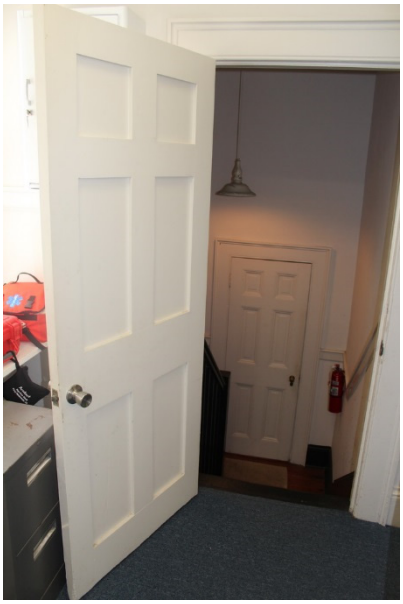

FIGURE 176. A door leading to the basement stair.

FIGURE 177. A newer sink is present in the toilet room.

FIGURE 178. A reproduction light fixture in the stairwell.

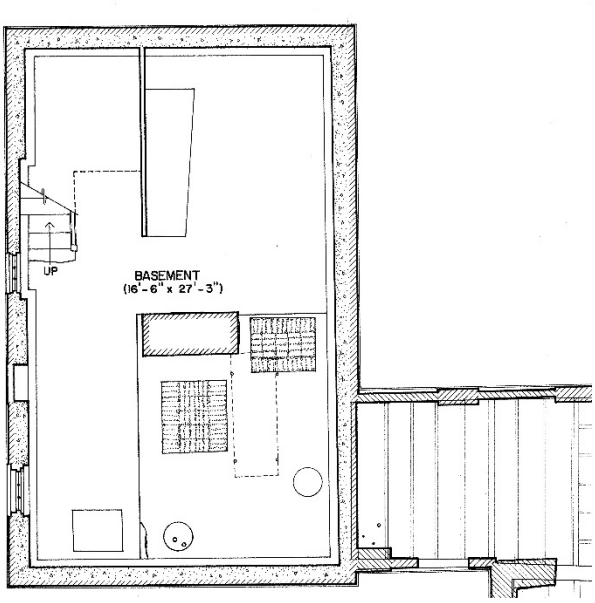

FIGURE 179. Plan of the basement, northwest wing. Source: HABS.

Basement. From the grade-level landing, the northwest wing stairs continue down to the basement. There is no door separating the basement from the stairwell (Figure 180). The northwest wing foundation is apparently cast-in-place concrete below grade, with brick masonry above grade, finished with a cementitious parge coat within the basement. The wall is thicker near the bottom, with an offset ledge about 20 inches above the basement floor. The basement floor is a concrete slab on ground. At the west wall of the basement, several original openings have been infilled with single-wythe brick masonry. At the center of the basement is a brick masonry chimney; there is an unsealed opening to a central flue on the south face of the chimney (Figure 181). The wood framing for the kitchen is exposed at the basement ceiling. The basement contains a variety of mechanical systems and equipment.

FIGURE 180. No door separates the basement from the stairwell.

FIGURE 181. An unsealed opening on the south face of the chimney.

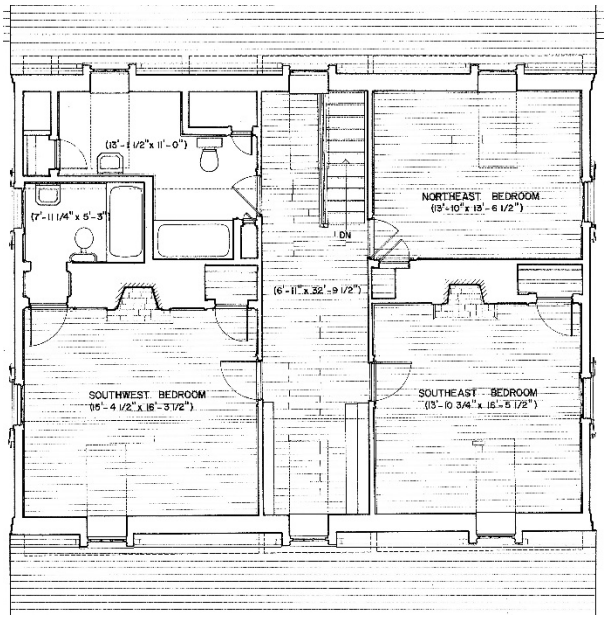

FIGURE 182. Plan of the second floor, original house. Source: HABS.

Staircase and Second Floor Hall. The staircase to the second floor begins with several winding treads before ascending along the east wall of the hall (Figure 183). There is a patched notch within the stair balustrade at the level of the second floor structure (Figure 184). It is assumed that this notch indicates that the opening in the second floor was originally narrower, and the floor joist intersected the balustrade. At some point, the joist was moved and floor boards were trimmed to widen the opening, and the notch in the balustrade was patched.

FIGURE 183. The staircase to the second floor in the hall.
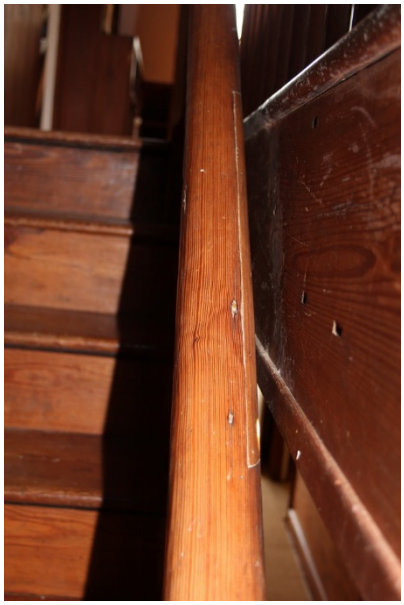
FIGURE 184. A patched notch within the stair balustrade.

The second floor hall extends through the house from south to north, with a single dormer window at each end (Figure 185). Unlike the first floor hall, the second floor hall is of a consistent width.

FIGURE 185. The second floor hall. Note the dormer window.

The hall floor is stained and varnished wood planks. The walls are clad with vertically oriented stained wood planks. The vertical planks are 4 to 6 inches wide and have a beaded profile along each joint. The north and south walls are mainly sloped, following the underside of the roof structure. The lower portion of the sloped wall is clad with similar horizontally oriented wood planks, up to the level of the dormer window sill. The walls and ceiling within the dormer are also clad with wood planks (Figure 186). The sloped north and south walls above the sill are finished with painted

plaster. The ceiling is also painted plaster. The hall has four doors to adjacent rooms; these door openings have minimal wood trim consisting of a stop on the hall side. The south end of the hall has built-in wood bookcases on three walls; these bookcases date to 1959 (Figure 187).

FIGURE 186. Wood cladding at the walls and ceiling of the dormer.

FIGURE 187. Built-in bookcases on the south end of the hall.

Second Floor Bathroom. The northwest hall door leads to a bathroom. There is a wall-hung sink, a toilet, and a bathtub with a ceramic tile surround (Figure 188 and Figure 189). The walls and ceiling are painted plaster, and the floor is sheet vinyl. Built-in cupboards are present along the north wall (Figure 190). Inside the cupboard, older linoleum flooring is present (Figure 191). The sink, bathtub, and built-in cupboards may date to the 1930s, while other fixtures and finishes, including the ceramic tile surround, flooring, and toilet, appear to be newer.

Second Floor Northeast Room. The northeast room has a stained wood plank floor; painted wood baseboard; painted wood wainscot and chair rail on the east, south, and west walls; painted plaster walls and ceiling; and painted wood door and window trim (Figure 192). It is not clear whether the painted wood wainscot and trim were originally stained and varnished. The north wall has a plaster finish secured to the interior surface of the sloped roof framing. Below the plaster, the wall is clad with painted wood planks up to the level of the dormer sill, and the walls and ceiling inside the dormer are also painted wood plank (Figure 193). Most of the flooring planks in this room are continuous from east to west, except for two boards near the middle of the room that previously have been cut to create an access opening through the floor (Figure 194).

FIGURE 188. The second floor bathroom.

FIGURE 189. The second floor bathroom.

FIGURE 190. Built-in cupboards along the north wall of the bathroom.

FIGURE 191. Old linoleum flooring is present inside the cupboard.

FIGURE 192. The second floor northeast room.

FIGURE 193. Painted wood planks inside the dormer.

FIGURE 194. Floor planks were cut to create an access opening through the floor.

On the south wall is a door opening to a closet (Figure 195). The door itself is a painted wood six-panel door with a 1930s style mortised brass lockset. The door to the corridor at the west wall is an identical painted wood six-panel door. Rimlock hardware at this door has been removed. The hall doorway has a stained wood threshold, while the closet doorway has a ghosted outline where a similar threshold has been previously removed.

FIGURE 195. A door opening on the south wall.

Second Floor Southeast Room. The southeast room has a stained wood plank floor; painted wood baseboard; painted wood wainscot and chair rail on the east, north, and west walls; painted plaster walls and ceiling; and painted wood door and window trim (Figure 196). It is not clear whether the painted wood wainscot and trim were originally stained and varnished. The south wall has a plaster finish secured to the interior surface of the sloped roof framing. The lower portion of the wall is clad with painted wood planks up to the level of the dormer sill, and the walls and ceiling inside the dormer are also painted wood plank. Most of the flooring planks in this room are continuous from east to west, except for two boards near the middle of the room that previously have been cut to create an access opening through the floor. Many interior doors previously removed from the first floor of the house are stored in this room.

FIGURE 196. The second floor southeast room.

At the center of the north wall is a fireplace with a stone surround and hearth and a painted wood mantelpiece (Figure 197). On the north wall to the right of the fireplace is a door opening to a closet (Figure 198). The door itself is a painted wood six-panel door with a 1930s style mortised brass lockset. The door to the corridor at the west wall is an identical painted wood six-panel door. Rimlock hardware at this door has been removed. The hall doorway has a stained wood threshold, while the closet doorway has a ghosted outline where a similar threshold has been previously removed.

FIGURE 197. A fireplace at the north wall of the southeast room.

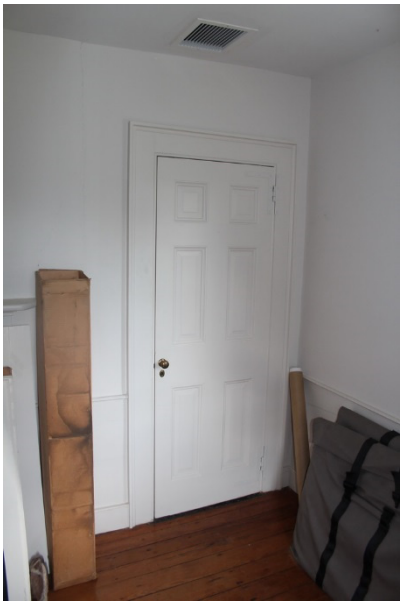

FIGURE 198. A door opening to the right of the fireplace.

Second Floor Southwest Room and Bathroom. This room was locked and inaccessible during the site visit for this study. As seen in the HABS photography, the southwest room is finished identically to the southeast room (Figure 199). The bathroom is not documented in the HABS photography.

FIGURE 199. The southwest room at the second floor. The door at right leads to a second bathroom. Source: HABS photograph by John McWilliams, June 1990, HABS No. SC-87-46.

Interior Condition Assessment

Baseline drawings annotated with existing interior condition observations are provided in Appendix C.

The interior of the house is in good condition overall; the following items represent minor concerns or localized distress.

- There are occasional splits or checks in the wood plank wall cladding throughout the house. In some locations, for example the east wall of the first floor northeast room, splitting of the wood planks has resulted in splitting and delamination of applied paint coatings (Figure 200). In general, these conditions do not require repair; however, control of humidity for a relatively consistent interior environment will limit future development of additional cracks.

FIGURE 200. Splitting in the wood plank wall cladding.

- Occasional linear cracks are seen in plaster wall finishes (Figure 201). Except where these cracks are associated with delamination of the plaster, they are not considered significant.

- The east and west side passages, as well as the hall closets, retain older paint coatings on wood plank and plaster wall surfaces. Although the paint is chipped and missing in some areas, it is reasonable to maintain these areas in their existing condition for interpretive reasons.

- At the southeast room, the fireplace is missing one area of wood trim where the marble surround abuts the wood mantelpiece (Figure 202). The HABS photographs clearly show that trim was formerly present in this location.
- Many interior doors have been removed and placed in storage (Figure 203).
- The keyhole escutcheon at the east hall closet door has been removed. It is not clear from the HABS photography if this item was made of brass or iron.
- At some windows, plastic film has been applied to the interior surface of the glass (Figure 204). In some locations, the film has bubbled and debonded from the glass. The purpose of this film is not clear.

FIGURE 201. Example of a crack in the plaster, south wall of the northwest first floor room.

FIGURE 202. Wood trim is missing at the fireplace in the southeast room.

FIGURE 203. Removed doors held in storage.

FIGURE 204. Example of plastic film applied to glass, southeast room, first floor.

- In some locations, plaster wall finishes have bulged or delaminated from the substrate. (Figure 205).

- During the site visit, an area of cracked and displaced plaster fell from the sloped ceiling in the southeast room on the second floor, and adjacent plaster was observed to be loose and in danger of falling (Figure 206 through Figure 208). It was apparent that the keys within the base coat of plaster had broken/sheared from the lath. This fallen area of plaster was subsequently repaired and repainted (Figure 209).

FIGURE 205. Example of bulged plaster, south wall of southeast room at the first floor.

FIGURE 206. Bulged plaster in the second floor southeast room, May 2014. Photograph by NPS.

FIGURE 207. An area of plaster fell in the second floor southeast room, September 18, 2014.

FIGURE 208. An area of plaster fell in the second floor southeast room, September 18, 2014.

FIGURE 209. Repaired plaster in the second floor southeast room, April 2015. Photograph by NPS.

- Some areas of plaster show evidence of minor moisture damage (Figure 210).
- One of the cast iron panels at the first floor southwest room fireplace is missing the lower inside corner. This damage appears to be old does not necessarily require repair, unless desired for aesthetics reasons (Figure 211).
- Occasionally, abandoned plastic screw inserts are present in plaster at the locations of former smoke detectors and similar items, now removed (Figure 212).
- It appears that much of the interior plaster has not been painted since the 1990s; scuffs and painted-in patches are visible, particularly at the locations of sprinkler heads and other similar items added after the last comprehensive repainting.
- Some mechanical supply grilles, in particular at the north wall of the classroom in the northeast wing, are located very close to exterior windows. During the cooling season, air flow from these vents cools the glass below the exterior dew point, resulting in extensive condensation on the exterior face of the glass (Figure 213).

FIGURE 210. Minor moisture damage to the east wall, southeast room at the first floor.

FIGURE 211. One of the cast iron panels in the fireplace at the southwest room is missing the lower inside corner.

FIGURE 212. Abandoned plastic screw inserts were occasionally visible in the plaster walls.

FIGURE 213. Condensation on the exterior face of a window.

- In the west toilet room of the northeast wing, the ceramic tile wainscot has cracked horizontally to the left of the window on the south wall (Figure 214). This crack may be attributed to variations in the tile substrate or minor instability in the underlying wall finishes but likely does not indicate significant structural distress.

- Severe organic growth has developed on the exterior grade-level door at the west wall of the kitchen wing (refer to Figure 131). The source of this organic growth is not clear, although adjacent landscaping shades this door from most direct sunlight. Unlike other exterior doors, no storm door is present at this door, which may therefore experience more wetting from weather, as well as more condensation during especially warm and humid days. The types of coatings on this door may also support organic growth.

- During the site visit, water was present within the basement. Seepage is occurring through cracks and penetrations in the basement wall (Figure 215 and Figure 216).

- In the basement, the abandoned flue for the former boiler is unsealed at the chimney (Figure 217).

- Lead containing paint is present throughout the house on interior wood trim, including doors and frames, windows and frames, baseboards, chair rails, stair railings, cabinets, and fireplace components. The passageways along the east and west sides of the first floor also have lead containing paint on floors and walls.[198]

- The building mechanical system does not supply air to the toilet room at the north end of the northwest wing.

FIGURE 214. Cracked tile wainscot in the west toilet room on the northeast wing.

FIGURE 215. Water seepage was observed through the basement walls.

198. Terry J. Lewis, *Lead Based Paint Inspection Report, Charles Pinckney National Historic Site* (Ladson, South Carolina: Environmental Enterprise Group, Inc., July 30, 2006).

FIGURE 216. Water seepage was observed at pipe penetration in the exterior walls.

FIGURE 217. An abandoned flue for the former boiler is unsealed at the chimney.

Structural System

The following description of the structural system of the house is based primarily on the 1991 report entitled *Architectural Investigations at Snee Farm,* and the 1992 structural inspection report by the U.S. Army Corps of Engineers.[199] Where accessible, underlying structure was reviewed during the visual inspection of the house for this Historic Structures Report; much of the structural system is concealed behind the exterior cladding and interior finishes.

As documented in the 1991 report and reviewed on site, the brick piers supporting the main house show a variety of bonding configurations: the perimeter piers, including at the porch, are laid in Flemish bond on the exterior face, the chimney bases are laid in English bond, and the piers between the chimneys and beneath the first floor partition walls are built in a three-course American bond.

The wood framing of the house is cypress. The first floor framing members are partly notched and bear on the sill beams, 3 to 4 inches above the top surface of the sill. The sills at the gable side (east and west) walls are tenoned into the front and rear (north and south) wall sills. The vertical corner posts are tenoned into the top surface of the sills. Diagonal braces run from the corner posts to the far stud at the jamb of the nearest window opening. The partition walls are also braced in a similar fashion, and the wall studs are tenoned into the sills. A ledger board is nailed to the inside face of each stud to support the ends of the floor boards.[200] The first floor is framed with 3 inch by 8 to 9 inch joists bearing on 9-1/2 inch wide by 8-1/2 inch deep wood beams spanning 5 feet between brick piers.[201] Based on the evidence of the wood framing, the existing first floor partition layout is original and has never been significantly altered. The flooring boards run continuously east-west across the joists, and the partition walls are built atop the floor boards. Since continuous

199. Paul Buchanan, Bernard Herman, Orlando Ridout V, E. Tolson, and Mark Wenger, *Architectural Investigations at Snee Farm* (1991).

200. Buchanan et al.

201. Lincoln C. Blake, Charleston District, U.S. Army Corps of Engineers, Memorandum, Structural Inspection, Snee Farm, August 7, 1992.

boards over 16 feet in length are used, there are no transverse joints in the flooring in the main rooms, only in the central corridor.[202] As documented in the 1992 structural report, total load capacity for the first floor was calculated as 76 psf, of which 15 psf was required for dead load, leaving a 61 psf live load capacity.[203]

At the time of the 1992 structural inspection, the east master bedroom wing floor framing had previous termite damage, with sills and joists previously replaced. This area has since been repaired.[204]

At the time of the 1992 structural inspection, the west kitchen wing floor framing had termite damage, especially near the stair.[205] This damage was addressed by National Park Service in the late 1990s, including replacement of the sill plates at the perimeter of the kitchen wing.

At the north porch, two generations of joist mortises are present, indicating two previous configurations for the porch. The oldest mortises are located at the outer edges of the two central brick piers, indicating that the first north porch was relatively narrow, approximately 9 feet in width and 5 feet deep. The second set of mortises are located at the first brick pier off each corner of the house, indicating an extension of the porch to the east and west, for a total width of approximately 14 feet.[206] The existing back porch, which presumably dates to the 1930s renovation, is framed with 2x10 nominal wood joists, spaced at 18 inches on center and spanning 9 feet. The joists are supported by double 2x10 wood girders spanning 9 feet between brick piers.[207]

The original front (south) porch was built with joists tenoned into the face of the sill beams of the house. The entire 37-foot-wide front porch is original to the house.[208] The front porch was reportedly originally framed with 3 inch by 5 inch joists spaced at 26 inches on center and spanning 7 feet, supported on 7-3/4 inch by 7-1/4 inch wood beams spanning 9 feet between brick piers.[209] This framing was replaced in kind after 1992.

The second floor is supported on 3 inch by 8 to 9 inch joists, spaced 24 inches on center, that are notched and bear on a 5-inch by 9-inch beam at the top of the first floor walls. They span north-south approximately 17 feet. A large wood girder is present, aligned with the arch in the hall of the first floor. Each second floor joist is generally aligned with a roof rafter. Similar to the first floor, the floor boards for the second floor were installed first, running east-west, with staggered transverse joints in the central hall only. With the floor boards in place, the interior partition walls were built atop the flooring. The continuity and configuration of the floor boards indicate that the stairwell is in its original location and retains its original size, with minor exceptions. At some point after original construction, it appears that the stairwell opening was widened by approximately 2 inches, which allowed the handrail to clear the edge of the floor at the top of the stairs. This change is evident in the patched trim at the intersection of the north wall and second floor at the stair opening, a patched area of the stair balustrade, and alterations to the floor joist framing at the stair opening. Although the balustrade along the stair itself appears to be original, the balusters at the second floor landing railing were judged in the 1991 architectural inspection report to date to the 1930s.[210] In the 1992 analysis, load capacities were calculated for the second floor as 60 psf, of which 15 psf was required for dead load, leaving a 45 psf live load capacity.[211]

Portions of the roof framing are exposed to view behind cabinetry at the second floor level. At the observed location, the roof framing consisted of nominal 2x6 rafters spaced 24 inches on center

202. Buchanan et al.
203. Blake.
204. Blake.
205. Blake.
206. Buchanan et al.
207. Blake.
208. Buchanan et al.
209. Blake.
210. Buchanan et al., 22. No reason is given as why the baluster was judged to date to the 1930s.
211. Blake.

with 1x2 battens and 1x wood plank sheathing. There was no insulation present between rafters. The roof consists of irregularly spaced rafters located to accommodate the dormer windows. At the peak of the roof, each rafter appears to be mortise-and-tenon and is pegged into the rafter on the opposite face of the roof (Figure 218). Each rafter pair is marked with incised numerals at the ridge; these numerals would have been used by the original carpenters in erecting the roof framing after the rafters had been cut and shaped at ground level. At the eave, the rafters bear on and are nailed to a wood sill plate that rests atop the second floor joists.[212] The rafters have experienced some damage from previous water infiltration.[213] For example, there is old water damage to the ceiling over the southwest second floor room.[214]

FIGURE 218. Detail of the main roof rafters, showing mortise-and-tenon joint at peak of roof, secured with a wood peg.

As noted in the 1992 structural inspection report, the dormer openings are inadequately framed, with unstrengthened standard rafters along the dormer sides. There is a noticeable sag in the roof framing at the dormer at the northeast corner of the main house.[215]

The rafters for the front porch roof are connected to a flat wood board that is nailed to the top surface of the main roof rafters. Below this point, the tops of the main rafters are free of nail holes or other evidence of additional covering materials, indicating that the front porch dates to the original construction of the building.[216]

Mechanical Systems

Heating and Air Conditioning. The building is heated and cooled by four, split-system heat pumps, with blower coil units, electric heat, and outdoor heat pump units. This system was initially installed in the 1990s. One unit was to have 5 tons cooling capacity, while the other three were to have 3 tons capacity. Where feasible, existing attic ductwork and grilles were retained and reused. As part of the work, R-38 fiberglass insulation was added to ceilings from the attic, and R-19 fiberglass insulation was added to the underside of the first floor at the crawl space.[217] Air handler one is located in the crawlspace below the central hall of the main house and serves the first floor of the main house. Existing grilles in the floor were retained for supply and return air, except for one existing floor grille at the north end of the hall that was abandoned in place. The heat pump for this air handler was located in the crawlspace below the southwest room. Air handler two is located in the basement and serves the northwest wing; the heat pump for this unit is located below the northwest room of the main house. Air handler three is located in the crawlspace below the northeast connecting link and serves the northeast wing; the heat pump for this unit is located below the northeast room of the main house. Air handler four is located in the attic to serve the second floor of the house, with a heat pump for this unit in the crawlspace below the southeast room. The air handlers were to be suspended from the wood floor construction, while the heat pumps were to be placed on new concrete slabs.[218] The existing air handlers and heat pumps were installed circa 2012–2013.

212. Buchanan et al.
213. Richard D. Lambert, U.S. Army Corps of Engineers, Memorandum, Structural Inspection, Snee Farm, March 10, 1993.
214. Blake.
215. Ibid.
216. Buchanan et al.
217. Section 106 compliance documentation, July 17, 1991, and specifications Section 15010, Mechanical Work, and Section 16010, Electrical Work, no date.
218. NPS Drawing No. 345-25001, April 1991.

The air handlers connect to insulated metal ducts, which serve supply and return grilles that mainly predate the 1990s renovation work.

Electrical. The single-phase electrical service enters the house underground at the basement. Two, 200-amp electrical panels are located at the west wall. The electric meter for the house is located at the southwest corner of the northwest wing (Figure 219).

FIGURE 219. The electric meter for the house.

The primary telecommunications equipment is located along the south wall of the basement (Figure 220). Internet service control panels are located along the east wall (Figure 221).

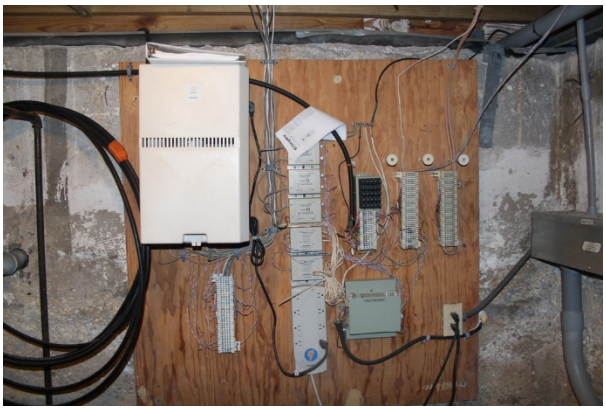

FIGURE 220. Telecommunications equipment along the south wall of the basement.

FIGURE 221. Internet service control panels along the east wall of the basement.

Plumbing. Domestic plumbing in the house was entirely replaced in the 1990s. Both the drain lines and water supply lines are PVC. The upstairs bathroom fixtures have been disconnected from the plumbing runs. The sanitary drain line runs from the two universally accessible toilet rooms in the northeast wing, under the north porch, into the basement, and exits through the west side of the foundation wall under the toilet room in the northwest wing. Water supply originates in the basement. There is an electric ten-gallon water heater in the basement to serve the three toilet rooms; the existing unit dates to the 1990s (Figure 222).

FIGURE 222. The water heater in the basement.

The basement also contains an open sump along the south wall (Figure 223). The pump discharges at grade along the south side of the northwest wing (Figure 224 and Figure 225).

FIGURE 223. An open sump along the south wall.

FIGURE 224. The pump discharges at grade along the south side of the northwest wing.

FIGURE 225. The pump discharges at grade along the south side of the northwest wing.

Fire Protection. Fire protection water service enters the west wall of the basement, and the major connections and pumps for the fire protection system are within the basement (Figure 226).

The fire alarm control panel is located on the north face of the brick chimney at the center of the basement (Figure 227).

FIGURE 226. Fire protection pumps at the west wall of the basement.

FIGURE 227. The fire alarm control panel on the north face of the brick chimney in the basement.

Barn

Baseline drawings of the barn prepared as part of this study are provided in Appendix B.

Exterior Description

The barn is a two-story wood-framed horse barn adapted for use as a storage and conference room for the park. The structure has a rectangular plan with a covered breezeway at the south elevation and a lean-to along the north elevation (Figure 228). The covered breezeway extends the full length of the south elevation and consists of a shed roof supported on nine wood posts, spaced 8 feet on center. The lean-to has a shed roof and extends the full length of the north elevation. Personnel doors are primarily located on the south elevation but are also located on the east and west elevations. Wood-framed vehicular doors and hay loft doors are centered on the east and west end gable elevations. Typical window openings are wood-framed and located on the north and south elevations. The building has a crimped sheet metal roof and features a cross gable and square cupola with pyramidal roof.

FIGURE 228. The south elevation of the barn.

Foundation. The structure has a masonry foundation wall that extends approximately 12 inches above grade and is visible from the exterior on all elevations of the building. Most of the building has a brick foundation that appears to be original to the structure (Figure 229). Portions of the foundation at the east elevation and east half of the north elevation have been replaced with a foundation constructed of concrete masonry units (CMU) (Figure 230). At the interior, portions of the CMU foundation wall are visible along the east elevation.

Six of the nine wood posts associated with the covered breezeway have 12-inch-square brick piers that extend approximately 10 inches above grade and support the wood post framing (Figure 231). One of the support posts has a non-original CMU foundation pier. The remaining two posts had no visible foundation support.

FIGURE 229. The barn has a brick foundation.

FIGURE 230. Portions of the foundation have been replaced with concrete masonry units.

FIGURE 231. The base of the wood posts at the breezeway.

Walls. The building has wood-framed walls with nominal 1x8 wood clapboard siding painted white. Clapboards are lapped approximately 1-1/2 inches, leaving approximately 6 inches of the clapboard exposed to view. There is a vertical trim board at each corner of the building (Figure 232).

FIGURE 232. Vertical trim board at a corner of the building.

The south elevation is the main entrance elevation and features a one-story wood-framed covered breezeway that extends approximately 8 feet beyond the enclosed portion of the building (Figure 233). The breezeway is a dirt-covered area with four concrete pavers and a non-original concrete stoop aligned with the center door entrance (Figure 234). A concrete pad and mechanical equipment are located at the west end of the breezeway.

FIGURE 233. A wood-framed breezeway is present along the south elevation.

FIGURE 234. The breezeway is dirt-covered with concrete pavers at the center door.

The south elevation is divided into seven bays by window and door openings (refer to Figure 228). The east portion of the elevation consists of five door openings, each spaced 8 feet on center and painted black. The four easternmost door openings measure approximately 50 inches wide and 7 feet 2 inches tall and have 1x4 trim. The westernmost door opening measures 36 inches wide by 7 feet tall and has a 4-1/2 inch wide trim board. The second and fourth door openings from the east are infilled with vertical tongue and groove wood plank and painted black. Door types include tongue and groove plank doors and multi-panel wood doors, as further discussed below.

At the west end of the south elevation are two window openings. Each opening measures 2 feet 6 inches wide and 5 feet 2 inches tall and has 4-1/2 inch wide trim with a 2-inch-wide wood sill that extends 4 inches beyond the opening on each side. Window openings at the south elevation have a double-hung sash, as discussed below.

In addition to door and window openings, the south elevation features a wall-mounted electrical panel and wall-mounted electrical conduit, junction box, and coolant line associated with the condenser unit at the west end of the elevation (Figure 235). A small louvered vent opening is centered on the elevation above an infilled door opening.

FIGURE 235. A wall-mounted electrical panel and additional mechanical equipment on the south elevation.

The east elevation is a two-story end gable elevation with the open bay of the covered breezeway at the south end and the shed roof lean-to at the north end. The elevation has the typical wood clapboard siding and a visible CMU foundation and features two first floor and one upper level door openings (Figure 236). At the center of the first floor level is a non-original vehicular door opening that is accessed from a non-original concrete ramp. The opening has a wood sliding door, painted black, which is hung from hangers on an exterior-mounted overhead track (Figure 237). The clapboard siding has been shimmed to provide a flat surface upon which to mount the overhead track. The overhead track extends along the south end of the elevation. There are two metal door bumpers, painted black, that are anchored to the wall at the south end of the elevation. Surface-mounted to the access ramp is a non-original channel that aligns with the track of the sliding door and helps stabilize the door while in the closed position. Centered at the second floor hay loft is a wood-framed door opening. The opening has 4-1/2-inch-wide trim, a 2-inch-wide wood sill, and a double-leaf hinged tongue and groove plank door with strap hinges. At the lean-to at the north end of the elevation is a personnel door that is accessed from a concrete stoop. The opening measures approximately 3 feet wide by 7 feet tall and has 4-inch-wide trim and a single-leaf hinge tongue and groove plank door.

FIGURE 236. The east elevation of the barn.

FIGURE 237. A vehicular door opening at the center of the east elevation.

The north elevation has typical wood clapboard siding, an exposed CMU foundation at the east end, and a brick foundation at the west end. There are four small window openings located on the

west end of the elevation (Figure 238). Each opening measures 2 feet tall by 4 feet wide and is approximately 5 feet 6 inches above grade. The openings are framed with 1x4 wood framing and have a 1-1/2 inch wood sill that extends the full width of the opening. The openings have a wood-framed awning sash, discussed below. Other wall features include non-original wall-mounted hose bib, hose reel, and floor lights located at the east end of the elevation (Figure 239).

FIGURE 238. The north elevation of the barn.

FIGURE 239. A hose bib, hose reel, and floor lights at the east end of the north elevation.

The west elevation is similar to the east elevation with the open bay of the covered breezeway at the south end and the enclosed lean-to on the north end. There are three door openings at the first floor level (Figure 240). A vehicular door, measuring approximately 5 feet wide by 7 feet tall, is located at the center of the elevation and is accessed from a non-original concrete ramp. It has 4-inch-wide trim along the jambs, 6-inch-wide trim at the header, and a double-leaf hinged plywood door. Narrower door openings, 3 feet in width, are located approximately 4 feet on either side of the vehicular door. The narrower door openings are accessed from a non-original concrete stoop and have 4-inch-wide trim along the jambs and 6-inch-wide trim at the header. The north opening has a single-leaf hinged tongue and groove plank door. The south door opening has been infilled with vertically oriented tongue and groove plank. Centered on the second floor level is a hay loft door opening with 4-inch-wide trim, wood sill, and tongue and groove double-leaf door with strap hinges. Other features on the west elevation include wall-mounted electrical junction boxes and telecommunications boxes mounted to the wall between the vehicular door and the south door opening.

FIGURE 240. The west elevation of the barn.

Roof. The building has a wood-framed gable roof with a shed roof lean-to on the north elevation and a shed roof breezeway on the south elevation. The roof is clad with 2-foot-wide crimped sheet metal panels and has an overhang of approximately 4 inches with the typical fascia detail consisting of a 1x6 fascia board and wood trim with an ogee profile (Figure 241).

FIGURE 241. A typical fascia at the barn.

Centered on the south elevation, at the ridge between the main gable roof and covered breezeway roof, is a cross gable (Figure 242). The cross gable has wood clapboard siding, painted white, and a wood-framed louvered circular vent.

FIGURE 242. A cross gable at the south elevation.

Along the ridge of the gable roof is a wood-framed and louvered cupola that helps vent the roof and attic level. The cupola extends approximately 6 feet above the roofline, is square in plan, and has pyramidal crimped sheet metal roof (Figure 243). All four elevations of the cupola have louvered openings. The drum of the cupola has clapboard siding with wood trim at the corners. Extensive repairs have been made to the cupola.

FIGURE 243. The cupola at the center of the roof.

Windows. There are two types of window openings present on the building. Window openings at the south elevations measure approximately 5 feet 2 inches tall and 3 feet 4 inches wide and have a 4-1/2 inch wood trim board, projecting wood sill, and are painted black. The window units are six-over-six wood-framed double-hung sash. Clear glazing lights measure 9 inches by 12 inches and are separated by 1/4-inch-wide wood mullions (Figure 244).

FIGURE 244. A typical six-over-six double-hung window.

At the west end of the north elevation, window openings have 1x6 jambs and measure 2 feet tall by 4 feet wide. There is a 1-1/2 inch projecting sill that extends the full width of the opening. The opening has a two-light awning sash constructed of 2-inch-wide wood framing and clear glazing (Figure 245).

FIGURE 245. A typical two-light awning sash.

Doors. There are four general types of door construction visible on the barn exterior. Most door openings, including the vehicular sliding door and personnel doors on the west, south, and east, are non-original composite doors. These doors have a 1/2 inch plywood core with 1x8 vertically oriented tongue and groove planks mounted to the interior and exterior face (Figure 246 and Figure 247). The exterior face of the doors are painted black. The interior face of the doors are unfinished.

FIGURE 246. The edge of a typical composite door.

FIGURE 247. A typical composite door.

The vehicular door at the west elevation is a non-original door constructed of plywood. The door is clad on the exterior with vertically oriented wood planks and painted black (Figure 248).

FIGURE 248. The vehicular door at the west elevation.

Hay loft doors consist of 1x8 vertical wood plank with Z-shaped bracing on the interior side. The doors have strap hinges and the exterior is painted black (Figure 249 and Figure 250).

FIGURE 249. A hay loft door.

FIGURE 250. The interior side of the hay loft door.

The west door at the south elevation appears to be original. It is a five-panel wood door with 4-1/2-inch wide stiles and rails. Each panel measures 11 inches tall by 27 inches wide and has a beveled panel. The door has a wood sill plate, non-original security lock, and five knuckle ball hinges.

Exterior Condition Assessment

Baseline drawings annotated with existing exterior condition observations are provided in Appendix C. Conditions described are as observed in September 2014.

- Condensation was observed on the exterior face of the windows at the conference room (Figure 251). Moisture was observed forming on the glass and dripping off the window frame and sill. The exterior of the windows was observed to have mold and mildew.

- Approximately three window lights in the double-hung windows on the south elevation were observed to be cracked (Figure 252).

FIGURE 251. Condensation on the exterior face of the conference room windows.

FIGURE 252. A cracked window light.

- A sheet metal trim piece was observed to be missing from the edge of the roof at the west elevation (Figure 253).

- Peeling paint was observed at multiple locations on all elevations of the building (Figure 254). The peeling paint was concentrated at boards near the bottom half of the structure.

- Mold and mildew was observed on the face of the wood clapboard. The biological growth was most pronounced on the north and west elevations (Figure 255).

- Mold growth was observed on the face of the brick foundation on the north elevation (Figure 256).

- Deterioration was observed at multiple boards. The deterioration included rot, checking, cracking, and splitting of the wood (Figure 257 through Figure 259). In some cases, the performance of the wood siding was diminished.

- Surface corrosion was observed at the crimped metal roof panels (Figure 260).

FIGURE 253. Detail of the west end of the barn. Note that a piece of metal trim is missing at the north half (left side of photograph), exposing the ends of the roof sheathing boards.

FIGURE 254. Peeling paint was observed on all elevations.

FIGURE 255. Biological growth on the wood clapboard.

FIGURE 256. Organic growth on the face of the brick foundation on the north elevation of the barn.

FIGURE 257. Deterioration of the wood clapboards was observed.

FIGURE 258. Deterioration of the wood clapboards.

FIGURE 259. Deterioration of the wood clapboards.

FIGURE 260. Surface corrosion was observed at the metal roof.

Interior Description

The building has a rectangular plan organized around a central hall from which there is direct access to most rooms at the first floor level and a stair to the second floor hay loft. There are four rooms accessed from the south side of the hall including a storage room, break room with separate bathroom and laundry room, electrical room, and conference room. The carpentry shop, along with the connected wood storage and tool rooms, comprise the north portion of the first floor plan. Floor finishes throughout the first floor are typically exposed concrete with a single wythe brick foundation at the locations of original partition walls (Figure 261). The second floor hay loft has an open plan.

FIGURE 261. There is a brick foundation at some locations.

First Floor. The central hall extends east–west through the building and connects the vehicular door openings at the east and west elevations. It has a concrete floor, horizontal tongue and groove plank walls, and ceiling joists and cross bracing exposed to view (Figure 262 and Figure 263). At the center of the hall and along the north wall is a wood-framed stair with wood stringer and treads. The underside of the stair is clad with tongue and groove boards (Figure 264). The stair has a non-code compliant handrail constructed of 2x4 members nailed together.

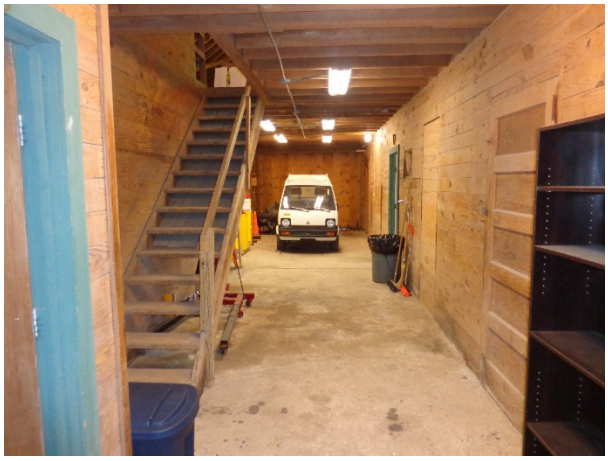

FIGURE 262. The central hall of the barn.

FIGURE 263. The central hall of the barn.

FIGURE 264. The underside of the stair in the central hall.

Previously existing door openings have been infilled with new tongue and groove wood siding (Figure 265). There are two types of doors visible within the hall. The more historic door type is a five-paneled wood door and is present at the conference room and electrical room (Figure 266). It has 2-1/2 inch wood trim at the perimeter of the opening and the previous finish has been removed. With the exception of the five knuckle hinges, the hardware had been removed from the doors and replaced with non-original door hardware. The interior face of the conference room door was painted teal green. Non-original wood doors to the break room, storage closet, and carpentry shop are hollow core flush. The east end of the north wall has a concrete masonry unit (CMU) foundation and appears to be of more recent construction (Figure 267). The hall has non-original surface-mounted electrical conduit, junction boxes, and fluorescent light fixtures.

FIGURE 265. Tongue and groove siding was used to infill door openings.

FIGURE 266. A historic five panel door.

FIGURE 267. A CMU foundation is present at the east end of the north wall.

The storage room is located at the southeast corner of the building and is accessed from an exterior door on the south elevation and from an interior hall door. The room has an exposed concrete floor and unfinished plywood walls and ceiling with two ceiling-mounted light fixtures (Figure 268). The room is used for storage and has wood-framed shelving.

FIGURE 268. The storage room.

The break roof is immediately west of the storage room and is accessed from the exterior by the main entrance door centered on the south elevation and also from the central hall. The room has a concrete floor with traffic coating and gypsum board walls and ceiling with wood baseboard and trim (Figure 269). The room has a non-original ceiling fan and fluorescent lighting. Kitchen cabinets have been installed on the east wall. Two small rooms are located on the west side of the room and are accessed by hollow core wood doors. Both rooms have non-original finishes, which include gypsum board walls and ceiling, wood baseboards, and a light fixture. The north room is a bathroom (Figure 270). The south room was originally a second bathroom but has been converted for use as a laundry room (Figure 271).

FIGURE 269. The break room.

FIGURE 270. The north room is used as a bathroom.

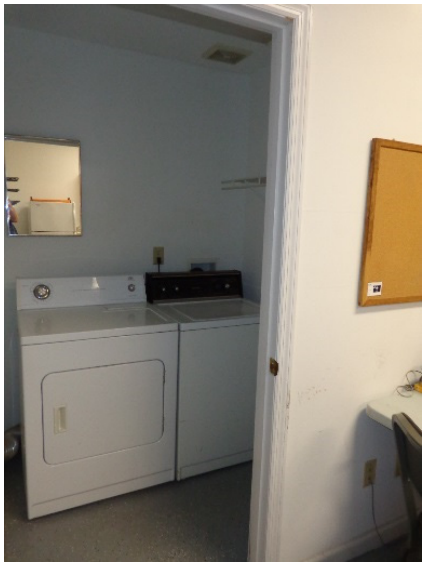

FIGURE 271. The south room is now used as a laundry room.

West of the break room is the electrical room. The room has an exterior door on the south wall and an interior door that leads to the central hall. It has a concrete floor and unpainted tongue and groove wood walls and ceiling (Figure 272). A new electrical panel and electrical conduit are surface mounted to the wall and ceiling. The room includes a storage closet and water heater.

FIGURE 272. The electrical room.

The conference room is located at the southwest corner of the plan and is accessed from the central hall. It has a carpeted floor, gypsum board walls painted cream, wood baseboard and ceiling trim painted green, and a gypsum board ceiling with textured plaster finish (Figure 273). A non-original fan and fluorescent light fixtures are mounted to the ceiling. The room has two windows on the south interior elevation as well as a wall-mounted air conditioning unit. This room is the only air conditioned space in the building.

FIGURE 273. The conference room.

The carpentry shop is located on the north side of the building. It consists of a main work room space, which provides access to the wood storage and tool rooms. The shop contains wood working equipment and is accessed from an exterior door on the west interior elevation and two interior doors from the central hall. The main work room of the carpentry shop has an L-shaped plan and a concrete floor that is divided into two rectangular sections by a one-wythe-wide brick foundation wall. The walls and ceiling are plywood painted white with wood molding (Figure 274). Fluorescent light fixtures are spaced approximately 4 feet apart and set in recessed openings between framing members (Figure 275). All window, door, and recessed lighting openings have wood trim painted green.

FIGURE 274. The carpentry shop.

FIGURE 275. Fluorescent light fixtures in the carpentry shop.

The wood storage room is located at the northeast corner of the building, east of the work room. It is accessed from an exterior door on a CMU foundation and from the work room on the interior. The room has concrete floors, plywood walls and ceiling painted white, and recessed fluorescent light fixtures (Figure 276). Parallel to the wood storage room is the tool room. It is accessed from the work room and has concrete floors, and unpainted plywood walls and ceiling with recessed fluorescent lighting (Figure 277).

FIGURE 276. The wood storage room.

FIGURE 277. The tool room.

Second Floor. The second floor loft is accessed from the central hall stair and consists of a large open plan hayloft space with sloped walls that follow the pitch of the roof structure (Figure 278). The space is characterized by wood tongue and groove floors and exposed wood wall and roof framing. As part of the exposed roof framing, the interior framing of the louvered cross gable and cupola is visible (Figure 279 and Figure 280). The hayloft doors are centered on the east and west walls of the room. The southeast corner of the room has wood-framed storage shelving clad with plywood. Non-original electrical conduit and light fixtures are mounted to the underside of the roof ties.

FIGURE 278. The second floor loft.

FIGURE 279. The interior framing of the louvered cross gable.

FIGURE 280. The cupola at the center of the barn.

Interior Condition Assessment

- Evidence of active water leakage was observed at numerous locations (Figure 281 and Figure 282). The leaks were typically associated with holes in the sheet metal roof or gaps in the flashing between roof features. Roof deck and rafters were observed to have water staining or deterioration indicative of water leakage.

- The floor at the second floor level was observed to be bowed significantly. The ridge of the bow in the floor was located above the wall associated with the north wall of the hall. The floor sloped noticeably to the north. It was observed that the north end of the hay loft floor was not supported by a load bearing wall.

- Interior open joints were observed at the perimeter of the hay loft doors on the east and west elevations (Figure 283). The sill at the west hay loft door was also observed to be missing, accentuating the open joint.

- Gaps were observed at the flashing around louvered openings at the cross gable (Figure 284). Sealant at the joints was observed to have cohesively failed. The joints were up to 1 inch wide.

FIGURE 281. Evidence of water leakage was observed.

FIGURE 282. Evidence of water leakage was observed.

FIGURE 283. Interior open joints were observed at the perimeter of the hay loft doors.

FIGURE 284. Gaps were observed at the flashing around louvered openings at the cross gable.

- A continuous open joint was observed at the transition between the gable roof and the low-slope lean-to roof (Figure 285). The joint was located under the lap in the sheet metal between the two roof slopes and was lined with sheet metal. There was no sealant or joint filler observed.

- Peeling paint, mold, mildew, and moisture staining were visible on the wood six-panel interior door to the conference room (Figure 286). The deterioration was most pronounced at the lower three panels of the doors. The door felt cool and damp to the touch.

- Evidence of vandalism was observed at the second floor level of the barn (Figure 287). The vandalism included spray-painted text and images on the wood. It appeared that attempts had been made to clean the wood.

- 1x6 tongue and groove cladding boards were observed to be missing from the underside of the stairs (refer to Figure 264).

- Concrete patch repairs and extensions were made to the concrete floor slab (Figure 288).

FIGURE 285. Continuous open joints at the transition between the gable roof and the low-slope lean-to roof.

FIGURE 286. Peeling paint, mold, mildew, and moisture staining on the wood six-panel interior door to the conference room.

FIGURE 287. Evidence of vandalism at the second floor of the barn.

FIGURE 288. Concrete patch repairs and extensions were made to the concrete floor slab.

Structural System

The following description of the structural system of the barn is based on the visual inspection conducted during this study at locations where structural framing was exposed to view. Observations were compared with previous structural assessments, specifically the 1992 report entitled *Structural Inspection at Snee Farm,* prepared by the U.S. Army Corps of Engineers, and a 2015 report entitled *Evaluation of Structural Issues and Change of Use for the Main House and Barn Structure*, as noted below.[219]

The barn is a wood-framed structure constructed on a masonry foundation. The structure consists primarily of 2x6 exterior and interior load-bearing walls. The walls support 2x10 floor joists spaced 16 inches on center at the second floor level. Previous structural reports indicate that the joists range in span from 10 to 19 feet, depending on location within the building.[220] Wood bridging was observed at lap joints between joint members.

The main gable portion of the roof is constructed of 2x8 rafters, spaced 16 inches on center, with 2x6 collar ties and a 1x8 ridge. The roof has 1x6 tongue and groove decking.

The framing for the lean-to shed roof and covered breezeway consists of 2x8 wood framing members, spaced 24 inches on center. The upper end of the rafters are nailed to the gable roof rafters and supported on continuous wood-framed knee walls. The knee walls have 2x4 construction with double top plate. The lower end of the rafters is supported on a wood beam.

At the north lean-to shed, the doubled 2x10 joists extend from the interior load-bearing wall to the exterior wall and support the north knee wall. At the covered breezeway at the south side of the building, the rafters are exposed to view. Joists, spaced 5 feet 4 inches on center, extend from the

219. Blake; Mark A. Jackson, Jackson Engineering, Inc., *Evaluation of Structural Issues and Change of Use for Main House and Barn Structure at the Charles Pinckney National Historic Site* (2015)

220. Blake.

building and are nailed to the bottom of the rafters (Figure 289).

The cupola is constructed of 2x4s and clad with plywood sheathing. It is anchored to the sheathing of the gable roof.

FIGURE 289. The underside of the breezeway roof.

Repairs were observed at seven severely deteriorated rafters at the shed roof canopy on the south elevation. The repairs included sistering existing rafters where the wood was deteriorated and had a significant loss in section. The sistered rafters extend from the roof fascia to the face of the cladding (Figure 290 and Figure 291).

In the 1992 analysis, the load capacity for the second floor of the barn was determined to be 89 psf total, of which 9 psf was required for dead load, leaving 80 psf live load capacity, which was noted in the1992 report as suitable for light storage loads.[221] The 2015 report stated concerns regarding the structure of the barn, specifically at the knee walls, and recommended supplemental repairs to the structure.[222] In conjunction with the present study, WJE reviewed the Jackson Engineering, Inc., report provided to us by the National Park Service, and recommends that further investigation be conducted before structural repairs are performed.[223]

FIGURE 290. Repairs were previously made to deteriorated rafters.

FIGURE 291. Repairs were previously made to deteriorated rafters.

221. Ibid.
222. Jackson.
223. WJE comments on the Jackson Engineering, Inc., structural assessment report were provided to the National Park Services in the WJE e-mail dated August 20, 2015.

Corn Crib

Baseline drawings of the corn crib prepared as part of this study are provided in Appendix B.

Exterior Description

The corn crib is a one-story wood-framed structure set on masonry piers. It has slightly pitched side walls and a wood-framed gable roof with flared eaves (Figure 292). The building has a rectangular plan that, at its base, measures 12 feet by 17 feet. The main entrance is centered on the east end gable elevation. Louvered openings are located on the east and west elevations. Siding on the north and south elevations have wide spaces between boards to allow for ventilation. The building is currently being used as a storage facility.

FIGURE 292. The corn crib.

Foundation. The building is supported on six masonry piers: one at each corner and one at the middle of both the north and south elevations (Figure 293). Each pier measures approximately 12 inches square and projects approximately 4 inches above grade. The three piers on the north elevation, as well as the pier at the southwest corner, are constructed of brick masonry. The remaining two piers at the south elevation are CMU construction and appear to be a later alteration (Figure 294).

FIGURE 293. Masonry piers at the corner of the corn crib.

FIGURE 294. CMU piers at the south elevation.

Within the plan established by the perimeter foundation piers is a non-original cast-in-place concrete slab on grade, which serves as a secondary foundation. The concrete slab is approximately 10 inches thick and has a stepped edge profile that supports the platform wall structure. The edge of the bottom step of the concrete slab extends between the foundation piers and is exposed to view from the exterior.

Walls. The main elevation is at the east end gable and consists of twenty-five rows of horizontally-oriented nominal 1x8 wood clapboard, painted white (Figure 295). The clapboards have a 1/2-inch lap and are fastened to the wood framing with wire nails. The east elevation includes a wood-framed door and louvered opening centered on the elevation. The wood-framed louvered opening has seven 1x8 wood louvers (Figure 296). Portions of three of the horizontal siding boards have been replaced with new wood boards (Figure 297). The replacement boards are not painted and have smaller fastener heads. The west elevation is very

similar to the east elevation but without an entrance door (Figure 298). At the west elevation, the louvered opening at the end gable also features a 1-inch-thick wood sill that projects approximately 2 inches from the face of the clapboard siding (Figure 299).

FIGURE 295. The east elevation of the corn crib.

FIGURE 296. Wood-framed louvered opening.

FIGURE 297. Portions of the horizontal siding boards have been replaced with new wood boards.

FIGURE 298. The west elevation.

FIGURE 299. Louvered opening at the west elevation.

As described above, the north and south walls are slightly angled outward, giving the east and west elevations a pentagonal shape (refer to Figure 292). The north elevation consists of nine rows of horizontally-oriented 1x6 wood plank siding, painted white (Figure 300). In general, the siding boards are spaced 3 inches apart (Figure 301). Between the lower two boards the space is wider, nearly 12 inches wide, and ghosting is evident on the framing and underlying hardware cloth, indicating that one wood plank has been removed. The lower four rows of siding consist of a single 17-foot-long board. The upper five rows of siding each consists of two boards with staggered vertical joints aligned with one of the end framing members (Figure 302). Hardware cloth is fastened to the underlying wood framing and visible through the gaps between the wood clapboard. At

the east and west ends of the north elevation is a vertical trim board that measures 1 inch thick by 4-1/2 inches wide and is set flush with the adjacent plank siding.

FIGURE 300. The north elevation of the corn crib.

FIGURE 301. The wood siding on the corn crib.

FIGURE 302. The upper five rows of siding consists of two boards with staggered vertical joints.

The south elevation is similar to the north elevation; however, it consists of seven rows of 1x8 wood siding (Figure 303). As on the north elevation, the siding is spaced 3 inches apart and has hardware cloth visible between spaces in the siding. There is a wider space and ghosting between the lower two boards indicating one horizontal plank has been removed.

FIGURE 303. The south elevation of the corn crib.

Doors. The corn crib has one door opening centered on the east elevation. The door opening is wood-framed and measures approximately 35 inches by 81-1/2 inches. The bottom of the opening is approximately 10 inches above grade. The exterior face of the opening is framed with 2x4 wood trim set flush with the surrounding wood clapboard and painted white. The door consists of five full-width wood planks, each measuring approximately 1 inch thick by 6-1/4 inches wide, and one half-width board. There are two metal three-knuckle strap hinges on the north side of the door and a metal latch with a padlock on the south side of the door. A non-original "Danger Flammable Liquids" sign is mounted to the door. The interior face of the door is unpainted. The interior door face has 1x8 upper and lower cross bracing and a 1x4 diagonal brace nailed to each door plank, which form a Z-shaped pattern (Figure 304). Additional wood blocking is located at the door lock.

FIGURE 304. The interior face of the door on the east elevation.

Roof. The building has a gable roof structure with flared eaves. The main portion of the roof framing has a 12:12 pitch and overhangs approximately 4 inches on the east and west elevations and 6 inches on the north and south elevations. At the east and west end gable elevations, the roof framing at the overhanging eaves is visible from the underside and has 1x10 fascia board (Figure 305). At the north and south elevations, the roof has an enclosed eave consisting of a 1 inch by 6 inch eave board that projects approximately 5 inches from the face of the wall, a 1 inch by 6 inch wood fascia board that extends perpendicular to the eave, and a triangular-shaped wood trim board along the top of the fascia (Figure 306). The eave, fascia, and trim are all painted white. At some locations, the fascia at all elevations of the building has been overclad with a non-original 1/2 inch particle board and painted white (Figure 307). The roof has wood shingles but has been overclad with 24 inch wide crimped sheet metal panels (Figure 308). In 1911, following a major hurricane, the original wood shingle roof was covered with metal roofing.

FIGURE 305. The roof framing at the overhanging eaves is visible from the underside.

FIGURE 306. A triangular-shaped wood trim board along the top of the fascia.

FIGURE 307. The fascia has been overclad with particle board in some areas.

FIGURE 308. The wood shingle roof has been overclad with crimped metal panels.

Interior Description

The corn crib is currently being used as a tool storage room. The interior consists of a single room and is characterized by its exposed concrete floor slab wood framing. Non-original hardware cloth is exposed to view at the walls and ceiling, above the ceiling joists (Figure 309). Plywood has been applied to the interior framing at the west wall, as well as at a small section of the east wall (Figure 310). A strip of sheet metal has been nailed along the joint between the top plate and ceiling joint on the east elevation (Figure 311).

FIGURE 309. Non-original hardware cloth is exposed at walls and ceilings.

FIGURE 310. Plywood has been installed at the interior framing at the west wall.

FIGURE 311. A strip of sheet metal nailed along the joint between the top plate and ceiling joint on the east elevation.

Structural System

The building has platform-framed walls that consist of non-original 6 inch by 6 inch pressure treated wood sill plates that rest on the interior edge of the masonry piers and are supported on the stepped edge of the concrete slab. The sill plate wraps around the entire perimeter of the structure and is visible from both the interior and exterior of the building. Nailed to the sill plate, and at some locations clipped with small steel angles, are 2x6 studs spaced 2 feet on center with double studs at each corner and wall opening (Figure 312). The studs at the north and south elevation are angled outward, approximately 5 degrees, from perpendicular. Each wall has a single 2x6 top plate. Along the north and south walls, there are 2x4 diagonal cross bracing members that are anchored to the wood studs and extend from the corners of the top plate to the midpoint of the sill plate.

FIGURE 312. Sill plates at the perimeter of the structure.

Horizontal 2x10 wood ceiling joists extend in a north–south direction and are supported by the top plate. The joists are aligned with the wall studs and secured by 1x6 wood diagonal bracing members that sandwich each end of the joist and the adjacent stud (Figure 313).

FIGURE 313. The wood ceiling joists.

The roof framing consists of 2x6 wood rafters spaced 2 feet on center and a continuous 1x6 wood ridge beam. The rafters have bird's-mouth joints that rest on the top plate and are nailed to the adjacent ceiling joist. At the lower 18 inches of the roof framing, near the eaves, supplemental wood kickers are nailed to the wood rafters. These kickers are supported by wood cleats that alter the roof pitch, giving the roof the appearance of having flared eaves. Horizontal 1x6 wood collar ties extend between the midpoints of opposite rafters. The 1x2 wood battens are spaced 6 inches apart and anchored perpendicular to the rafters. There are four 1x6 queen roof ties that extend diagonally across the roof framing.

Condition Assessment

Baseline drawings annotated with existing condition observations are provided in Appendix C. Conditions described are as observed in September 2014.

Wood Structure

- Approximately 10 percent of the boards had large cracks, checks, or splinters (Figure 314). Cracks, checks, and splinters were typically horizontally-oriented, along the grain of the wood.

FIGURE 314. Cracks, checks, and splinters are present in the boards.

Walls

- Approximately 15 percent of cladding boards are severely deteriorated. Deterioration includes severe rot resulting in soft or crumbling wood (Figure 315 and Figure 316). Deterioration was typically observed along the bottoms or at the end grain of cladding boards. Deterioration was most pronounced at the east and north elevations.
- Mold growth was observed on nearly all of the cladding boards. There were many types of mold and mildew observed, including a light green moss on the face of the boards, as well as black surface mildew (Figure 317).
- Deteriorated and peeling paint was observed throughout the structure, on all elevations of the building (Figure 318).
- Wood siding boards were observed to be missing on the north and south elevations

(Figure 319). On both elevations, the second board from the bottom was missing across the full length of the elevation. The former location of the historic board was visible through ghosting on the partially painted hardware cloth.

- Small holes and rips were observed in the metal hardware cloth between the wood siding on the north and south elevations (Figure 320).

FIGURE 315. Severe rot at the edge of the roof.

FIGURE 316. Deterioration at the cladding boards.

FIGURE 317. Mold growth at the cladding boards.

FIGURE 318. Deteriorated and peeling paint was observed throughout the structure.

FIGURE 319. Wood siding boards were observed to be missing on the north and south elevations.

FIGURE 320. Small holes and rips were observed in the metal hardware cloth between wood siding members.

Roof

- General surface corrosion was observed on the face of the crimped sheet metal roofing. At a few locations, there were small pin holes in the sheet metal. The pin holes in the roof cladding were visible from the interior. A portion of the sheet metal roof cladding at the northwest end was missing, exposing wood shingles to view (Figure 321).

- At various locations, 1/2-inch-thick particle board was installed over the face of the wood siding boards. The particle board was typically located at the roof fascia and painted white (Figure 322 and Figure 323). The particle board appeared wet and the wood adjacent to the alteration appeared to be more severely deteriorated.

- Displaced wood trim was observed at various locations (Figure 324). The displaced trim was typically located along the roof line, associated with deteriorated wood, and displaced approximately 1 inch to 2 inches from its intended location.

FIGURE 321. Wood shingles are exposed to view where the metal roof is missing.

FIGURE 322. Particle board installed over the face of the wood siding boards.

FIGURE 323. Particle board installed over the face of the wood siding boards.

FIGURE 324. Displaced wood trim along the roof line.

Significance and Integrity

Evaluation of Significance

Significance Criteria

The Criteria for Evaluation for listing in the National Register of Historic Places state:

> The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:
>
> A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
>
> B. That are associated with the lives of persons significant in our past; or
>
> C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
>
> D. That has yielded, or may be likely to yield, information important in prehistory or history.
>
> Criteria Considerations
>
> Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties *will qualify* if they are integral parts of districts that do meet the criteria or if they fall within the following categories:
>
> a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
>
> b. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
>
> c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or
>
> d. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
>
> e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
>
> f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or

g. A property achieving significance within the past 50 years if it is of exceptional importance.[224]

National Register Significance Evaluation

Snee Farm was listed in the National Register on April 13, 1973, and designated a National Historic Landmark on November 7, 1973.[225] The National Register nomination and National Historic Landmark nomination primarily address the main house, and does not address the barn, corn crib, or surrounding cultural landscape. The National Register nomination notes a state level of significance, citing the areas of Architecture and Political significance, while the National Historic Landmark indicates a national level of significance, citing only the area of Political significance.

The version of the nomination form that was used in 1973 does not indicate specific National Register evaluation criteria. Based on information available at the time the nomination documentation was prepared, the construction date of the Snee Farm main house is given as circa 1754 and the house is indicated to be "unaltered." Later investigation revealed that the house was likely constructed circa 1830, and it is now known to have been altered since original construction, primarily in the 1930s.

Based on research and review of documentation conducted for this study, updating of the National Register nomination for the Charles Pinckney National Historic Site is warranted to provide a more accurate assessment of the history, significance, and integrity of the main house, as well as to address the barn, corn crib, and overall cultural landscape of Snee Farm. The property could be assessed in terms of the Criteria for Evaluation, reevaluated in terms of relevant areas of significance, and the period of significance updated.

Research and analysis conducted since the National Register nomination was completed suggest that Snee Farm does not appear to be significant under Criterion A in the area of Politics, because the existing house and other structures postdate the life of notable figure Charles Pinckney III.

Under Criterion B, the existing house, as well as the barn and corn crib, are not directly related to the life and work of Charles Pinckney III. However, further assessment is appropriate for the site to place the cultural landscape within the context of Pinckney's life and work.

Under Criterion C, the house could be further assessed in terms of its significance as a distinct and well preserved example of an early nineteenth century plantation residence, illustrating the broad patterns of pre-Civil War plantation life in coastal South Carolina. Comparison with similar Lowcountry farmsteads and residences would be needed to determine whether the house is a unique or particularly representative example of

224. *Code of Federal Regulations, Title 36, Part 60,* "The National Register Criteria for Evaluation."

225. Wright Caughman, Historic Preservation Assistant, South Carolina Department of Archives and History, National Register of Historic Places nomination for Snee Farm, July 21, 1972; the property was entered into the National Register of Historic Places, April 13, 1973. Charles Snell, Historian, National Park Service, National Historic Landmark nomination for Snee Farm, January 15, 1973; the property was designated a National Historic Landmark on November 7, 1973. At the time there was not a separate form for National Historic Landmark nominations, and the NHL nomination was therefore prepared on a National Register form. A new National Register nomination for Charles Pinckney National Historic Site was prepared by Emily Kleine, Historian, National Park Service, in May 2000 and submitted to the State Historic Preservation Office. Additional information related to the updated nomination was not available for this study.

the type, and also to determine whether its significance is at a local, state, or national level.

Further research is also needed to evaluate the significance of the property under Criterion D, for its potential to yield archeological information. Based on studies completed to date, the Snee Farm property contains important archeological resources that enhance the understanding of notable American Charles Pinckney III and daily life on South Carolina coastal plantations, and will likely be significant under this criterion.[226] Detailed consideration of the archeological potential of the site is beyond the scope of this Historic Structures Report, but is recommended for further study below.

Period of Significance

The National Register nomination for Snee Farm, which primarily addresses the main house, indicates a period of significance of eighteenth century, with a specific date of circa 1754. The National Historic Landmark documentation indicates a period of significance of the eighteenth century, with specific dates given as 1754–1824. The 1754 date was understood to be the approximate original construction date of the house, at the time the nominations were prepared (1972–1973).[227] The 1824 date noted in the National Historic Landmark documentation coincides with Charles Pinckney's death.

As noted above, further investigation and analysis of nails used in construction of the house conducted by the National Park Service in the early 1990s, as well as consideration of the ownership history of the property, resulted in a revised construction date for the main house of circa 1830. Based on limited available archival documentation, the house appears to have retained its essential form and character through various owners at least until 1936, when various additions and other alterations were made.

The Snee Farm corn crib was constructed circa 1910, and the Snee Farm barn was constructed circa 1945. Both of these structures are associated with the later agricultural use of the Snee Farm property.

Based on the assessment of criteria and areas of significance as discussed above, review of available documentation for this study suggests that a period of significance of circa 1830 to 1945 is appropriate for the main house, barn, and corn crib, as a collection of farm resources. This period of significance could be considered as part of an updated National Register nomination for Snee Farm as a historic district, significant at a local level for its association with the transition from antebellum plantation life to postbellum practices.

226. Blythe et al., 1–3.

227. Ibid.

Character-Defining Features

The historic nature of significant buildings and structures is defined by their character, which is embodied in their identifying physical features. Character-defining features can include the shape of a building; its materials, craftsmanship, interior spaces, and features; and the different components of its surroundings.[228]

The following list identifies existing character-defining features of the exterior and interior of the main house:

- General form of the structure including central gable-roof volume and side wings
- Exterior envelope materials, including brick foundation piers and walls, wood siding, wood shutters and hardware, and wood windows and doors
- Copper gutters and downspouts
- Porches with wood columns and balustrades, wood floors and ceilings, and masonry approach steps
- Wood plank interior flooring
- Wood wainscot and plaster walls and ceilings
- Wood baseboard and door and window trim, staircase and balustrade, and interior stile-and-rail doors and hardware
- Wood and stone fireplace surrounds
- Built-in kitchen and pantry casework

The following list identifies existing character-defining features of the exterior and interior of the barn:

- General form of the structure including gable roof with lean-to shed roofs on north and south
- Wood siding
- Wood windows and sliding and hinged doors
- Metal roofing
- Rooftop ventilation cupola and center cross-gable with circular vent
- Open porch along south side
- Interior wood plank wall cladding
- Interior stile-and-rail wood doors

The following list identifies existing character-defining features of the exterior and interior of the corn crib:

- General form of the structure including sloped side walls and gable roof
- Exposed wood structure
- Wood plank wall cladding
- Sheet metal roofing

228. Lee H. Nelson, FAIA, *Preservation Brief 17: Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character* (Washington, D.C.: National Park Service, Technical Preservation Services, 1988).

Summary Table of Features

Feature	Date of Extant Material	Comments
Main House		
Brick pier and wall foundation	Original; 1930s	
Masonry chimneys	Original	
Wood infill between piers	1996	
Wood clapboard siding	Original; 1930s	Portions just above foundation on kitchen wing replaced, circa 1998. Most recent repainting, 2013.
Wood shutters	1930s	
Shutter hardware	Various	
Wood window sash	1930s	
Wood exterior doors	Original; 1930s	
Wood shingle roofing	2001–2002	Originally wood shingle. Likely covered with sheet metal after August 1911 hurricane. Replaced with cement asbestos shingles, 1930s. New fiber-cement shingles, 1993.
Copper gutters and downspouts	2001–2002	
Accessible lift at north porch	1996	
Brick and stone entrance steps at south porch	Original	
Columns and balustrade at south porch	Original?	Evidence of prior repairs
Brick entrance steps at north porch	1930s	
Columns and balustrade at north porch	1930s	
Wood flooring	Original	
Wood wainscot and baseboard	Original	
Wood crown molding	1930s	
Interior doors and trim	Original	
Door hardware	1930s	Some antique pieces salvaged from other structures and installed at house, 1930s.
Plaster finishes	Original; 1930s	Some later repairs.
Stair and balustrade	Original	Opening at second floor widened, circa 1930s.
Upstairs bathroom fixtures	1930s	
First floor public restrooms	1991	
Bookshelves, south end of upstairs hall	1959	
China cabinet	1930s	Removed from former dining room and salvaged as free-standing furniture, 1995.
Finishes inside east and west first floor passages	Original	Both closed off to create closets, 1930s. East passage re-opened, 1993. West passage re-opened, 1995.
Kitchen and pantry casework	1930s and later	
Fireplace surrounds, main house	Original	
Fireplace surround, east wing	1930s	Older mantelpiece salvaged and installed in house, 1930s.
Electrical system, including most light fixtures	1991	
Plumbing system and fixtures	1991	
Mechanical system	1991	Many grilles are older, circa 1930s–1960s. New air handlers, 2013–2014.
Alarm system	1991	
Fire protection system	1997	
Barn		
Concrete masonry foundation	1940s or later	
Wood siding	1940s; 1993; 2015	
Wood exterior doors	1940s; 1993	
Wood windows	1940s	
Sheet metal roofing	2015	

Feature	Date of Extant Material	Comments
Concrete floors	1993	
Brick thresholds	1940s?	
Hayloft wood floor	1940s	Portions altered.
Gypsum board wall and ceiling finishes	1993	
Wood plank wall cladding	1940s	
Plywood wall cladding	1993	
Wood stile-and-rail doors	1940s	
Wood hollow-core doors	1993	
Electrical system and light fixtures	1993	
Mechanical and plumbing systems	1993 and later	
Corn Crib		
Concrete slab foundation	1993	
Wood structural framing	circa 1910	
Wood plank siding and louvers	circa 1910; 2015	
Metal screening	circa 1910	
Wood door	circa 1910	
Sheet metal roofing	2015	Perhaps first installed after August 1911 hurricane. Previously wood shingles
Plywood and other added elements for storage on interior	1993	

Assessment of Integrity

Assessment of integrity is based on an evaluation of the existence and condition of the physical features which date to a property's period of significance, taking into consideration the degree to which the individual qualities of integrity are present. The seven aspects of integrity as defined in the National Register Criteria for Evaluation are location, design, setting, materials, workmanship, feeling, and association. As noted in *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*:

> Location is the place where the historic property was constructed or the place where the historic event occurred. . . . Design is the combination of elements that create the form, plan, space, structure, and style of a property. . . . Setting is the physical environment of a historic property. . . . Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. . . . Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. . . . Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. . . . Association is the direct link between an important historic event or person and a historic property.[229]

The property must retain the essential physical features that enable it to convey its historical significance. The essential physical features are those features that define both why a property is significant (National Register criteria) and when it was significant (period of significance). The *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* defines integrity as "the ability of a property to convey its significance."[230]

The historic integrity of the main house, barn, and corn crib has been assessed within the context of their contribution to Snee Farm. Historic integrity is considered under the proposed criteria and period of significance discussed above, taking into consideration research findings after the time the National Register nomination was prepared in 1973.

House

Integrity of Location. The main house retains a high degree of integrity of location in relationship to its site for the proposed 1830–1945 period of significance. The location of the building has remained unchanged since it was constructed circa 1830.

Integrity of Design. The main house retains a high degree of integrity of design as related to its 1936 appearance. (As relates to the original circa 1830 construction and occupancy period, the integrity of design of the house is substantially diminished and would be characterized as moderate. The substantial changes made in the 1930s have resulted in lowered integrity of design as related to the original house.)

Integrity of Setting. The main house retains a moderate degree of integrity of setting. Modifications to the landscape, the loss of the historic entrance approach to the house from the south, the removal or loss of outbuildings, and the loss of formal gardens and ornamental plantings have diminished integrity of setting.

Integrity of Materials and Workmanship. The main house retains a high degree of integrity of materials and workmanship as related to its 1936 appearance. (As relates to the original circa 1830 construction and occupancy period, the integrity of materials and workmanship of the house is substantially diminished and would be characterized as moderate. Although features of the original materials and workmanship remain on

229. *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: Government Printing Office, 1997), 44–45.

230. Ibid.

the interior, including wood floors, wood wainscot and trim, and plaster and lath, exterior materials have been altered, including extensive replacement of siding, shutters, and window sash.)

Integrity of Feeling. The main house retains a high degree of integrity of feeling. The structure conveys its historic character and feeling as an antebellum farmhouse, even with its 1930s additions.

Integrity of Association. The main house retains a moderate degree of integrity of association, although as noted, the house itself is not directly associated with Charles Pinckney. Diminished integrity of setting, due to loss of outbuildings and related structures, also impacts the integrity of association for the house.

Barn

Integrity of Location. The barn retains a high degree of integrity of location in relationship to its site. The location of the building has remained unchanged since construction circa 1945.

Integrity of Design. The barn has a moderate degree of integrity of design. While the exterior is generally intact to its 1945 appearance, extensive alterations have been made to the interior of the structure.

Integrity of Setting. The barn retains a high degree of integrity of setting. The structure was historically set in an agricultural clearing surrounded by trees. The adjacent corn crib was present when the barn was constructed, and earlier outbuildings on the site were removed to make space for the new barn. These conditions survive today.

Integrity of Materials and Workmanship. The barn retains a moderate degree of integrity of materials and workmanship. In addition to alterations made to the interior to permit reuse of the structure, various exterior components such as roofing and clapboard siding have been replaced to address deterioration.

Integrity of Feeling. The barn retains a high degree of integrity of feeling as a relatively intact example of an agricultural structure of the mid-twentieth century.

Integrity of Association. As a relatively intact example of a mid-twentieth-century agricultural structure, the barn retains a high degree of integrity of association with its period of construction and building type.

Corn Crib

Integrity of Location. The corn crib retains a high degree of integrity of location in relationship to its site. Although currently sited on a new foundation somewhat higher than its original grade circa 1910, it remains on its original site.

Integrity of Design. The corn crib has a moderate degree of integrity, and is little changed since its original construction. Due to the addition of a raised concrete foundation, the building is somewhat taller in relation to grade than it was in the original design.

Integrity of Setting. The corn crib retains a high degree of integrity of setting. The structure was historically set in an agricultural clearing surrounded by trees. Although the existing barn was not present at the time the corn crib was constructed, the smaller structure was associated with other agricultural outbuildings.

Integrity of Materials and Workmanship. The corn crib retains a moderate degree of integrity of materials and workmanship. The materials of the structure have been altered through past repairs and replacement of roofing. It is also raised on a concrete foundation that is not part of original construction.

Integrity of Feeling. The corn crib retains a high degree of integrity of feeling. The structure is a relatively intact example of simple agricultural support structure of the early twentieth century.

Integrity of Association. As a relatively intact example of an early twentieth-century agricultural support structure, the corn crib retains a high degree of integrity of association with its period of construction and building type.

FIGURE 325. View of the Snee Farm house from the southwest, 1990. Source: HABS photograph by John McWilliams, June 1990, HABS No. SC-87-1.

FIGURE 326. A similar view, 2014. Note the replacement of the roofing with cedar shingles and removal of ornamental plantings adjacent to the structure.

FIGURE 327. View of the Snee Farm house from the north, 1990. Source: HABS photograph by John McWilliams, June 1990, HABS No. SC-87-3.

FIGURE 328. A similar view, 2014. The universal accessibility lift and associated alterations at the west side of the porch are the most distinct alterations.

FIGURE 329. View of the Snee Farm house from the southeast, 1990. Source: HABS photograph by John McWilliams, June 1990, HABS No. SC-87-4.

FIGURE 330. A similar view, 2014. The most distinct changes since 1990 include replacement of the cement asbestos shingle roof with a cedar shingle roof, installation of new wood slat enclosures at the porch foundation, and removal of ornamental plantings.

FIGURE 331. View of the Snee Farm house from the southwest, 1990. Source: HABS photograph by John McWilliams, June 1990, HABS No. SC-87-9.

FIGURE 332. A similar view, 2014. Note replacement of the roof, removal of ornamental planting, and installation of wood slat enclosures at the porch foundation.

FIGURE 333. View of the Snee Farm house from the south, 1990. Source: HABS photograph by John McWilliams, June 1990, HABS No. SC-87-11.

FIGURE 334. A similar view, 2014. Note replacement of the roof, removal of ornamental planting, and installation of wood slat enclosures at the porch foundation.

FIGURE 335. The south front of the main house, 1990 Source: HABS photograph by John McWilliams, June 1990, HABS No. SC-87-12.

FIGURE 336. A similar view, 2014. Replacement of the roof, installation of wood slat enclosures at the porch foundation, and removal of ornamental plantings is apparent.

FIGURE 337. The north side of the main house, 1990. Source: HABS photograph by John McWilliams, June 1990, HABS No. SC-87-20.

FIGURE 338. A similar view, 2014. The removal of the porch screen and modification of the north porch for accessibility is apparent.

FIGURE 339. The north porch, looking east, 1990. Source: HABS photograph by John McWilliams, June 1990, HABS No. SC-87-21.

FIGURE 340. A similar view, 2014. The screen enclosure, ceiling fans, and light fixtures have been removed.

FIGURE 341. The center hall of the Snee Farm house, looking north, 1990. Source: HABS photograph by John McWilliams, June 1990, HABS No. SC-87-26.

FIGURE 342. A similar view, 2014, showing the addition of carpet in the hall and the replacement of the porch and hall light fixtures.

FIGURE 343. The southwest room at the first floor, 1990. Source: HABS photograph by John McWilliams, June 1990, HABS No. SC-87-29.

FIGURE 344. The southwest room, 2014. Note that with the exception of repainting, the interior retains much of its 1990 appearance.

FIGURE 345. The southwest room, view toward the center hall, 1990. Source: HABS photograph by John McWilliams, June 1990, HABS No. SC-87-30.

FIGURE 346. The same view, 2014. Note that the door to the hall has been removed.

FIGURE 347. The fireplace in the southwest room, 1990. Source: HABS photograph by John McWilliams, June 1990, HABS No. SC-87-31.

FIGURE 348. The same view, 2014, showing the new opening created at the west passage. Also note the addition of fire sprinklers and a smoke detection system.

FIGURE 349. The southeast first floor room, 1990. Source: HABS photograph by John McWilliams, June 1990, HABS No. SC-87-33.

FIGURE 350. The southeast room, 2014. Note that with the exception of some repainting, the interior retains much of its 1990 appearance.

FIGURE 351. The fireplace and closet door in the southeast room, 1990. Source: HABS photograph by John McWilliams, June 1990, HABS No. SC-87-34.

FIGURE 352. The southeast room, 2014. The fireplace remains but is missing one piece of wood trim around the marble. The door to the closet has been removed and the east passage opened.

FIGURE 353. The northwest first floor room, 1990. Source: HABS photograph by John McWilliams, June 1990, HABS No. SC-87-35.

FIGURE 354. The same room, 2014. The china cabinet has been removed, and the west passage opened up. Also, the door to the corridor has been removed.

FIGURE 355. The northeast room, 1990. Source: HABS photograph by John McWilliams, June 1990, HABS No. SC-87-38.

FIGURE 356. The northeast room, 2014. Both the closet and hall doors have been removed.

FIGURE 357. The northeast wing bedroom, 1990. Source: HABS photograph by John McWilliams, June 1990, HABS No. SC-87-39.

FIGURE 358. The former bedroom, 2014, now used as a conference and presentation room. Carpet and track lighting have been added.

FIGURE 359. The kitchen, looking southeast, 1990. Source: HABS photograph by John McWilliams, June 1990, HABS No. SC-87-41.

FIGURE 360. The former kitchen, 2014, now used as park offices. The built-in sink cabinet has been removed, and fluorescent lighting has been added.

FIGURE 361. The kitchen, view to the northwest, 1990. Source: HABS photograph by John McWilliams, June 1990, HABS No. SC-87-42.

FIGURE 362. The former kitchen, 2014. In addition to removing appliances, the built-in seat, and some base cabinets, the former double oven cabinet has received a new door for use for storage.

FIGURE 363. The upstairs hall and bathroom, 1990. Source: HABS photograph by John McWilliams, June 1990, HABS No. SC-87-44.

FIGURE 364. The same area, 2014. Other than the removal of wallpaper, the bathroom is little changed.

FIGURE 365. The upstairs hall, looking south, 1990. Source: HABS photograph by John McWilliams, June 1990, HABS No. SC-87-45.

FIGURE 366. The same area, 2014. The upstairs hall is essentially unchanged.

FIGURE 367. The southeast room at the second floor, 1990. Source: HABS photograph by John McWilliams, June 1990, HABS No. SC-87-47.

FIGURE 368. The southeast room, 2014. Other than the removal of wallpaper, this room is mostly unchanged. Note the doors removed from the first floor and stored in this room.

FIGURE 369. The northeast room at the second floor, 1990. Source: HABS photograph by John McWilliams, June 1990, HABS No. SC-87-48.

FIGURE 370. The northeast room, 2014. Other than the removal of wallpaper and replacement of the ceiling fan, this room is unchanged.

Treatment and Use

Requirements for Treatment and Use

The following discussion of treatment and use for the Charles Pinckney National Historic Site addresses the house, barn, and corn crib. The caretaker's cottage is in very poor condition, and demolition of this structure was proposed prior to initiation of the current study.[231] Treatment and use recommendations are therefore not provided for the cottage.

The National Register nomination for Snee Farm (1973) identifies the main house as the primary resource of the site.[232] Although the date of construction of the house was incorrectly understood at the time the National Register nomination was prepared, the house is considered significant and survives with sufficient integrity to convey its historic associations. The corn crib and barn, although they postdate the original construction of the house, also convey the continuing historic agricultural use of the property into the twentieth century.

As such, treatment and use of the main house, barn, and corn crib should be considered within the context of the legal mandates and policy directives established by National Park Service Cultural Resources Management Guideline (Director's Order 28) for the protection of cultural resources. The house should be understood as a well preserved example of an early nineteenth century plantation residence of the South Carolina Lowcountry. The barn and corn crib are examples of early twentieth century agricultural outbuildings. The house is expected to remain in use as park offices and the visitor contact station for the national historic site, while the barn and corn crib are expected to remain in use for park maintenance and storage. Snee Farm, particularly the main house, is used to interpret colonial and early American life and the life of Charles Pinckney III for visitors to the park.

Laws, Regulations, and Functional Requirements

Key laws, regulations, and functional requirements that apply to the recommended work include the following:

- National Park Service Cultural Resources Management Guideline (Director's Order 28), which requires planning for the protection of cultural resources on park property.
- Section 106 of the National Historic Preservation Act (NHPA), which mandates that federal agencies, including the National Park Service, take into account the effects of their actions on properties listed or eligible for listing in the National Register of Historic Places and give the Advisory Council on

231. Consultation between the National Park Service and the State Historic Preservation Office regarding the proposed demolition was ongoing at the time of this writing.

232. Wright Caughman, Historic Preservation Assistant, South Carolina Department of Archives and History. National Register of Historic Places nomination for Snee Farm, July 21, 1971; entered into the National Register of Historic Places, April 13, 1973.

> Historic Preservation a reasonable opportunity to comment.

Treatment of the building and site are also to be guided by the following:

- Secretary of Interior's Standards for the Treatment of Historic Properties
- Americans with Disabilities Act (ADA)
- *International Building Code* (IBC), 2012. The 2012 IBC is referenced by the National Park Service Denver Service Center as a design standard. Effective, July 1, 2013, South Carolina has adopted the 2012 IBC, with minor modifications.
- *International Existing Building Code* (IEBC), 2012. The 2012 IEBC is referenced by the National Park Service Denver Service Center as a design standard. South Carolina has not adopted the IEBC.
- South Carolina has currently begun the review and public comment process for the 2015 IBC, but no schedule has been published for adoption of the code. Local jurisdictions have the option to adopt the 2015 IEBC.

The National Park Service is self-regulating in terms of enacting and enforcing building code standards. Charles Pinckney National Historic Site is therefore not legally subject to local or state building code requirements. When undertaking repairs to historic buildings, the National Park Service endeavors to have the work comply with model building code standards. At this time, the 2012 IBC with Appendices (replacing Chapter 34 with the IEBC) is the model building code used by the National Park Service and is referenced by the Denver Service Center for design and construction. The Denver Service Center also references the 2012 IEBC, with Appendices and Resource A.

In the 2012 edition of the *International Building Code*, Section 3409–Historic Buildings, paragraph 3409.1 states:

> Historic Buildings. The provisions of this code relating to the construction, *repair, alteration, addition*, restoration and movement of structures, and change of occupancy shall not be mandatory for *historic buildings* where such buildings are judged by the *building official* to not constitute a distinct life safety hazard.

In response to these laws and regulations, threats to life safety, if present, should be addressed in the repair of the buildings. The house, barn, and corn crib are generally well maintained and actively used, and were significantly improved in terms of life safety during the 1990s rehabilitation work. The buildings require repair to address the effects of ongoing weathering-related deterioration, but the existing conditions do not represent a threat to life safety. Since the Snee Farm buildings are historic structures, alternatives to full prescriptive legislative and code compliance should be considered where such compliance would compromise the integrity of the character-defining features of the buildings.

Alternatives for Treatment and Use

The U.S. National Park Service has developed definitions for the four major treatments that may be applied to historic structures: preservation, rehabilitation, restoration, and reconstruction. The four definitions are as follows:

> **Preservation** is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make

properties functional is appropriate within a preservation project.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.[233]

Of the four treatment approaches, *rehabilitation*, which involves making possible a compatible use through repair, alterations, or additions, is most appropriate for the main house, barn, and corn crib at Charles Pinckney National Historic Site. This treatment would allow for the repairs necessary to stabilize and preserve the buildings, while permitting minor renovation to meet the needs of contemporary park visitation, interpretation, and National Park Service management needs.

Preservation, which involves sustaining the building in its existing form, is to some extent in progress as a result of ongoing repair and cyclical maintenance implemented by the park. Further, similar preservation efforts would be incorporated in the overarching rehabilitation treatment approach. *Restoration* would return the building to its appearance during the period of significance. The earliest date for which the design of the house is thoroughly documented is following the 1930s additions and renovations. Restoration of the house to its late 1930s appearance and configuration, however, would interfere with the use of the house as a visitor contact station and museum interpreting both South Carolina Lowcountry plantation life and the life of Charles Pinckney III. Restoring the house to its original circa 1830 appearance is likely not feasible due to a lack of documentation, particularly regarding the original north side appearance as well as evidence of other minor additions and changes to the north side between original construction and the 1930s. Similarly, restoration of the barn and corn crib would be difficult due to limited documentation of the original appearance of these structures. Therefore, restoration is not considered an appropriate overarching treatment.

Retention of original materials and character-defining features during rehabilitation work is practical and appropriate, and will also assist in the use of Snee Farm to interpret antebellum Lowcountry plantation life to the public.

Ultimate Treatment and Use

Guidelines for Treatment

Guidelines and recommendations for treatment for the main house, barn, and corn crib at Charles Pinckney National Historic Site have been defined based on the preservation objectives and requirements for treatment and use outlined above. All treatment guidelines and recommendations were developed in accordance with the Secretary of Interior's Standards for Rehabilitation.

The Secretary of the Interior's Standards for Rehabilitation are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining

233. Secretary of the Interior's Standards for the Treatment of Historic Properties.

characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.[234]

The basic guidelines for work on the main house, barn, and corn crib are as follows:

- Undertake all work in compliance with the Secretary of the Interior's Standards for Rehabilitation.
- Retain the character of the historic site by protecting the individual building and significant site features.
- Ensure that proposed new elements or construction are compatible with the historic character of the building and site.
- Protect adjacent natural resources during construction activities.
- Document through detailed as-built drawings, photographs, and written narrative all changes and treatments to the historic site and building. Maintain records of treatments and preserve documentation according to professional archival standards. Maintain a copy of records in National Park Service archives.
- Retain features and materials at both the exterior and interior of the building that date from the period of significance to the greatest extent possible.
- Incorporate sustainable design principles in all future projects that respect the preservation principles listed above.

234. Ibid.

In addition to the above, the National Park Service has proposed removal of the above-grade portions of the partially collapsed caretaker's cottage. The brick pier foundation could be left in place to avoid disturbing any potential archeological resources in the vicinity.

Recommendations – House

Exterior.

- The roof should be maintained in good condition by replacing individual split or broken shingles in kind. The building should be monitored for roof leaks.

- Water testing should be performed to confirm the source of leakage in the northwest part of the house, and plumbing or roof flashing repaired as needed.

- Consideration could be given to adding taller diverter and end cap flashings where gutters terminate against perpendicular building walls. These flashings would ensure that any overflow from the gutters during extreme rain events occurs along the outside length of the gutter, rather than as concentrated run-down at the adjacent wall. These types of flashings would be minimally visible from grade and would not be intrusive.

- Low ground-cover plantings and/or gravel should be added near the base of the walls to minimize dirt splashing against the walls of the house. Selection of plantings should reference information provided in the Cultural Landscape Report (1998).

- The abandoned cast iron downspout pipes should be removed at grade, and the piping runs capped off just below grade. Limited archeological review may be required due to a small amount of excavation required at each downspout to complete this work.

- Plastic extensions at each downspout should be maintained and replaced as needed. Although not a historic element, they are not visually intrusive and serve to keep rainwater away from the building foundation.

- Split or cracked siding boards should be repaired where possible, or replaced with matching new boards.

- At locations where loss of paint or corrosion bleed-through at nail heads are observed, the wood surface should be scraped, spot primed, and painted, using alkyd-based paints formulated for exterior wood. During future wood repair work, consider the use of stainless steel fasteners. Cyclical maintenance repainting of the house is planned for 2017. (Refer to National Park Service PMIS 200223.)

- In areas of siding that experience heavy mildew or organic growth, the wood surface should be washed with a biocide and repainted using alkyd-based paints. For difficult areas where mildew recurs rapidly, consideration could be given to stripping the surface to bare wood, including removal of the previous linseed-oil sealer, and repainting using alkyd-based paints containing anti-microbial additives.

- The grade-level door on the west wall should be stripped to bare wood, and then primed and painted to match the original color scheme, using paints containing anti-microbial additives.

- Insect nests should be removed from the exterior walls regularly.

- The south entrance steps should be monitored. If the corner spall at the top tread is considered to be a tripping hazard, install a squared-off stone dutchman of a matching stone type.

- The building should be inspected and treated regularly for termites and other insect pests that are endemic in the region.

- Replacement of the accessible lift on the north side of the house has been proposed. (Refer to National Park Service PMIS 161395.) Alternately, consideration could be given to constructing a wood-framed ramp from the north porch to grade.

- The grade around the building should be monitored to ensure positive drainage away from the foundation. If ponding occurs, consideration could be given to adding French drains parallel to the building wall, consisting of 6-inch perforated PVC pipe in drain rock wrapped in geotextile drain fabric and buried in washed gravel. New drains would need to be coordinated with the site specific archeological and cultural landscape considerations. (Refer to the Cultural Landscape Report and previous archeological studies.)

- During the site visit, water was present within the basement. Seepage is occurring through cracks and penetrations in the basement wall. To address water infiltration, consideration should be given to the installation of a perimeter drain tile connected to a new sump pump. Consideration could also be given to applying waterproofing to the outside of the foundation wall below grade. To implement this work, archeological investigation and possibly mitigation would be required.

Interior.

- If the paint finishes at wall surfaces in the east and west side passages of the first floor are found to be abraded by visitor traffic, or otherwise flaking or delaminating extensively, consideration could be given to installing plexiglass over the wall surfaces to allow for continued preservation and interpretation of the existing finishes.

- In the southeast room at the fireplace, new replica wood trim should be installed, matching the profile visible in the HABS photography, sized to meet the ghosted lines on the mantelpiece, and stained to match the mantelpiece. Providing wood trim at this location will help secure and protect the edges of the marble fireplace surround from chipping and similar damage.

- Consideration should be given to reinstalling some or all interior doors and hardware in their original door openings. For ease of circulation, the doors can be permanently affixed in the open position with wood blocks and/or screws, taking care to avoid damage to the doors.

- If available and in storage, the keyhole escutcheon at the east hall closet door should be reinstalled. If the original item is lost or otherwise unavailable, installation of replica hardware is not recommended, since locking of the interior doors is not necessary. For convenience of access to the two hall closets and since the original hardware consisted of key and lock only, reinstallation of the rimlock hardware is not recommended. These hardware items should be clearly labeled and retained in archival storage.

- Where existing plastic film applied to glass has deteriorated or debonded, it should be removed, following the film manufacturer's instructions. Where control of ultraviolet light and/or glare is required, consideration could be given to more easily reversible window treatments such as fabric shades or scrims. The exterior wood shutters should not be kept in the closed position, as is currently the case for the first floor southwest room, since this practice interferes with the perception of the historic character of the room, and alternative means of light and glare control are possible.

- Replacement of the carpeting within the first floor has been proposed. (Refer to National Park Service PMIS 190438.)

- Upgrading of exterior locksets has been proposed. (Refer to National Park Service PMIS 200229.) In implementing this work, historic locksets and doorknobs should be retained, even if not operable. If possible, new locksets should be installed in existing cores for non-historic hardware or within previously patched areas of wood doors.

- Where plaster finishes have bulged or delaminated, the plaster should be secured to the substrate using screws and plaster washers. In some cases, it may be possible to push

bulged plaster back closer to its original position.

- At the southeast second floor room, the roof and dormer flashings should be inspected for signs of active water leakage. After repair of any active leakage that is present, the collapsed area of plaster should be replaced with a new three-coat plaster system to match the original wall and ceiling finish.

- Abandoned inserts in plaster should be removed, and the plaster patched and repainted.

- In conjunction with any future exhibit reinstallation or similar work in rooms open to the public, all plaster surfaces should be repainted.

- In the west toilet room of the northeast wing, remove cracked wainscot tiles, inspect the underlying finishes and repair if required, and install new matching tile, either from attic stock if available or salvaged from the unused east toilet room.

- In the basement, install a new metal door or cover plate to close up the opening to the abandoned chimney flue and to exclude vermin.

- The building mechanical system should be modified to supply air to the northwest wing stairwell and toilet room.

- Interior surfaces are known to contain lead paint. Given the museum use of the building, intact paint coatings represent little hazard to the public. Consideration could be given to stripping paint from particular items, such as interior doors, that are more likely to be abraded during normal use. Appropriate procedures should be observed when working on plaster and other materials inside the house. There should be no eating or drinking allowed inside the house.

- A no smoking policy should be maintained in the house and environs. In addition, the fireplaces should not be used.

- Due to limited accessibility, the second floor is expected to remain in use for light storage of materials related to maintenance and interpretation of the house itself. Tour groups should not be permitted on the second floor and occupancy by park staff should be limited. The second floor should not be used for office purposes until structural investigation and analysis are conducted to assess load limits and any necessary structural strengthening that may be required. (Refer to Recommendations for Further Research, below.)

Current and forthcoming work.

Work currently in progress or planned by the park to be completed at the house includes the following:

- The north patio accessibility lift is being replaced.

- The exterior facades will be washed with low pressure water to remove dirt and organic growth and staining.

- The front and back patio deck floors are to be painted.

- On the interior of the house, the walls in the west wing are to be painted, and plaster repairs and spot painting will be completed at a few areas on the main floor in other parts of the house. The east wing window frames will be scraped and repainted. Plastic screw anchors will be removed and plaster repaired in the ceilings where former smoke detectors were located throughout the main floor rooms.

- The wood floors on the first and second floors are to be cleaned of existing wax and some stain, and then re-waxed.

Mechanical Systems.

- The existing mechanical, electrical, plumbing, and fire protection systems should be maintained in good condition.
- Replacement of the early 1990s phone system has been proposed. (Refer to National Park Service PMIS 200230.)
- Where mechanical supply grilles are associated with exterior condensation on windows, add diverters or relocate the supply grille to another location to minimize the potential for condensation.
- To protect the original wood interior elements, the mechanical system should be operated to maintain a stable interior relative humidity, limiting seasonal variations to the extent practical.

Recommendations – Barn

- The set points and operation of the mechanical system should be adjusted to minimize condensation on the windows and door of the conference room. If the conference room is to remain a fully conditioned space, consideration should be given to modifying the exterior and interior walls and ceiling that define this space to incorporate appropriate insulation and vapor retarder; replacing the door to the center hall with an insulated door with weatherstripping; and adding fixed storm windows to the exterior double-hung windows to minimize condensation. Alternately, relocate the computer equipment in the room to a more easily conditioned space, such as the archival storage building on the site, and minimize the use of the air conditioning system.
- Cracked pieces of window glass should be replaced in kind.
- When needed, split or decayed siding boards should be replaced with matching new boards. Work undertaken by the park in 2015 included selective replacement of deteriorated wood at the barn. At the request of the park, WJE obtained an analysis of a wood sample from the barn to confirm the wood species. The wood was found to be Southern pine (*Pinus* spp.).[235]
- The barn was repainted in 2015. In the future, at locations where loss of paint or minor wood decay are observed, the wood surface should be scraped, spot primed, and painted, using alkyd-based paints formulated for exterior wood.
- In areas of siding that experience heavy mildew or organic growth, the wood surface should be washed with a biocide and repainted using alkyd-based paints. For difficult areas where mildew or organic growth recurs rapidly, consideration could be given to stripping the surface to bare wood, including removal of the previous linseed-oil sealer, and repainting using alkyd-based paints containing anti-microbial additives.
- Locations of missing trim and open gaps in the exterior envelope should be repaired by the addition of matching wood trim and/or sealing transitions with elastomeric sealant. The use of sealant should be limited to transitions between different materials or architectural components and should be detailed to be minimally visible.
- The new sheet metal roof installed in 2015 should be maintained and periodically

235. Terry L. Highley, Biodeterioration Consultant., letter on Snee Farm Barn wood analysis, to Deborah Slaton, Wiss, Janney, Elstner Associates, Inc., November 5, 2015. Copy provided to Charles Pinckney National Historic Site.

monitored for indications of water infiltration. Plant debris that accumulates on the roof should be removed seasonally.

- The weight of material stored at the north half of the hayloft should be limited until investigation and analysis of the structural framing has been conducted and any necessary supplemental structure provided. (See Recommendations for Further Research, below.)

Recommendations – Corn Crib

- The exterior cladding of the corn crib was repaired in 2015, including replacement of selected wood boards. In the future, when deteriorated wood cladding or trim boards are observed, they should be replaced, matching the original design. Boards with cracks and splits that are otherwise intact do not require replacement; however, additional fasteners may be needed to secure cracked pieces to the structure.

  The park has indicated that the original wood is yellow pine. Currently available yellow pine is much less rot resistant than historically available old-growth yellow pine. Therefore, a rot-resistant species such as yellow cypress (*Cupressus nootkatensis*) should be considered for replacement wood elements. Although not identical to the existing wood, the cypress will be similar in appearance and provide greater durability. New wood components should be embossed or stamped on a concealed surface with an identifying mark such as "NPS 2015."

- The crib barn was whitewashed in 2015. In the future, where loss of lime wash is observed, the surface should be cleaned with a biocide to remove organic growth, and lime wash reapplied. The service life of the lime wash should be monitored, as well as the condition of the wood with only the lime wash as protection. A decision could then be made as to whether to renew the lime wash, or to instead use a paint coating in the future. If the lime wash is found to be non-durable and excessively maintenance intensive, consideration can be given to recoating the exterior with alkyd-based paints formulated for exterior wood and containing anti-microbial additives.

  When further repairs to the corn crib are undertaken, it is recommended that samples be taken from concealed or protected areas where wood elements may exist with older finishes (e.g., lime wash, early paint coatings) present. If such areas are identified that retain apparent coatings, small samples could be taken for laboratory analysis to attempt to determine the nature of finishes present early in the history of the structure.

- Where gaps in the hardware cloth screening are observed, they should be closed with matching wire mesh to secure the interior of the corn crib.

- A new Galvalume finished sheet metal roof was installed in 2015. The new roof should be maintained and periodically monitored for indications of water infiltration. Plant debris that accumulates on the roof should be removed seasonally. The underlying wood shingles salvaged from the previous roof should be retained in the park archive.

Recommendations for Further Research

1. Conduct archival research to understand the original design, construction, and evolution of the house in greater detail than as represented by currently available documentation, with particular attention to its pre-1930s appearance.

2. Consider updating the National Register nomination to address the entire National Historic Site and to further describe the landscape, main house, barn, corn crib, and other resources of Snee Farm. The existing nomination (1973), although titled "Snee Farm," focuses on the main house as an individual building and does not address other site features. Given the age of the existing nomination, it is somewhat limited in content,

and does not reflect research conducted since completion of the nomination that clarified the likely construction date of the existing house. Thus, an updated nomination would provide a more accurate assessment of the history, significance, and integrity of the house, as well as the cultural landscape and other resources of Snee Farm. In conjunction with updating the nomination, further consideration could be given to the significance of the property under Criterion D, for its potential to yield archeological information about the life of Charles Pinckney III and the South Carolina coastal plantations.

3. Conduct structural investigation and analysis of the second floor of the main house to determine load limits for storage and potential future office use by the park.

4. Conduct structural investigation and analysis of the framing for the north half of the hayloft to determine appropriate load limits and whether it is necessary to provide supplemental beams and/or columns at the first floor to adequately support the north half of the second floor and roof framing.

5. Conduct finishes analysis of painted wood wainscot, trim, and wall cladding throughout the house to identify historic stained and varnished finishes, if present, or original/historic color schemes.

Climate Change

Located near the Atlantic coastline, on low-lying terrain and in a region crossed by rivers and streams, the Charles Pinckney National Historic Site is vulnerable to current and future threats associated with climate change. Even as this study was being completed, in early October 2015, heavy rainfall and flooding associated with Hurricane Joaquin overwhelmed portions of coastal South Carolina.

A study entitled, *Climate Change Impacts to Natural Resources in South Carolina*, by the South Carolina Department of Natural Resources and published in 2013 noted: "A predicted result of climate change is the increase in intense storm events causing greater water inputs in shorter periods of time, affecting flood frequency and duration."[236]

Especially critical for coastal historic sites is identification of the resources anticipated to be threatened—both buildings and landscapes—and planning for protection as well as mitigation in the face of increased storms resulting from climate change.

As loss of historic resource integrity may occur, suddenly or slowly, from conditions related to climate change, documentation is the first response to mitigate anticipated loss or diminishment, or to plan for the impacts associated with climate change. This Historic Structures Report, including the historical narrative condition assessment, and recommendations, together with photographs and measured drawings (which augment prior HABS documentation), is an important part of the documentation process.

As part of future efforts to build on and update the documentation provided in this Historic Structures Report, the National Park Service should consider such approaches as more detailed documentation resulting from new three-dimensional scanning technology, monitoring weather-related deterioration, updating emergency and disaster planning to address climate change-related issues, and

236. Bob Perry, compiler and editor, *Climate Change Impacts to Natural Resources in South Carolina* (South Carolina Department of Natural Resources, 2013), 16, http:www.dnr.sc.gov, accessed December 14, 2015.

strategic planning for mitigation of the effects of climate change on park resources. The latter may include special protection, documentation, and interpretation measures to address resources that are especially vulnerable to damage or loss due to climate change-related conditions. Efforts conducted for Charles Pinckney National Historic Site will benefit from coordination with other planning and documentation projects to address effects of climate change under consideration or in the process of being implemented by the National Park Service in the Southeast Region.

On October 1–5, 2015, Charleston County, including Mt. Pleasant, experienced historic rainfall and flooding. A combination of factors associated with Hurricane Joaquin led to rainfall with widespread amounts of 15 to 20 inches and 24 inches in Mt. Pleasant. These extremely heavy rains, combined with high tides, persistent onshore winds, and already saturated grounds from rainfall in September led to extensive coastal flooding. Flash flooding was also prevalent along creeks and streams, causing damage to area roads and bridges and flooding of homes and businesses, with many people having to be rescued by emergency personnel.

During the storm, the basement of the historic main house at Charles Pinckney National Historic Site flooded to over 30 inches above floor level. Park staff placed two additional pumps in the basement to supplement the existing sump pump, and by October 6, the basement water level was reported to be 6 to 8 inches in depth. However, seepage from high water tables continued to flow into the basement, particularly through cracks in the walls at three locations. Seepage was a source of water in the basement for a several weeks, though at much lower levels. The park used fans to help dry the basement, but seepage did not subside until ground water tables returned to normal. In response to problems encountered with the existing sump pump, it was replaced in November 2015.

As evidenced during the October 2015 rainfall, during extreme rainfall events and unusually high tides flooding also occurs on the park's boardwalk, the trail leading toward the slave quarters from the historic road trace, and Long Point Road south of the park's main entrance (Figure 371). Flooding of the boardwalk occurs where it intersects the nature trail, and can be deep or extensive enough to prevent visitors from using the boardwalk. Pooling of water along the trail has on occasion reached a depth of 12 inches. Flooding on Long Point Road occurs at a small section south of the park entrance where the road is bordered by tidal marsh. This water can become deep enough that Mt. Pleasant police close the road and visitors and staff must take alternative routes to reach the park.

FIGURE 371. Flooding of trails and the boardwalk at Charles Pinckney National Historic Site occurs during heavy rainfall events. Source: National Park Service, Charles Pinckney National Historic Site.

The basement of the Main House and the boardwalk, trail, and road noted above are particularly vulnerable to flooding during extreme rain events; however, other resources of the park are also at risk of flooding. These include the main house above basement level, the barn and corn crib, the curatorial storage building and shelter/comfort station, and other built and landscape features of the park.

Although the Charles Pinckney National Historic Site was fortunate to have avoided severe damage as a result of the October 2015 storm, future severe weather events, rising sea levels, and other impacts related to climate change should be anticipated and considered in planning for protection and maintenance of the site and its resources.

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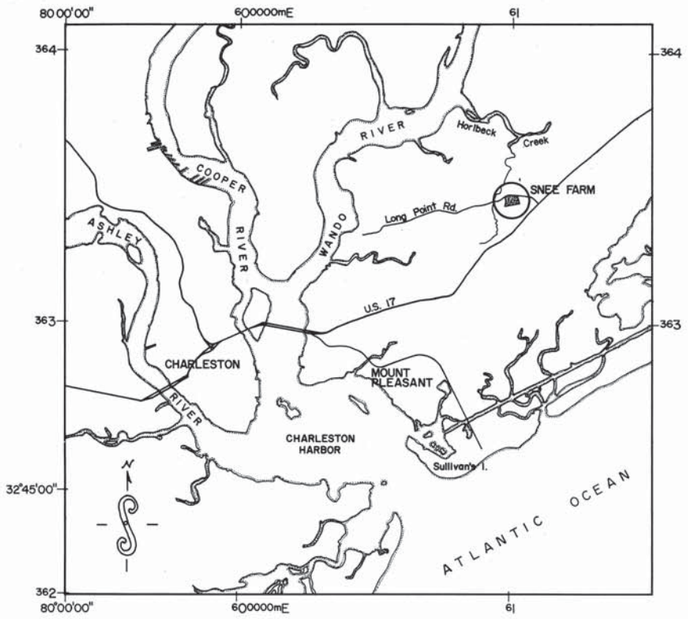
Appendix A: HABS drawings for house, 1990

TRIM LINE

SNEE FARM



ADAPTED FROM USGS JAMES ISLAND, SOUTH CAROLINA 30x60 MINUTE QUADRANGLE;
COMPILED FROM USGS 1:24000 TOPO MAPS DATED 1957-1979, PHOTOREVISED 1983, EDITED 1986

UTM: 17:609960:3634640

LOCATION MAP 1:100000 MILES 0 1 2 3 4 5
KILOMETERS 0 2 4 6 8

THE CHARLES PINCKNEY NATIONAL HISTORIC SITE, KNOWN TRADITIONALLY AS "SNEE FARM" IS THE LONE SURVIVING COUNTRY SEAT OF CHARLES PINCKNEY III, THE AMERICAN PATRIOT AND STATESMAN. PINCKNEY INHERITED THE PLANTATION IN 1782 FROM HIS FATHER, WHO ACQUIRED THE THEN EXTENSIVE ACREAGE IN 1754. THE PINCKNEY FAMILY SERVED WITH MILITARY AND POLITICAL DISTINCTION THROUGHOUT THE REVOLUTIONARY WAR PERIOD AND WERE LEADERS IN THE ESTABLISHMENT OF THE FEDERAL GOVERNMENT.

A NATIONAL HISTORIC LANDMARK, THE SITE IS DEDICATED TO THE MEMORY OF CHARLES PINCKNEY. KNOWN AS "CONSTITUTION CHARLIE", PINCKNEY AT THE AGE OF 29 SERVED AS ONE OF THE YOUNGEST DELEGATES TO THE CONSTITUTIONAL CONVENTION IN PHILADELPHIA (1784-1789). HE WAS AUTHOR OF THE "PINCKNEY DRAUGHT", FROM WHICH AN ESTIMATED 31 PROVISIONS WERE ADOPTED AS ARTICLES OF THE CONSTITUTION. HIS DISTINGUISHED PUBLIC CAREER INCLUDED SERVICE AS A UNITED STATES SENATOR AND REPRESENTATIVE, MINISTER TO FRANCE BY APPOINTMENT OF THOMAS JEFFERSON, REPRESENTATIVE TO THE S.C. GENERAL ASSEMBLY, AND FOUR TERMS AS THE GOVERNOR OF SOUTH CAROLINA.

THE PLANTATION DWELLING HOUSE IS A WOOD FRAME VERNACULAR COTTAGE-STYLE STRUCTURE THAT IS A RARE SURVIVOR OF A FORM THAT WAS FAMILIAR TO THE 18TH AND 19TH CENTURY SOUTH CAROLINA RURAL LANDSCAPE BUT HAS LARGELY DISAPPEARED IN THIS CENTURY. THE STORY-AND-A-HALF GABLE ROOFED HOUSE WITH DORMERS RESTS UPON BRICK PIERS. ON THE INTERIOR THE PRINCIPAL ROOMS LIE ON EITHER SIDE OF A FULLY PANELED CENTRAL HALL WITH STAIRS RISING FROM THE NORTH OR BACK END OF THE HALL. IN 1936 THE TWO WINGS WERE ADDED. THE HOUSE IS BUILT OF NATIVE PINE AND CYPRESS AND THE INTERIOR ORNAMENTATION IS A VERNACULAR INTERPRETATION OF FEDERAL STYLE CARVING. LIKELY SNEE FARM'S MOST DISTINGUISHED GUEST, PRESIDENT GEORGE WASHINGTON HAD BREAKFAST THERE IN MAY 1791 WHILE EN ROUTE TO THE CITY OF CHARLESTON.

THE SNEE FARM RECORDING PROJECT WAS UNDERTAKEN DURING THE SUMMER OF 1990 BY THE HISTORIC AMERICAN BUILDINGS SURVEY/HISTORIC AMERICAN ENGINEERING RECORD (HABS/HAER) OF THE NATIONAL PARK SERVICE, ROBERT J. KAPSCH, CHIEF; IN COOPERATION WITH THE FRIENDS OF HISTORIC SNEE FARM AND THE FORT SUMTER NATIONAL HISTORIC SITE OF THE NATIONAL PARK SERVICE. THE PROJECT LEADER WAS PAUL D. DOLINSKY, HABS PRINCIPAL ARCHITECT, WITH CATHERINE C. LAVOIE, HABS SUPERVISORY HISTORIAN. THE DOCUMENTATION WAS PRODUCED BY SUPERVISORY ARCHITECT MICHAEL E. BRANNAN, BOWIE, MARYLAND; ARCHITECTURAL TECHNICIANS TINA L. FONG (COOPER UNION); CHRISTOPHER M. HUCKABEE (TEXAS TECH UNIVERSITY); MELLONEE RHEAMS (TEXAS TECH UNIVERSITY); MARTHA DE MENA (US/ICOMOS, UNIVERSIDAD DE BUENOS AIRES, ARGENTINA); AND PROJECT HISTORIAN MARSHA OATES ELLIS.

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 1 OF 21 SHEETS

SURVEY NO. SC-67

NAME AND LOCATION OF STRUCTURE:
SNEE FARM
LONG POINT ROAD - MOUNT PLEASANT - CHARLESTON COUNTY - SOUTH CAROLINA

SNEE FARM RECORDING PROJECT - SUMMER 1990
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

DRAWN BY: MICHAEL E. BRANNAN

IF REPRODUCED, PLEASE CREDIT HISTORIC AMERICAN BUILDINGS SURVEY, NATIONAL PARK SERVICE, NAME OF DELINEATOR, DATE OF THE DRAWING

157522

TRIM LINE

TRIM LINE

SHED (Ruins)
BARN
CORN CRIB
WOOD GATE
LONG POINT ROAD
To U.S. Highway 17
SERVANTS HOUSE
BRICK FOUNDATIONS
SWIMMING POOL
CONCRETE & BRICK FOUNDATION
WELL
MAIN HOUSE
CONCRETE SLAB
CENOTAPH

PLANTING LIST

KEY	BOTANICAL NAME/ COMMON NAME
A	RHODODENDRON SPECIES/ AZALEA SPECIES
C	CAMELIA SPECIES/ CAMELIA SPECIES
CD	JUNIPERUS VIRGINIANA/ RED CEDAR
CH	PRUNUS SPECIES/ CHERRY SPECIES
CM	LAGERSTROEMIA INDICA/ CREPE MYRTLE
CY	TAXODIUM DISTICHUM/ SWAMP CYPRESS
D	CORNUS FLORIDA/ FLOWERING DOGWOOD
G	NYSSA SPECIES/ GUM SPECIES
H	ILEX OPACA/ HOLLY
HY	CELTIS LAEVIGATA/ HACKBERRY
LO	QUERCUS VIRGINIANA/ LIVE OAK
M	MAGNOLIA GRANDIFLORA/ SOUTHERN MAGNOLIA
MA	ACER SPECIES/ MAPLE SPECIES
PE	CARYA ILLINOENSIS/ PECAN
PI	PINUS SPECIES/ PINE SPECIES
PR	PYRUS COMMUNIS/ PEAR
PS	DIOSPYROS VIRGINIANA/ PERSIMMON
SC	POPULUS HETEROPHYLLA/ SWAMP COTTONWOOD
SP	CASTANEA SATIVA/ SPANISH CHESTNUT
SY	PLATANUS OCCIDENTALIS/ SYCAMORE
WO	QUERCUS NIGRA/ WATER OAK

SITE PLAN

ADAPTED FROM A SURVEY BY E.M. SEABROOK, JR. INC., MOUNT PLEASANT, SC.; DATED AUG. 1 1986.

FEET 1"= 50' 0 50 100 150
METERS 1:600 0 50

DRAWN BY: MICHAEL E. BRANNAN

NAME AND LOCATION OF STRUCTURE
SNEE FARM
LONG POINT ROAD · MOUNT PLEASANT · CHARLESTON COUNTY · SOUTH CAROLINA

SURVEY NO. SC-87

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 2 OF 21 SHEETS

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SNEE FARM RECORDING PROJECT · SUMMER 1990
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

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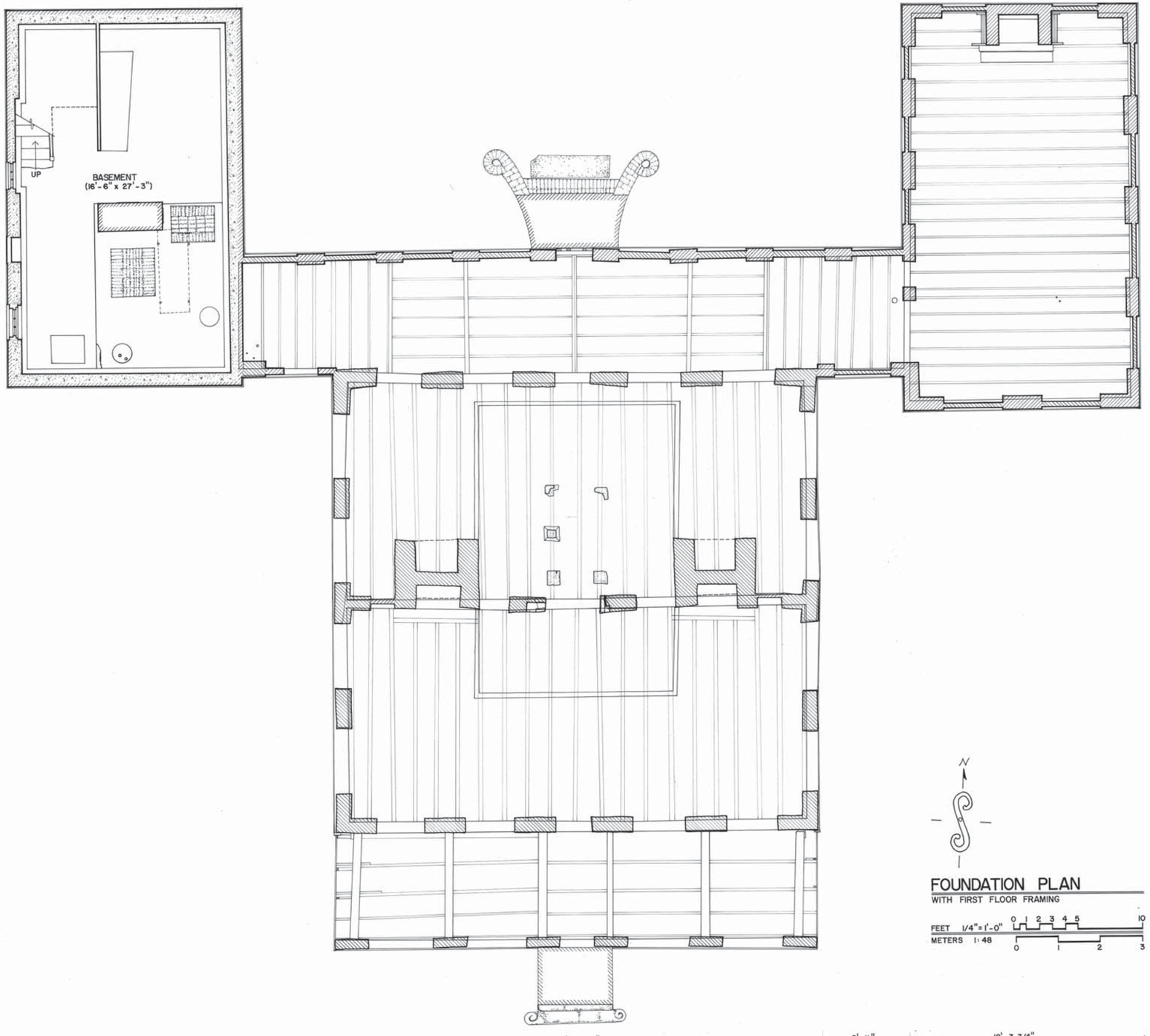
TRIM LINE

157322

TRIM LINE



FOUNDATION PLAN
WITH FIRST FLOOR FRAMING

FEET 1/4"=1'-0" 0 1 2 3 4 5 10
METERS 1:48 0 1 2 3

DRAWN BY: TINA FONG

SNEE FARM RECORDING PROJECT - SUMMER 1990
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

NAME AND LOCATION OF STRUCTURE
SNEE FARM
LONG POINT ROAD - MOUNT PLEASANT - CHARLESTON COUNTY - SOUTH CAROLINA

SURVEY NO. SC-87

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 3 OF 21 SHEETS

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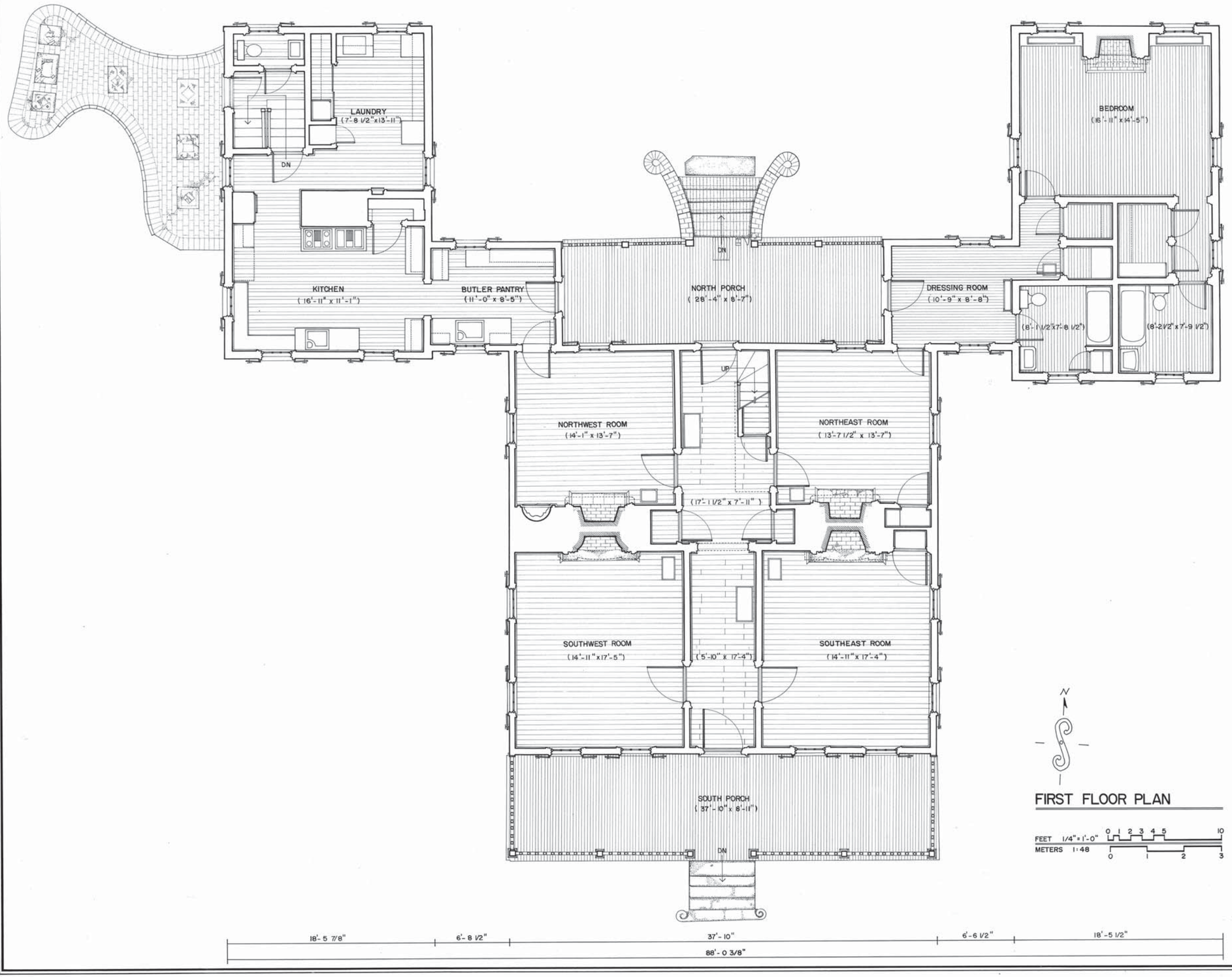
157522

TRIM LINE



NAME AND LOCATION OF STRUCTURE
SNEE FARM
LONG POINT ROAD · MOUNT PLEASANT · CHARLESTON COUNTY · SOUTH CAROLINA

SURVEY NO.
SC-87

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 4 OF 21 SHEETS

LIBRARY OF CONGRESS INDEX NUMBER

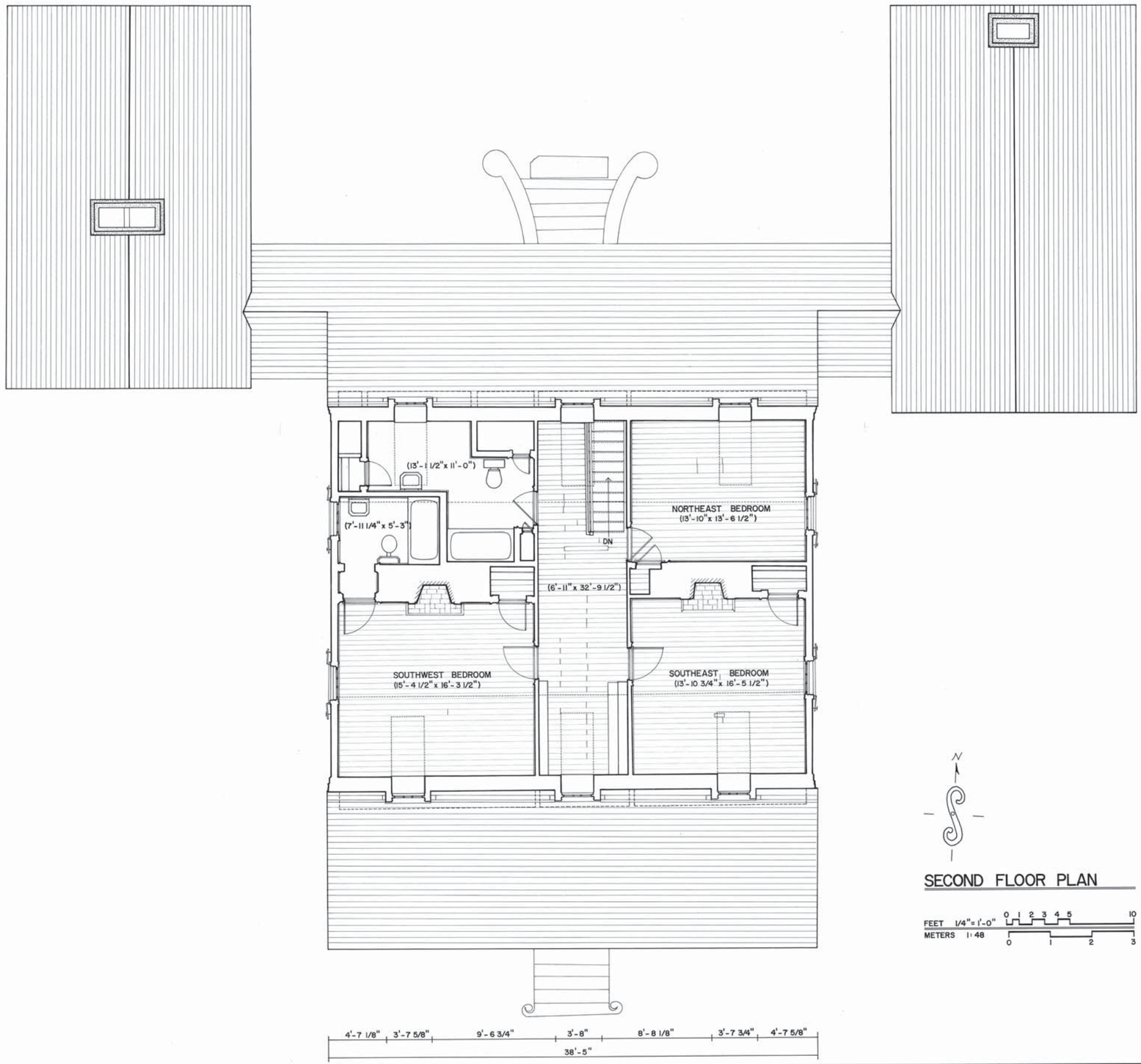
DRAWN BY: MARTHA DE MENA

SNEE FARM RECORDING PROJECT · SUMMER 1990
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

IF REPRODUCED PLEASE CREDIT: HISTORIC AMERICAN BUILDINGS SURVEY, NATIONAL PARK SERVICE, NAME OF DELINEATOR, DATE OF THE DRAWING

TRIM LINE
TRIM LINE
157522

TRIM LINE



N

SECOND FLOOR PLAN

FEET 1/4"=1'-0" 0 1 2 3 4 5 10
METERS 1:48 0 1 2 3

NAME AND LOCATION OF STRUCTURE
SNEE FARM
LONG POINT ROAD · MOUNT PLEASANT · CHARLESTON COUNTY · SOUTH CAROLINA

SURVEY NO.
SC-87

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 5 OF 21 SHEETS

LIBRARY OF CONGRESS INDEX NUMBER

DRAWN BY: CHRISTOPHER HUCKABEE

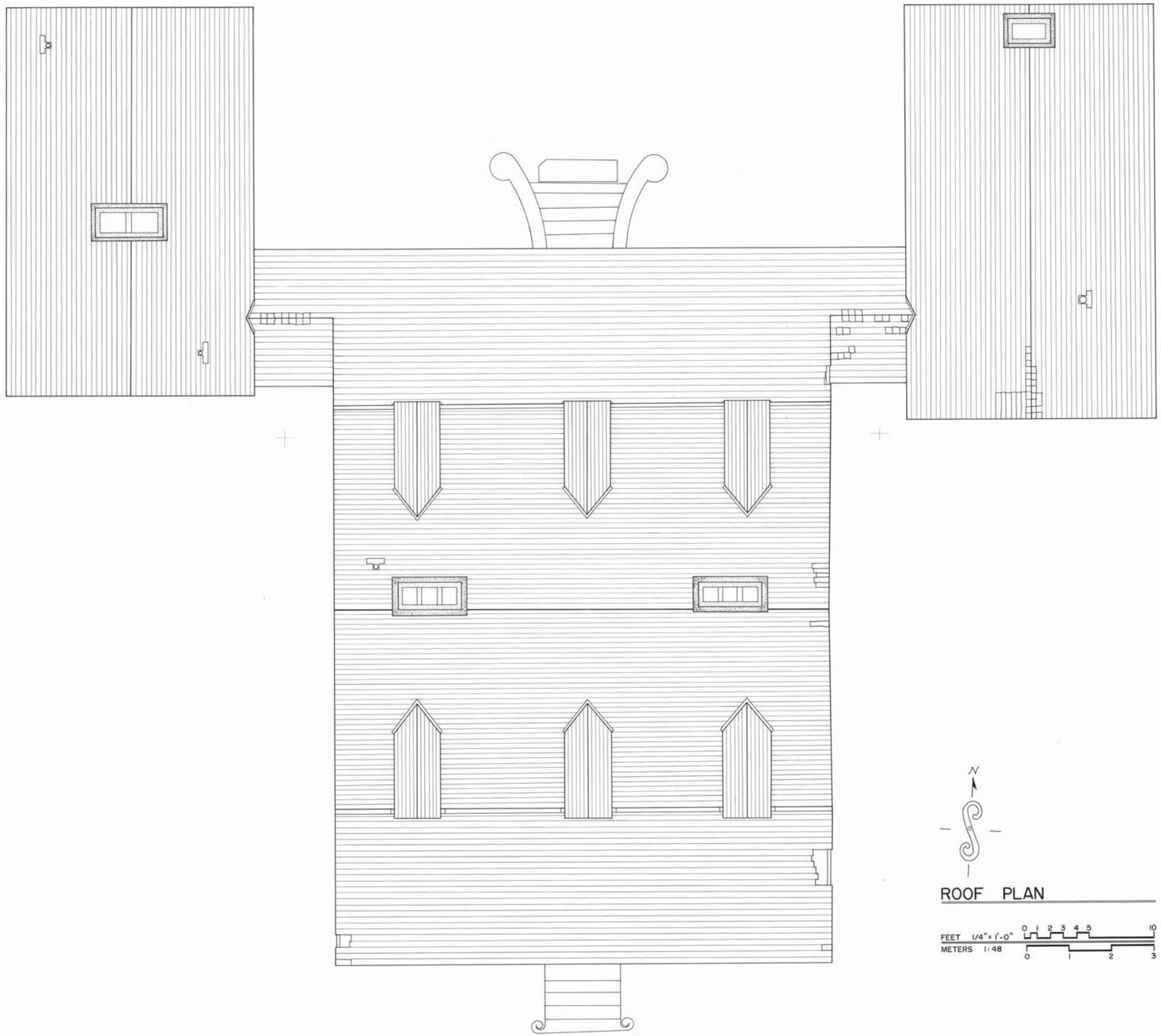
SNEE FARM RECORDING PROJECT · SUMMER 1990
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

IF REPRODUCED PLEASE CREDIT HISTORIC AMERICAN BUILDINGS SURVEY, NATIONAL PARK SERVICE; NAME OF DELINEATOR, DATE OF THE DRAWING

157522

TRIM LINE

TRIM LINE



ROOF PLAN

FEET 1/4"= 1'-0" 0 1 2 3 4 5 10
METERS 1:48 0 1 2 3

NAME AND LOCATION OF STRUCTURE
SNEE FARM
LONG POINT ROAD · MOUNT PLEASANT · CHARLESTON COUNTY · SOUTH CAROLINA

SURVEY NO. SC-87

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 6 OF 21 SHEETS

LIBRARY OF CONGRESS INDEX NUMBER

DRAWN BY: MELLONEE RHEAMS

SNEE FARM RECORDING PROJECT · SUMMER 1990
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

HABS/HAER/HALS SURVEY · NATIONAL PARK SERVICE · NAME OF DELINEATOR · DATE OF THE DRAWING
IF REPRODUCED, PLEASE CREDIT HISTORIC AMERICAN BUILDINGS SURVEY

TRIM LINE

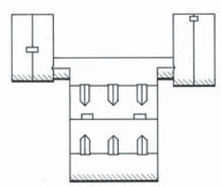
TRIM LINE

29'-8" TOP OF CHIMNEY
26'-0" TOP OF ROOF
21'-6 1/4" TOP OF CHIMNEY - WING
19'-11" TOP OF DORMER
18'-11" TOP OF ROOF - WING
10'-5 1/4" TOP OF ROOF - HYPHEN
9'-4 1/2" CEILING KITCHEN
0'-0" FIRST FLOOR
-0'-11" BOTTOM OF JOIST
-8'-3" BASEMENT FLOOR

29'-7" TOP OF CHIMNEY
25'-11" TOP OF ROOF
21'-6 1/2" TOP OF CHIMNEY - WING
19'-9 1/2" TOP OF DORMER
18'-2 3/4" TOP OF ROOF - WING
10'-9 1/2" TOP OF ROOF - HYPHEN
9'-5 1/2" CEILING - BEDROOM
0'-0" FIRST FLOOR
-0'-11" BOTTOM OF JOIST

SOUTH ELEVATION

FEET 1/4"=1'-0" 0 1 2 3 4 5 10
METERS 1:48 0 1 2 3



LOCATION KEY

NAME AND LOCATION OF STRUCTURE
SNEE FARM
LONG POINT ROAD - MOUNT PLEASANT - CHARLESTON COUNTY - SOUTH CAROLINA

SURVEY NO. SC-87

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 7 OF 21 SHEETS

LIBRARY OF CONGRESS INDEX NUMBER

DRAWN BY MELLONEE RHEAMS

SNEE FARM RECORDING PROJECT - SUMMER 1990
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

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TRIM LINE

TRIM LINE

29'-7" TOP OF CHIMNEY

25'-11" TOP OF ROOF

19'-9 1/2" TOP OF DORMER

18'-7 7/8" CEILING-SECOND FLOOR

10'-4 1/4" SECOND FLOOR

9'-4 3/8" CEILING FIRST FLOOR

0'-0" FIRST FLOOR

-0'-11" BOTTOM OF JOIST

21'-6 1/2" TOP OF CHIMNEY - WING

18'-2 3/4" TOP OF ROOF - WING

9'-5 1/2" CEILING - BEDROOM

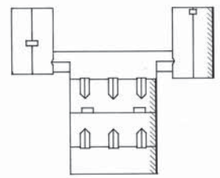
0'-0" FIRST FLOOR

-0'-11" BOTTOM OF JOIST

EAST ELEVATION

FEET 1/4"= 1'-0" 0 1 2 3 4 5 10

METERS 1:48 0 1 2 3



N

LOCATION KEY

NAME AND LOCATION OF STRUCTURE
SNEE FARM
LONG POINT ROAD - MOUNT PLEASANT - CHARLESTON COUNTY - SOUTH CAROLINA

SURVEY NO. SC-87

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 8 OF 21 SHEETS

LIBRARY OF CONGRESS INDEX NUMBER

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157922

TRIM LINE

TRIM LINE

29'-7" TOP OF CHIMNEY

25'-11" TOP OF ROOF

21'-6 1/2" TOP OF CHIMNEY - WING

19'-10 1/2" TOP OF DORMER

18'-2 3/4" TOP OF ROOF - WING

10'-9 1/2" TOP OF ROOF - HYPHEN

9'-5 1/2" CEILING - BEDROOM

0'-0" FIRST FLOOR

-0'-11" BOTTOM OF JOISTS

29'-8" TOP OF CHIMNEY

26'-0" TOP OF ROOF

21'-6 1/4" TOP OF CHIMNEY - WING

19'-11" TOP OF DORMER

18'-11" TOP OF ROOF - WING

10'-5 1/4" TOP OF ROOF - HYPHEN

9'-4 1/2" CEILING - KITCHEN

0'-0" FIRST FLOOR

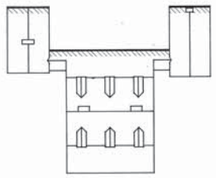
-0'-11" BOTTOM OF JOISTS

-8'-2 1/2" BASEMENT FLOOR

NORTH ELEVATION

FEET 1/4"=1'-0" 0 1 2 3 4 5 10

METERS 1:48 0 1 2 3



N

LOCATION KEY

NAME AND LOCATION OF STRUCTURE

SNEE FARM

LONG POINT ROAD - MOUNT PLEASANT - CHARLESTON COUNTY - SOUTH CAROLINA

SURVEY NO. SC-87

HISTORIC AMERICAN BUILDINGS SURVEY SHEET 9 OF 21 SHEETS

LIBRARY OF CONGRESS INDEX NUMBER

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NATIONAL PARK SERVICE

UNITED STATES DEPARTMENT OF THE INTERIOR

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157522

TRIM LINE

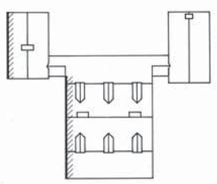
TRIM LINE

21'-6 1/4"	TOP OF CHIMNEY - WING
18'-11"	TOP OF ROOF - WING
9'-4 1/2"	CEILING - KITCHEN
0'-0"	FIRST FLOOR
-0'-11"	BOTTOM OF JOIST
-8'-3"	BASEMENT FLOOR

29'-8"	TOP OF CHIMNEY
26'-0"	TOP OF ROOF
19'-11"	TOP OF DORMER
18'-7 7/8"	CEILING - SECOND FLOOR
10'-4 1/4"	SECOND FLOOR
9'-4 3/8"	CEILING - FIRST FLOOR
0'-0"	FIRST FLOOR
-0'-11"	BOTTOM OF JOIST

WEST ELEVATION

FEET 1/4"=1'-0" 0 1 2 3 4 5 10
METERS 1:48 0 1 2 3



N

LOCATION KEY

NAME AND LOCATION OF STRUCTURE
SNEE FARM
LONG POINT ROAD - MOUNT PLEASANT - CHARLESTON COUNTY - SOUTH CAROLINA

SURVEY NO. SC-67

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 10 OF 21 SHEETS

LIBRARY OF CONGRESS INDEX NUMBER

DRAWN BY: CHRISTOPHER HUCKABEE

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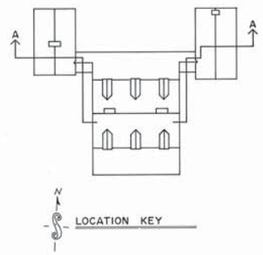
157522

TRIM LINE

TRIM LINE

SECTION A-A

FEET 1/4"= 1'-0" 0 1 2 3 4 5 10
METERS 1:48 0 1 2 3



NAME AND LOCATION OF STRUCTURE
SNEE FARM
LONG POINT ROAD - MOUNT PLEASANT - CHARLESTON COUNTY - SOUTH CAROLINA

SURVEY NO. SC-87

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 11 OF 21 SHEETS

LIBRARY OF CONGRESS INDEX NUMBER

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UNITED STATES DEPARTMENT OF THE INTERIOR

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TRIM LINE

TRIM LINE

21'-6 1/4" TOP OF CHIMNEY

18'-1" TOP OF ROOF

10'-5 1/4" TOP OF ROOF - HYPHEN

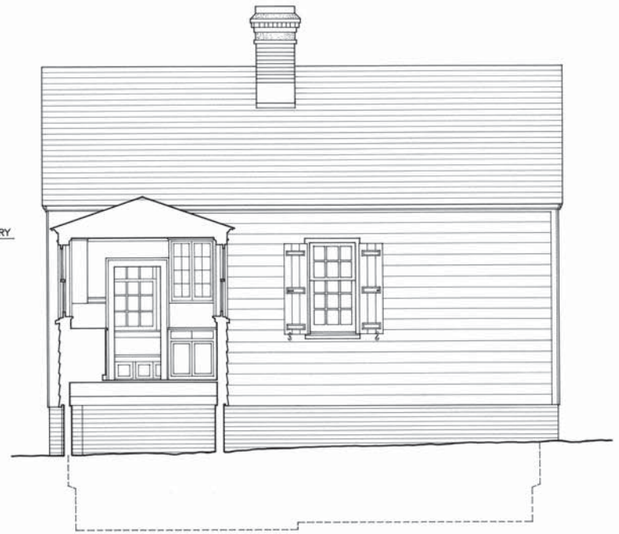
9'-4 1/2" CEILING - KITCHEN

8'-2 1/2" CEILING - BUTLER PANTRY

0'-0" FIRST FLOOR

-0'-11" BOTTOM OF JOISTS

-8'-2 1/2" BASEMENT FLOOR



SECTION / ELEVATION B-B

21'-6 1/2" TOP OF CHIMNEY

18'-2 3/4" TOP OF ROOF

9'-5 1/2" CEILING - BEDROOM

0'-0" FIRST FLOOR

-0'-11" BOTTOM JOISTS

SECTION C-C

29'-8" TOP OF CHIMNEY

26'-0" TOP OF ROOF

19'-9" TOP OF DORMER

18'-7 5/8" CEILING - SECOND FLOOR HALL

10'-4" SECOND FLOOR - HALL

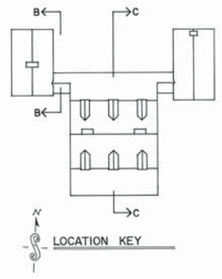
9'-3 5/8" CEILING - FIRST FLOOR HALL

0'-0" FIRST FLOOR

-0'-10 1/4" BOTTOM OF JOISTS

FEET 1/4"=1'-0" 0 1 2 3 4 5 10

METERS 1:48 0 1 2 3



LIBRARY OF CONGRESS INDEX NUMBER

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 12 OF 21 SHEETS

SURVEY NO. SC-87

NAME AND LOCATION OF STRUCTURE
SNEE FARM
LONG POINT ROAD - MOUNT PLEASANT - CHARLESTON COUNTY - SOUTH CAROLINA

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DRAWN BY: MICHAEL E. BRANNAN

SNEE FARM RECORDING PROJECT - SUMMER 1990
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

137922

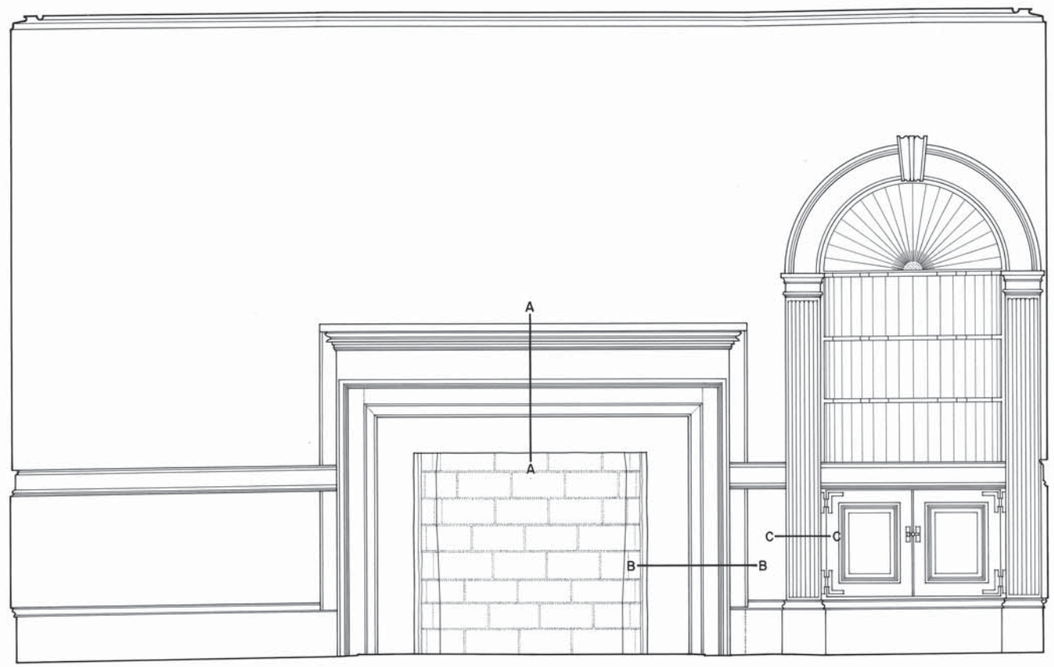
TRIM LINE

TRIM LINE

PROFILE B

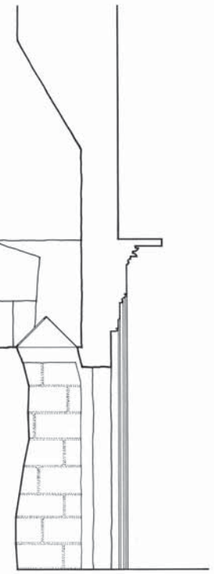
TRIM PROFILES
FULL SIZE

INCHES 0 1 2 3
CENTIMETERS 0 7



NORTHWEST ROOM ELEVATION
SOUTH WALL

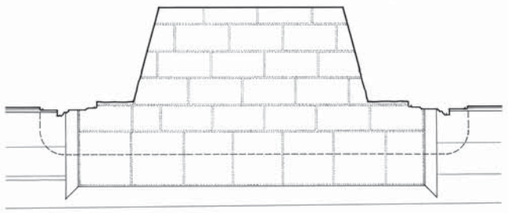
FEET 1"=1'-0" 0 1 2
CENTIMETERS 1:12 0 50



FIREPLACE SECTION

PROFILE A

PROFILE C



FIREPLACE PLAN

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 13 OF 21 SHEETS

LIBRARY OF CONGRESS INDEX NUMBER

SURVEY NO.
SC-87

NAME AND LOCATION OF STRUCTURE
SNEE FARM
LONG POINT ROAD - MOUNT PLEASANT - CHARLESTON COUNTY - SOUTH CAROLINA

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DRAWN BY: MICHAEL E. BRANNAN

SNEE FARM RECORDING PROJECT - SUMMER 1990
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

157522

TRIM LINE

TRIM LINE

PROFILE B

TRIM PROFILES
FULL SIZE

INCHES 0 1 2 3
CENTIMETERS 0 7

PROFILE A

FIREPLACE SECTION

NORTHEAST ROOM ELEVATION
SOUTH WALL

FEET 1"=1'-0" 0 1 2
CENTIMETERS 1:12 0 50

FIREPLACE PLAN

NAME AND LOCATION OF STRUCTURE
SNEE FARM
LONG POINT ROAD · MOUNT PLEASANT · CHARLESTON COUNTY · SOUTH CAROLINA

DRAWN BY: MICHAEL E. BRANNAN

SNEE FARM RECORDING PROJECT · SUMMER 1990
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

SURVEY NO. SC-87

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 14 OF 21 SHEETS

LIBRARY OF CONGRESS PRINTS AND PHOTOGRAPHS DIVISION NUMBER

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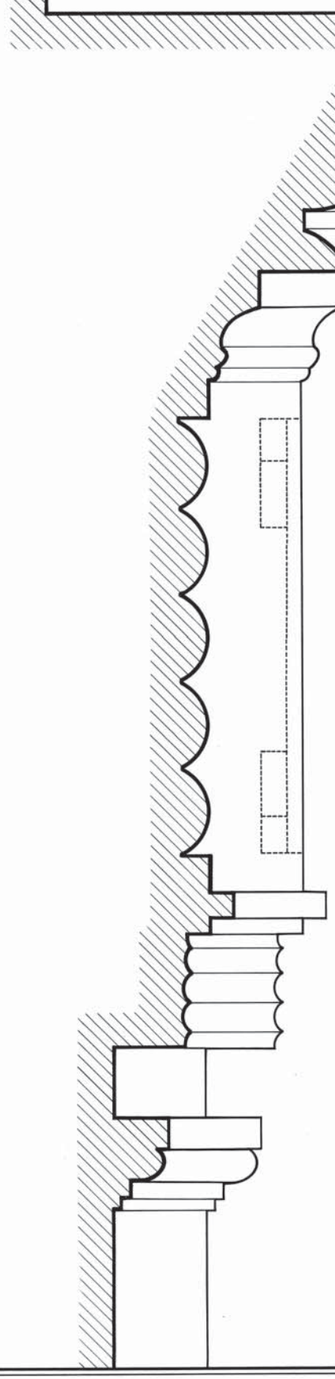
TRIM LINE

TRIM LINE

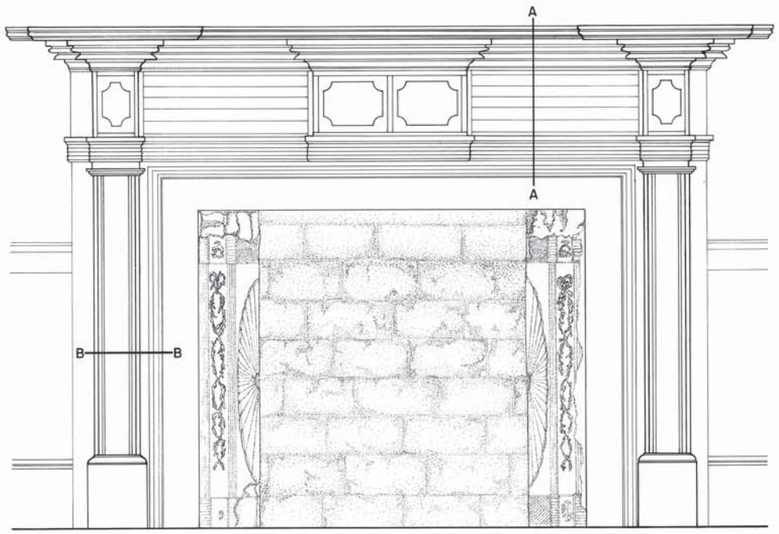
TRIM PROFILES
FULL SIZE

INCHES 0 1 2 3
CENTIMETERS 0 7

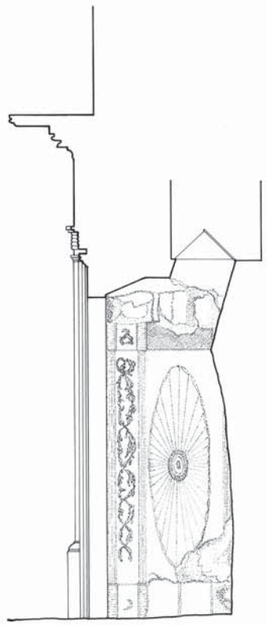
PROFILE A



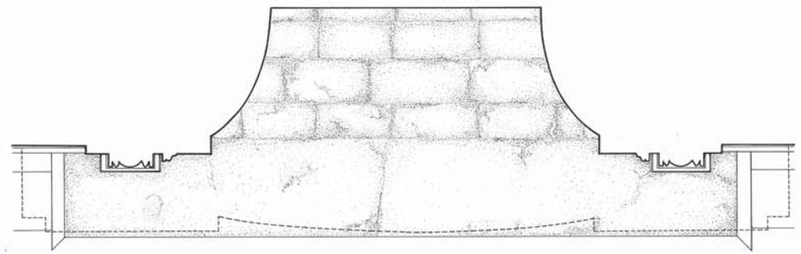
PROFILE B



ELEVATION



SECTION



PLAN

FIREPLACE DETAIL
SOUTHWEST ROOM

FEET 1-1/2" = 1'-0" 0 1 2
CENTIMETERS 1:8 0 50

DRAWN BY: CHRISTOPHER HUCKABEE

SNEE FARM RECORDING PROJECT - SUMMER 1990
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

NAME AND LOCATION OF STRUCTURE
SNEE FARM
LONG POINT ROAD - MOUNT PLEASANT - CHARLESTON COUNTY - SOUTH CAROLINA

SURVEY NO. SC-87

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 15 OF 21 SHEETS

LIBRARY OF CONGRESS INDEX NUMBER

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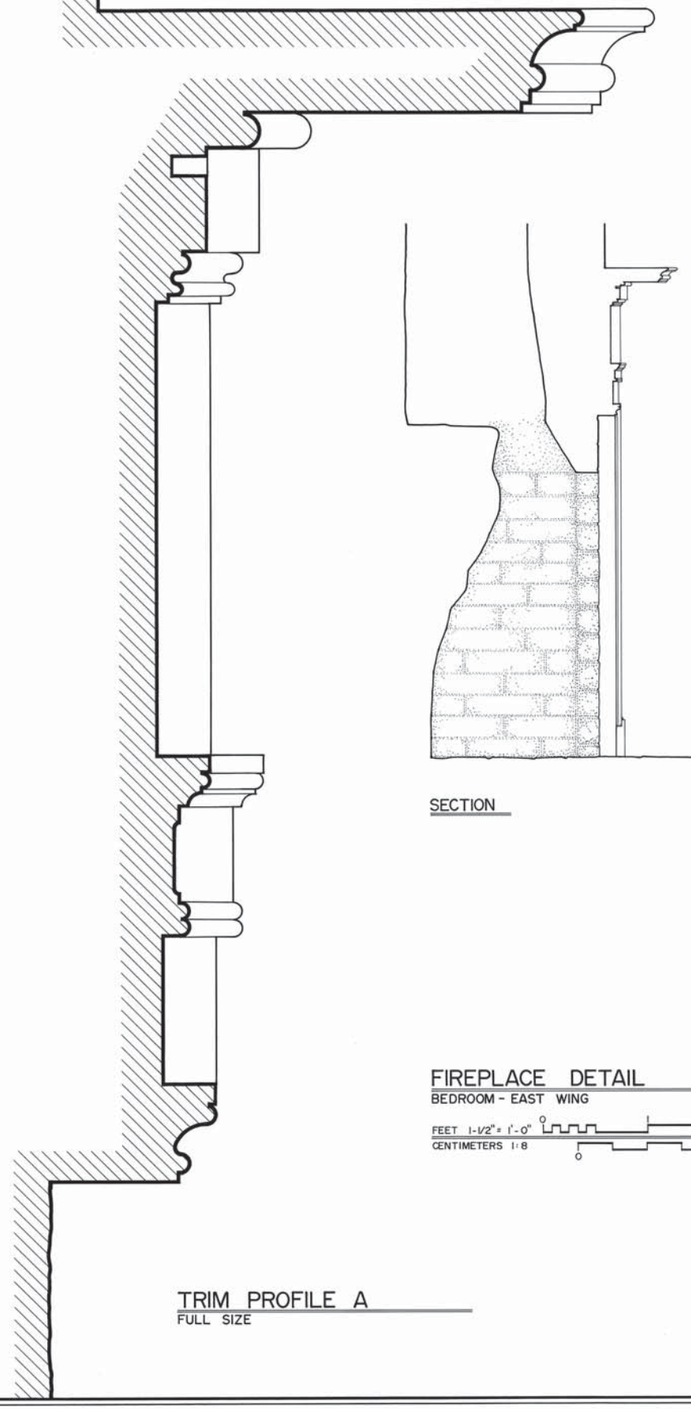
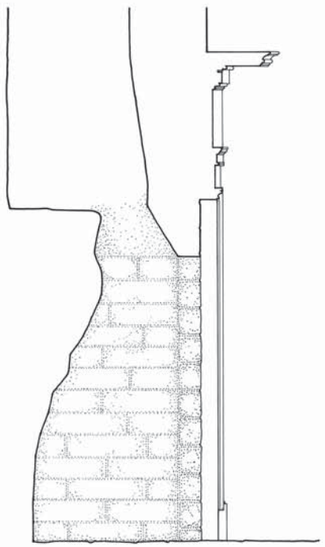
TRIM LINE

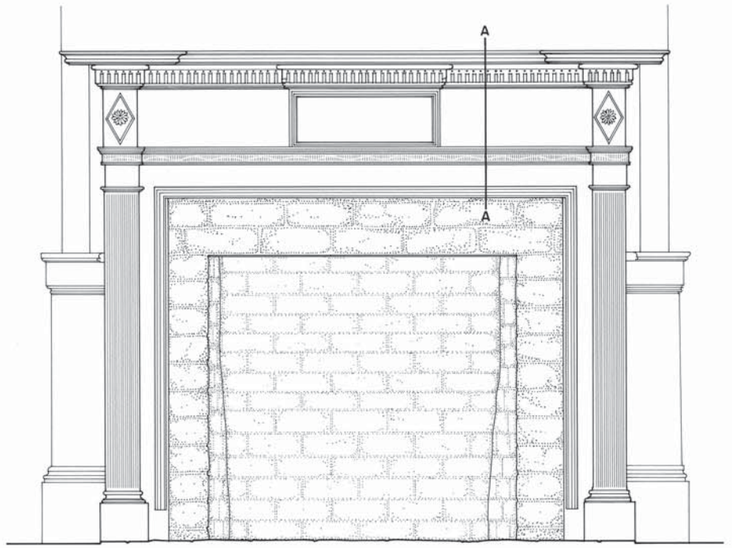
TRIM LINE



TRIM PROFILE A
FULL SIZE



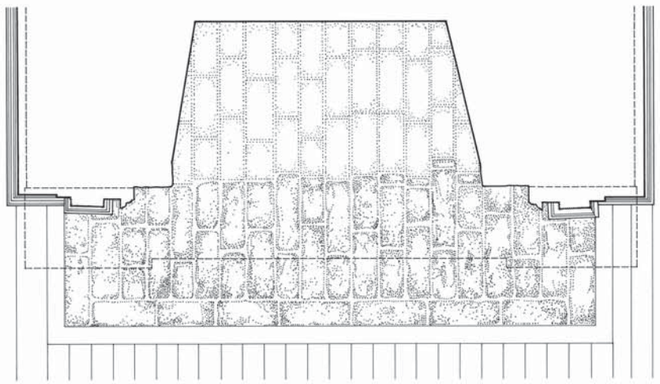
SECTION



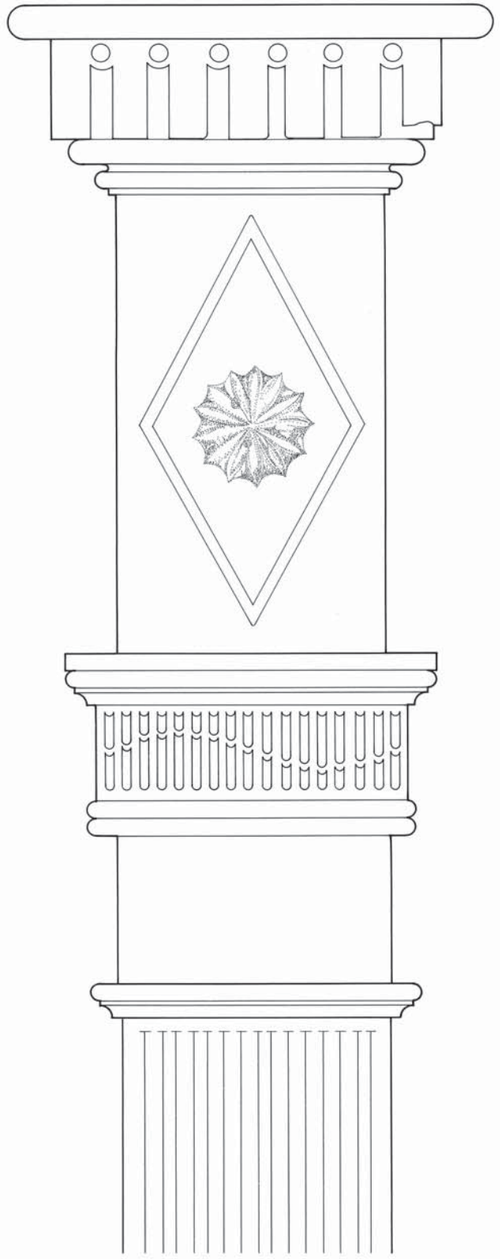
ELEVATION

FIREPLACE DETAIL
BEDROOM - EAST WING

FEET 1-1/2" = 1'-0" 0 1 2
CENTIMETERS 1:8 0 50



PLAN



PILASTER DETAIL
FULL SIZE

FEET 0 1 2 3
CENTIMETERS 0 7

NAME AND LOCATION OF STRUCTURE
SNEE FARM
LONG POINT ROAD - MOUNT PLEASANT - CHARLESTON COUNTY - SOUTH CAROLINA

DRAWN BY: TINA FONG; INKED BY MICHAEL E. BRANNAN

SNEE FARM RECORDING PROJECT - SUMMER 1990
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

SURVEY NO. SC-87

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 16 OF 21 SHEETS

LIBRARY OF CONGRESS INDEX NUMBER

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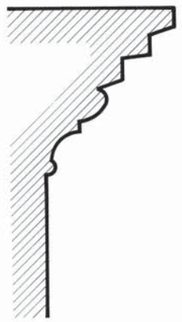
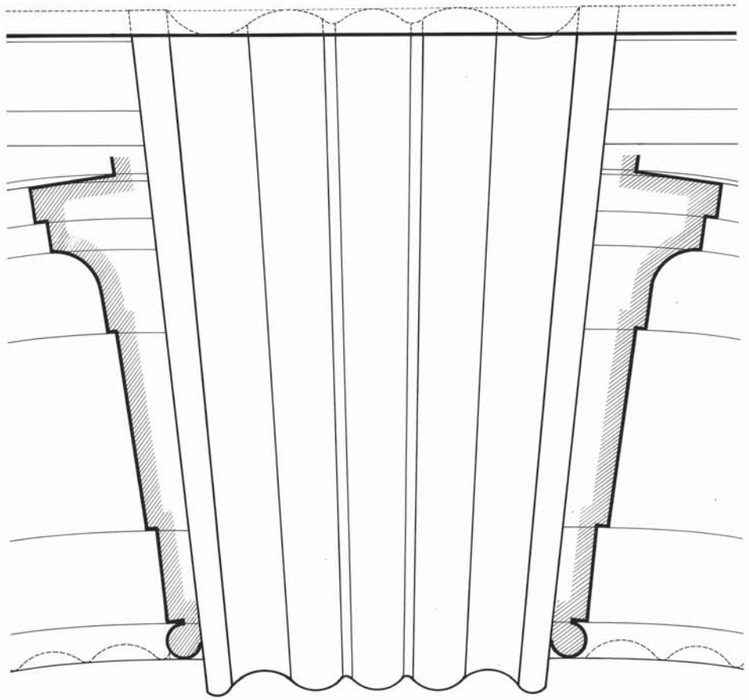
157522

TRIM LINE

TRIM LINE



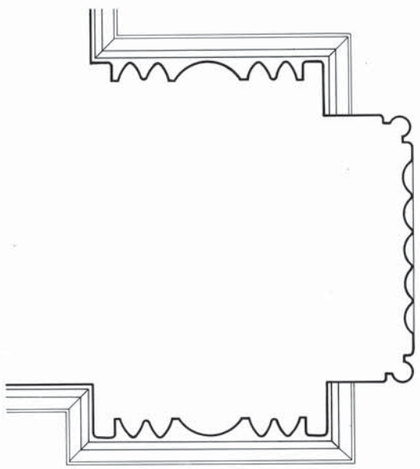
CAPITAL
FULL SIZE



KEYSTONE
FULL SIZE

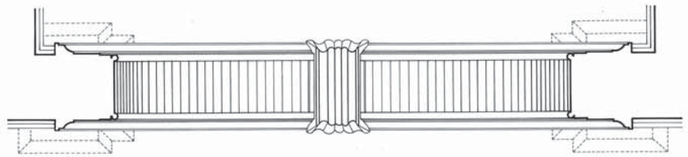
INCHES 0 1 2 3
CENTIMETERS 0 7

BASE
FULL SIZE

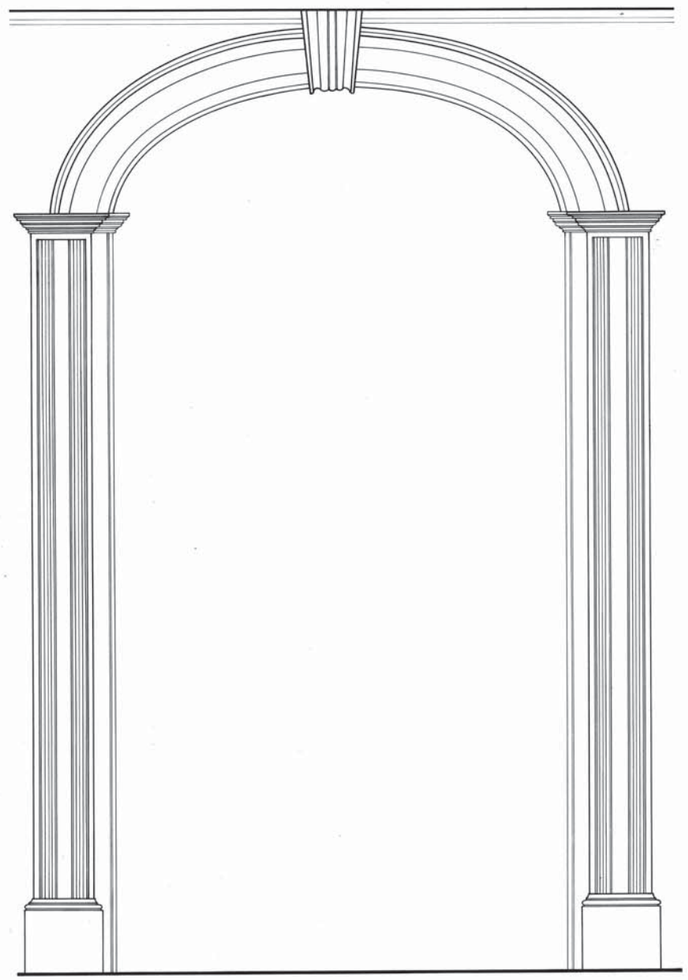


PIER PLAN

FEET 6"=1'-0" 0 1 2 3 4 5 6
CENTIMETERS 1:2 0 15



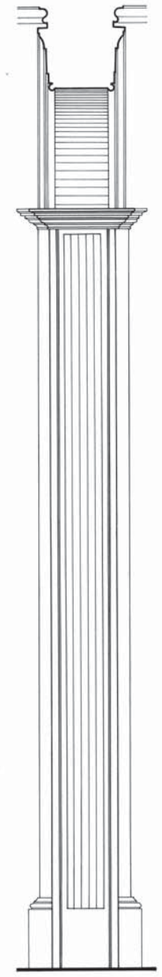
REFLECTED CEILING



NORTH ELEVATION

HALLWAY ARCH

FEET 1-1/2"=1'-0" 0 1 2
CENTIMETERS 1:8 0 50



SECTION

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HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 17 OF 21 SHEETS

SURVEY NO.
SC-87

NAME AND LOCATION OF STRUCTURE
SNEE FARM
LONG POINT ROAD · MOUNT PLEASANT · CHARLESTON COUNTY · SOUTH CAROLINA

DRAWN BY: MARTHA DE MENA

SNEE FARM RECORDING PROJECT · SUMMER 1990
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

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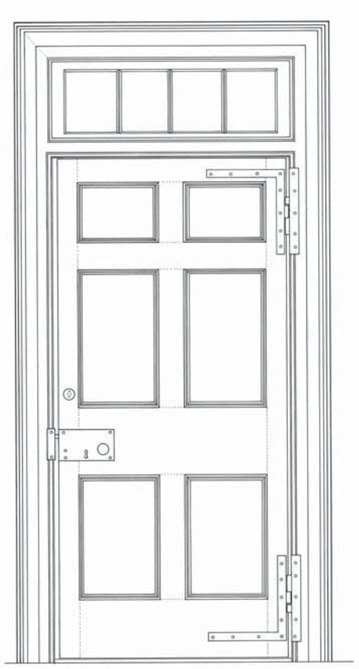
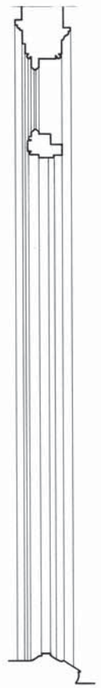
157522

TRIM LINE

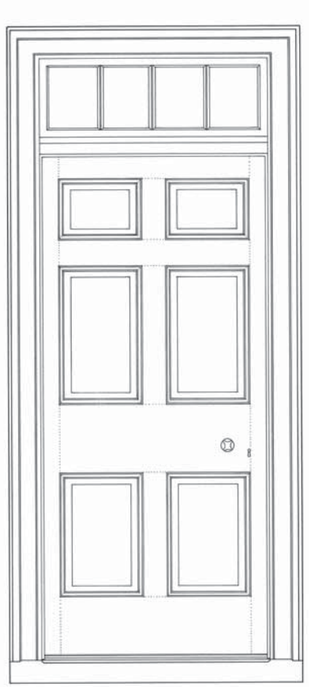
TRIM LINE



INTERIOR ELEVATION



SECTION

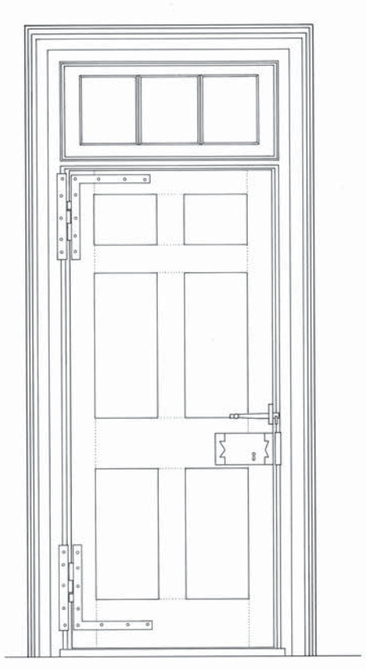


EXTERIOR ELEVATION

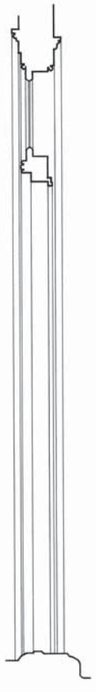
PLAN

SOUTH ENTRY DOOR

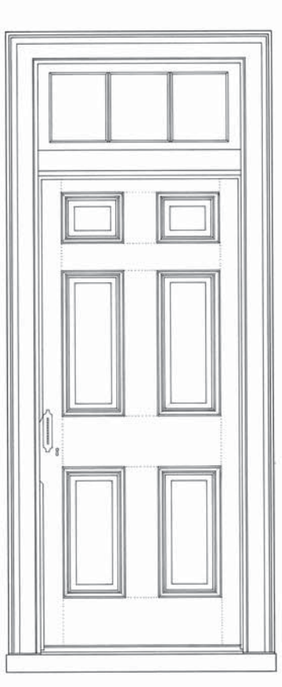
FEET 1-1/2"= 1'-0" 0 1 2
CENTIMETERS 1:8 0 50



INTERIOR ELEVATION



SECTION



EXTERIOR ELEVATION

PLAN

NORTH ENTRY DOOR

FEET 1"= 1'-0" 0 1 2
CENTIMETERS 1:12 0 50

NAME AND LOCATION OF STRUCTURE
SNEE FARM
LONG POINT ROAD - MOUNT PLEASANT - CHARLESTON COUNTY - SOUTH CAROLINA

SURVEY NO.
SC-87

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 18 OF 21 SHEETS

LANDMARK/FOUNDING INDEX NUMBER

DRAWN BY: CHRISTOPHER HUCKABEE; INKED BY MELLONEE RHEAMS

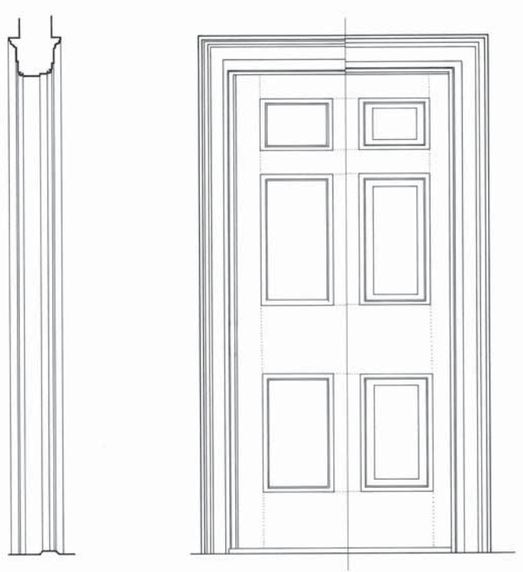
SNEE FARM RECORDING PROJECT - SUMMER 1990
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

IF REPRODUCED, PLEASE CREDIT HISTORIC AMERICAN BUILDINGS SURVEY - NATIONAL PARK SERVICE, NAME OF DELINEATOR, DATE OF THE DRAWING

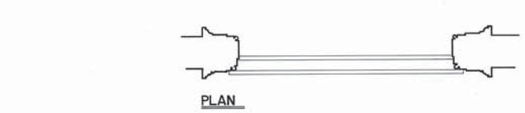
157822

TRIM LINE

TRIM LINE

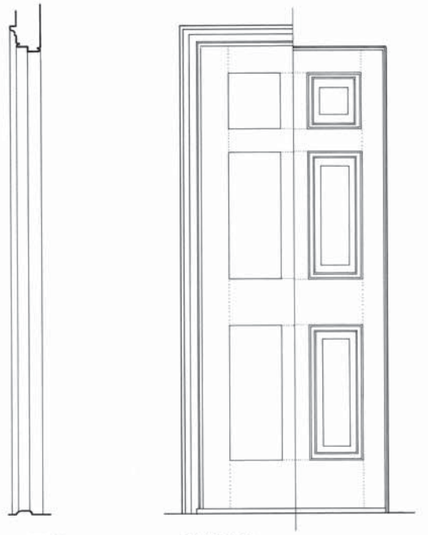


SECTION ELEVATION



PLAN

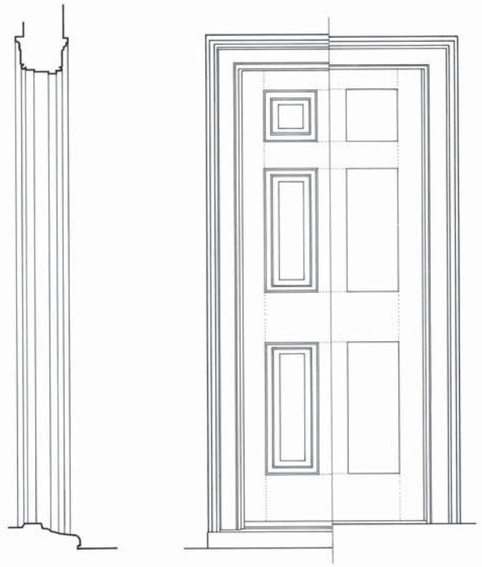
FIRST FLOOR HALLWAY



SECTION ELEVATION

PLAN

SECOND FLOOR HALLWAY



SECTION ELEVATION

PLAN

ENTRANCE TO WINGS
FROM NORTH PORCH

DOOR DETAILS

FEET 1"=1'-0"
CENTIMETERS 1:12

0 1 2ft
0 50

NAME AND LOCATION OF STRUCTURE
SNEE FARM
LONG POINT ROAD · MOUNT PLEASANT · CHARLESTON COUNTY · SOUTH CAROLINA

SURVEY NO.
SC-87

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 19 OF 21 SHEETS

LIBRARY OF CONGRESS INDEX NUMBER

DRAWN BY: CHRISTOPHER HUCKABEE; INKED BY MELLONEE RHEAMS

SNEE FARM RECORDING PROJECT · SUMMER 1990
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

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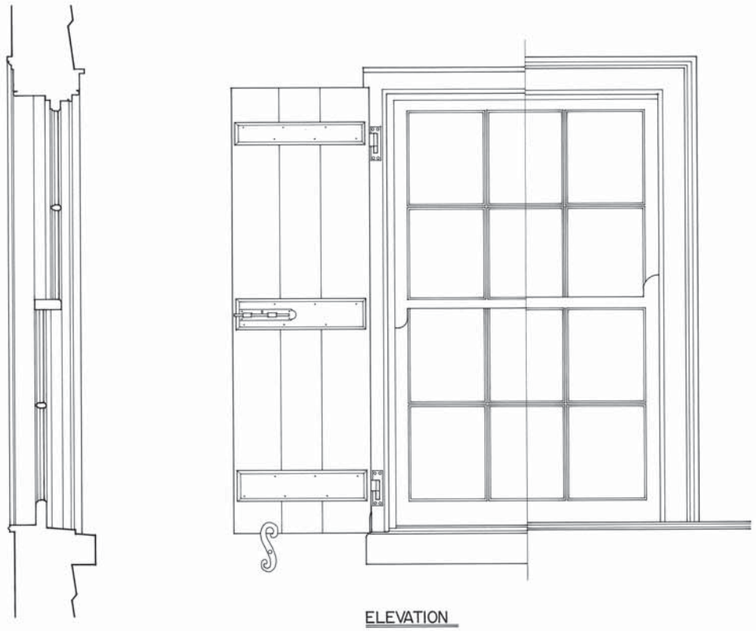
157522

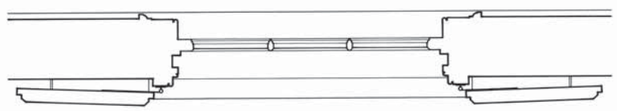
TRIM LINE

TRIM LINE



SECTION

ELEVATION



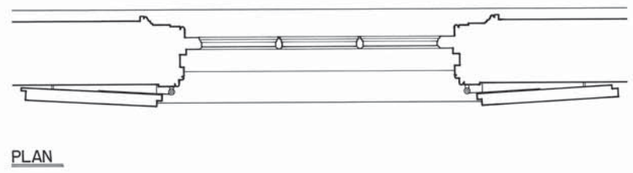
PLAN

6/6 WINDOW
SOUTHEAST BEDROOM

FEET 1-1/2"= 1'-0" 0 1 2
CENTIMETERS 1:8 0 50

SECTION

ELEVATION



PLAN

9/9 WINDOW
SOUTHWEST ROOM

FEET 1-1/2"= 1'-0" 0 1 2
CENTIMETERS 1:8 0 50

NAME AND LOCATION OF STRUCTURE
SNEE FARM
LONG POINT ROAD · MOUNT PLEASANT · CHARLESTON COUNTY · SOUTH CAROLINA

SURVEY NO.
SC-87

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 20 OF 21 SHEETS

LIBRARY OF CONGRESS INDEX NUMBER

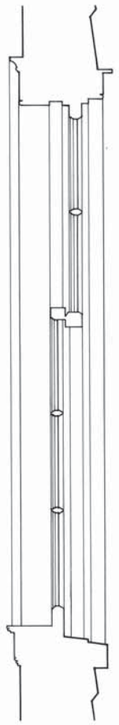
DRAWN BY: CHRISTOPHER HUCKABEE & TINA FONG; INKED BY MICHAEL E. BRANNAN

SNEE FARM RECORDING PROJECT · SUMMER 1990
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

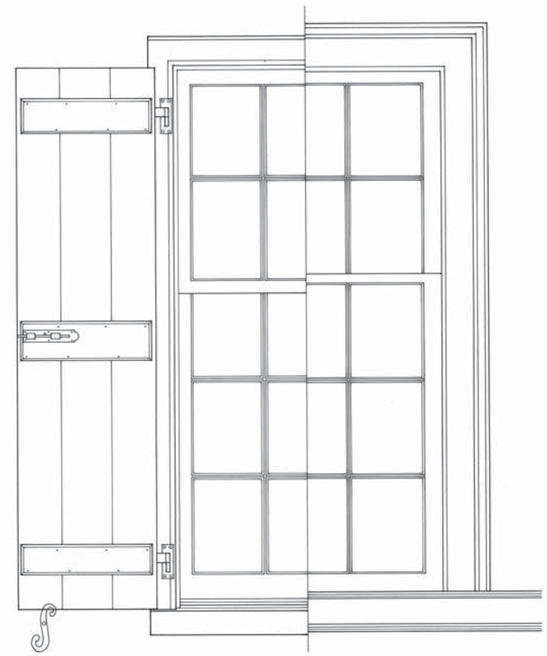
IF REPRODUCED, PLEASE CREDIT HISTORIC AMERICAN BUILDINGS SURVEY, NATIONAL PARK SERVICE. NAME OF DELINEATOR, DATE OF THE DRAWING

TRIM LINE

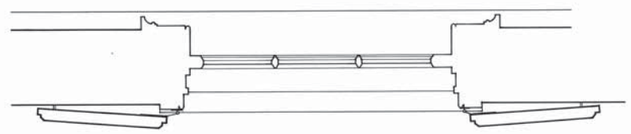
TRIM LINE



SECTION



ELEVATION



PLAN

6/9 WINDOW
FIRST FLOOR BEDROOM

FEET 1-1/2"= 1'-0" 0 1 2
CENTIMETERS 1:8 0 50

DRAWN BY: TINA FONG; INKED BY MICHAEL E. BRANNAN

SNEE FARM RECORDING PROJECT · SUMMER 1990
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

NAME AND LOCATION OF STRUCTURE
SNEE FARM
LONG POINT ROAD · MOUNT PLEASANT · CHARLESTON COUNTY · SOUTH CAROLINA

SURVEY NO.
SC-87

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 21 OF 21 SHEETS

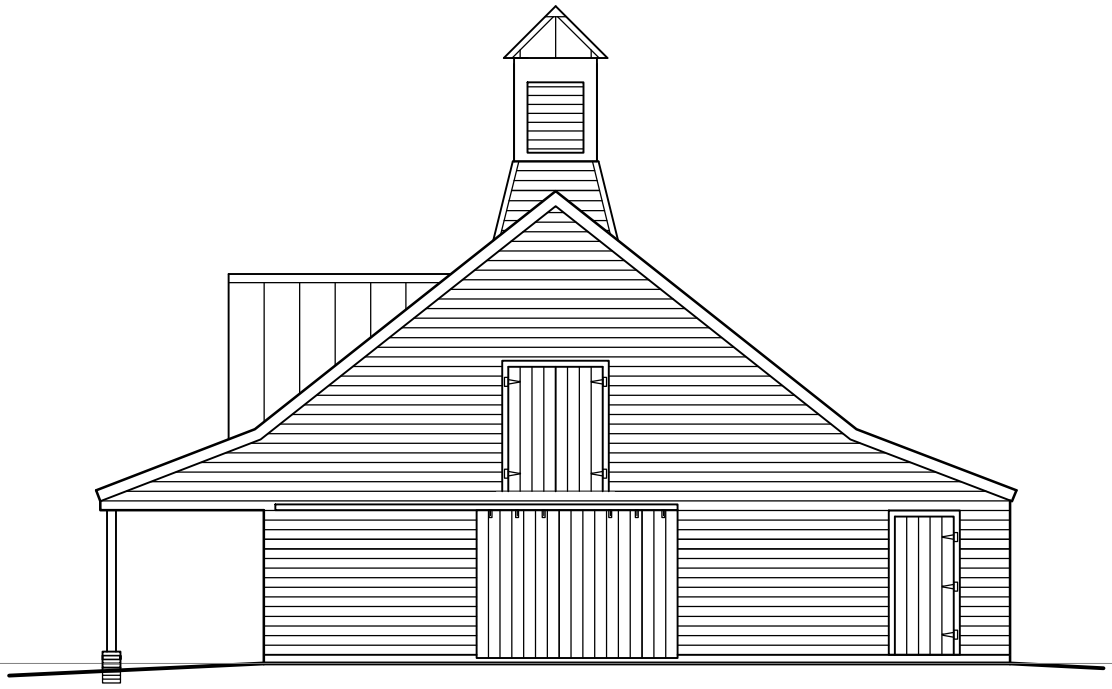
LIBRARY OF CONGRESS INDEX NUMBER

IF REPRODUCED PLEASE CREDIT HISTORIC AMERICAN BUILDINGS SURVEY, NATIONAL PARK SERVICE, NAME OF DELINEATOR, DATE OF THE DRAWING

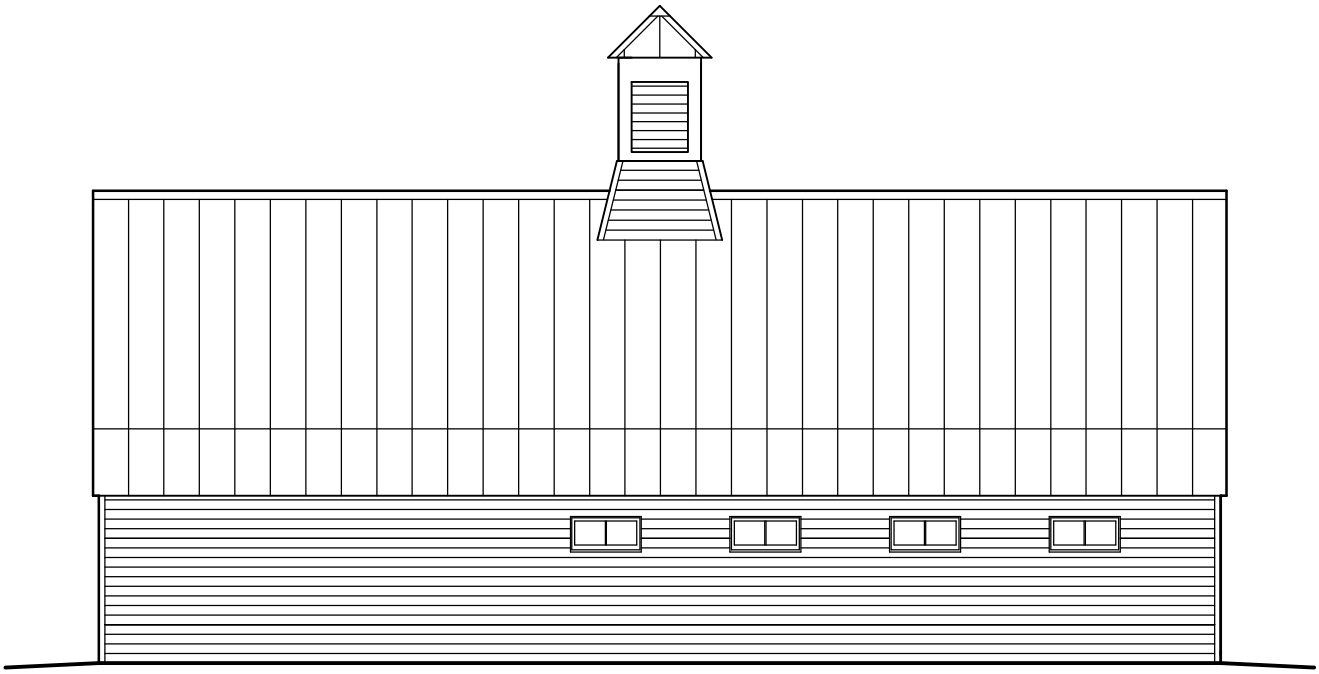
167522

TRIM LINE

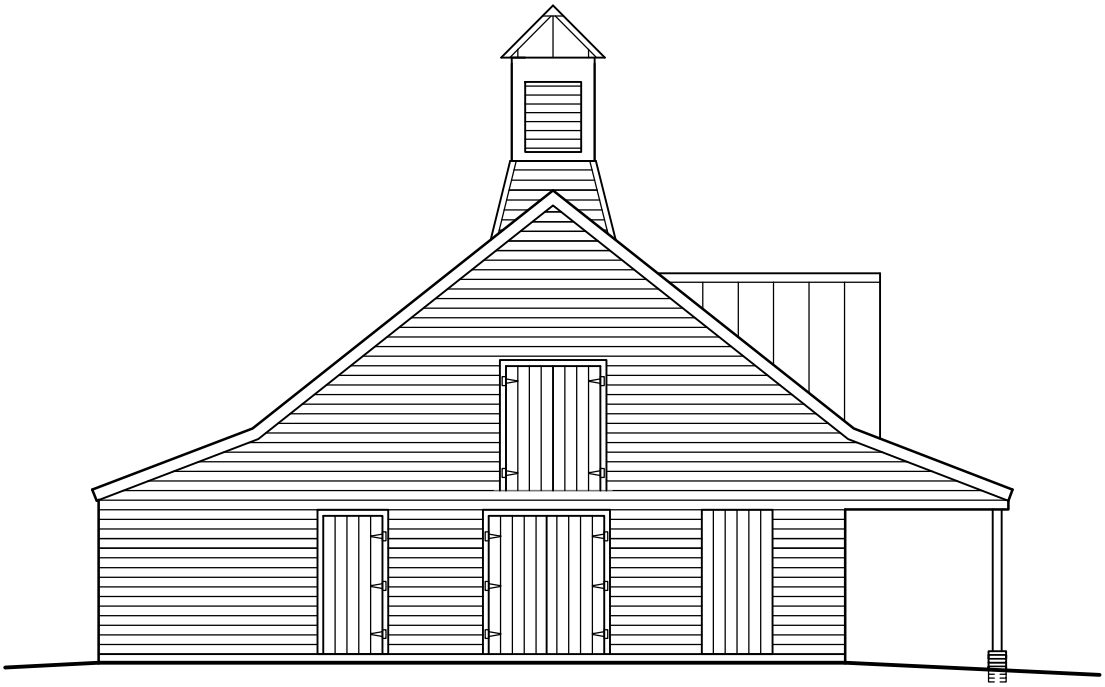
Appendix B: Sketch drawings for barn and corn crib



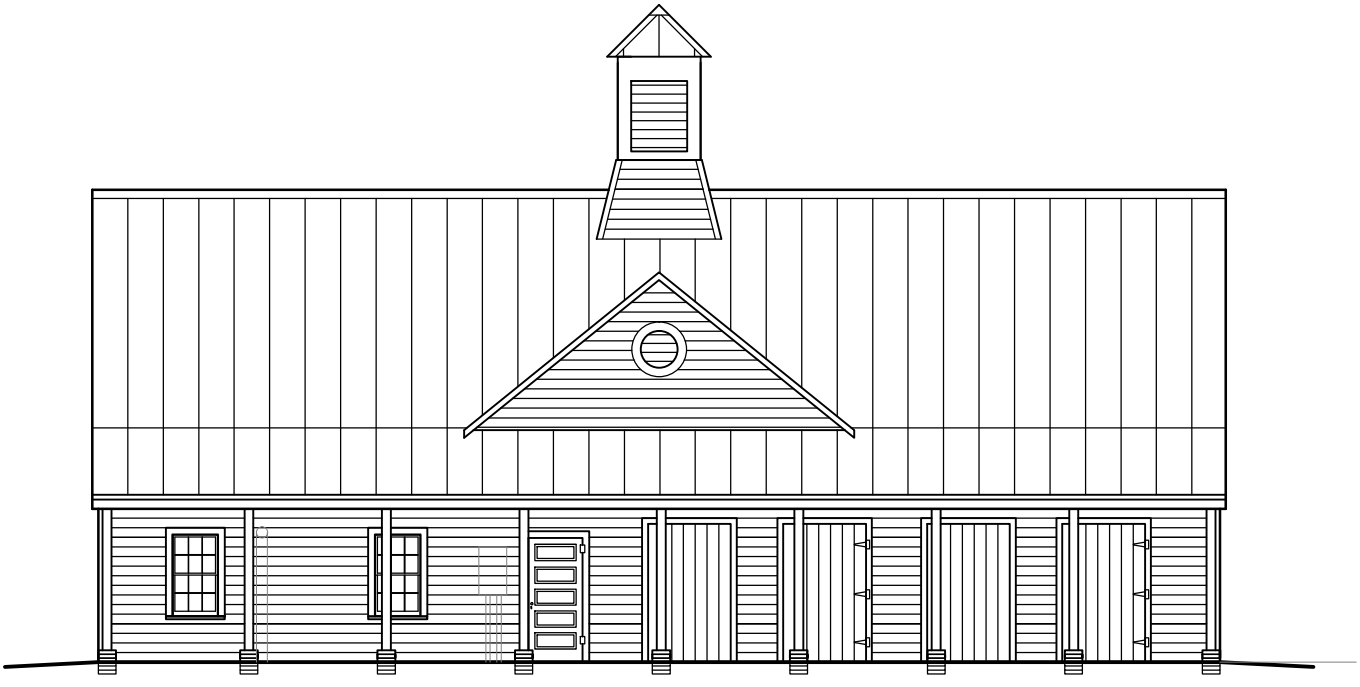
East Elevation
Scale: 3/32" = 1'-0"



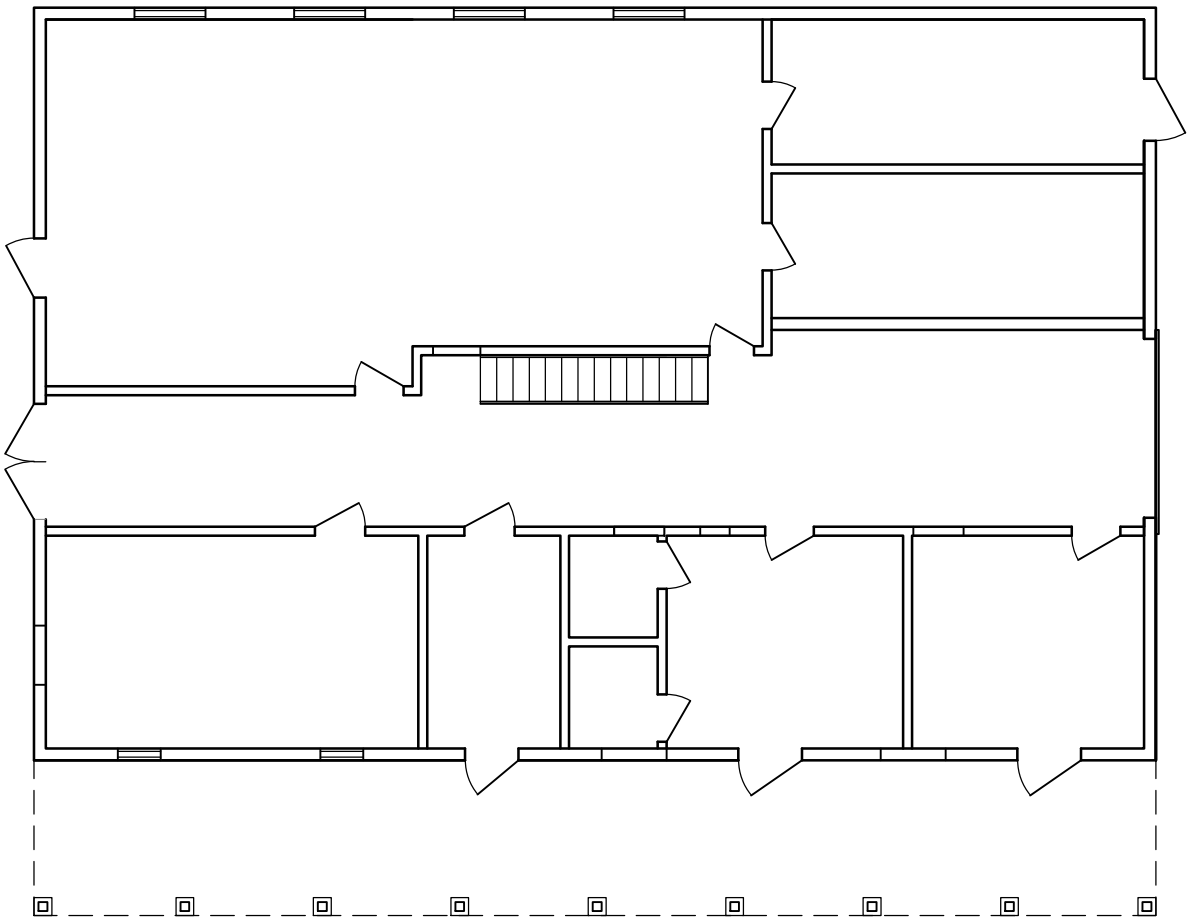
North Elevation
Scale: 3/32" = 1'-0"



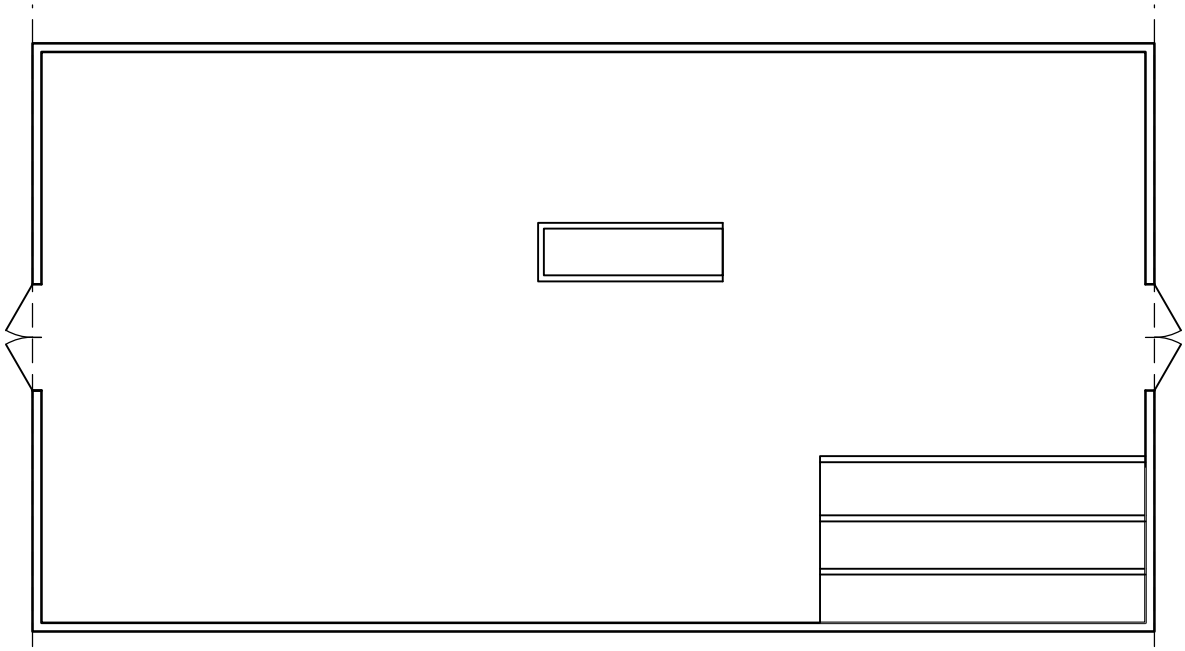
West Elevation
Scale: 3/32" = 1'-0"



South Elevation
Scale: 3/32" = 1'-0"



First Floor Plan
Scale: 3/32" = 1'-0"



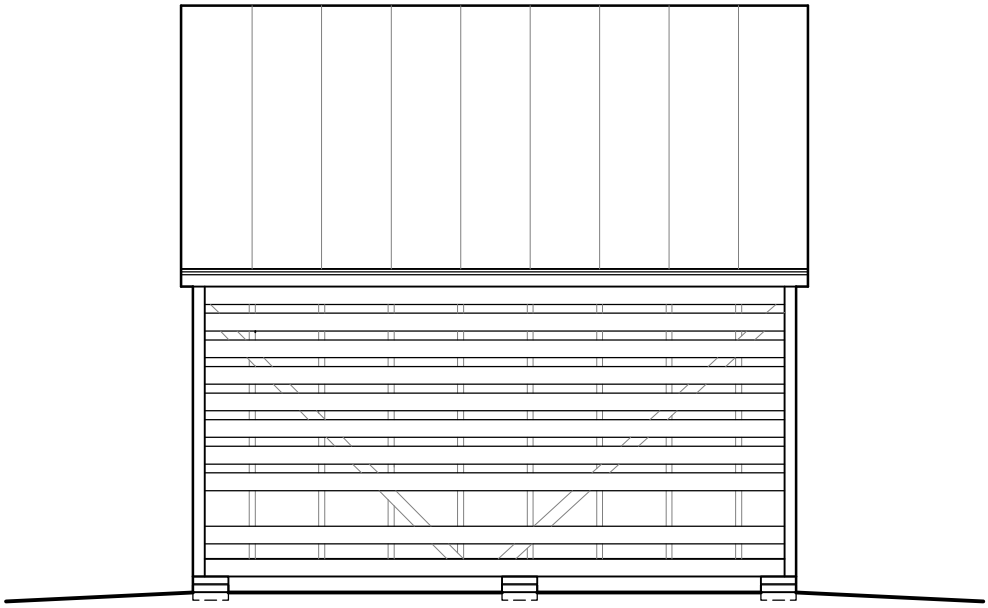
Second Floor Plan
Scale: 3/32" = 1'-0"

WJE ENGINEERS ARCHITECTS MATERIALS SCIENTISTS

BARN
HISTORIC STRUCTURE REPORT

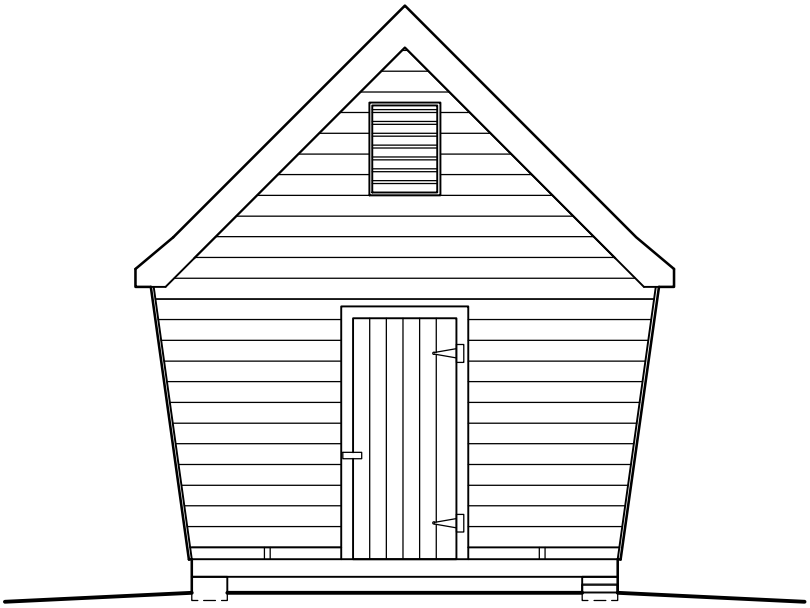
Date	March 20, 2015
Proj. No.	2014.3541
Scale	As Shown

A-3



North Elevation

Scale: 3/16" = 1'-0"



East Elevation

Scale: 3/16" = 1'-0"

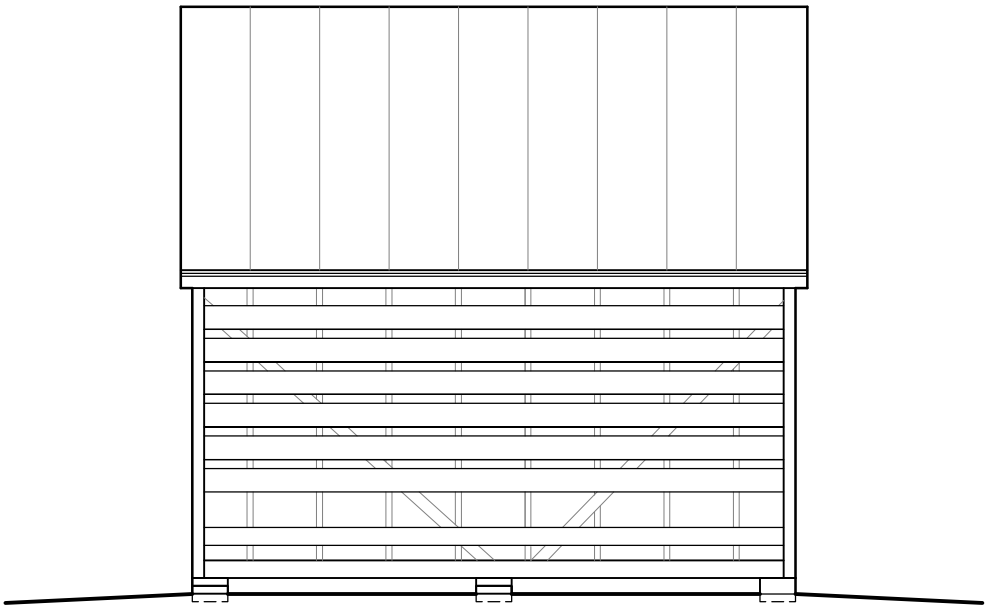
WJE ENGINEERS ARCHITECTS MATERIALS SCIENTISTS

CRIB BARN

HISTORIC STRUCTURE REPORT

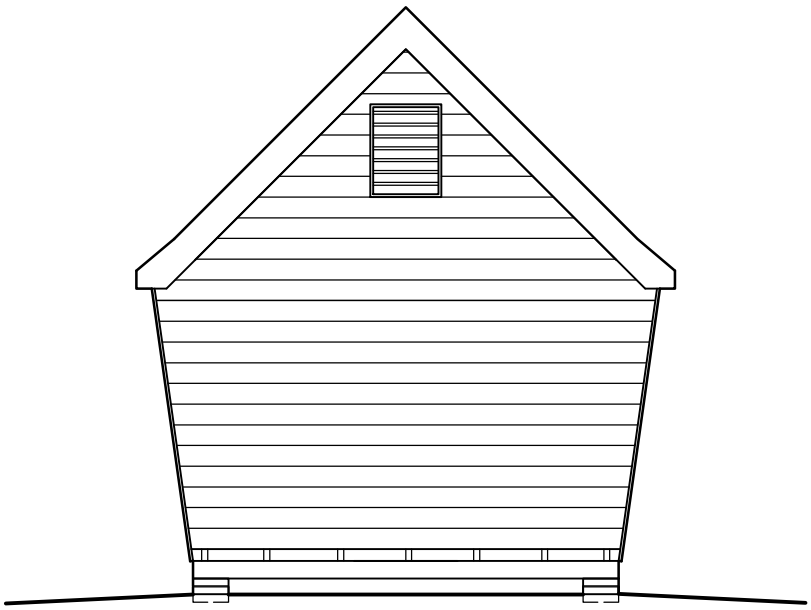
Date	March 20, 2015
Proj. No.	2014.3541
Scale	As Shown

A-1



South Elevation

Scale: 3/16" = 1'-0"



West Elevation

Scale: 3/16" = 1'-0"

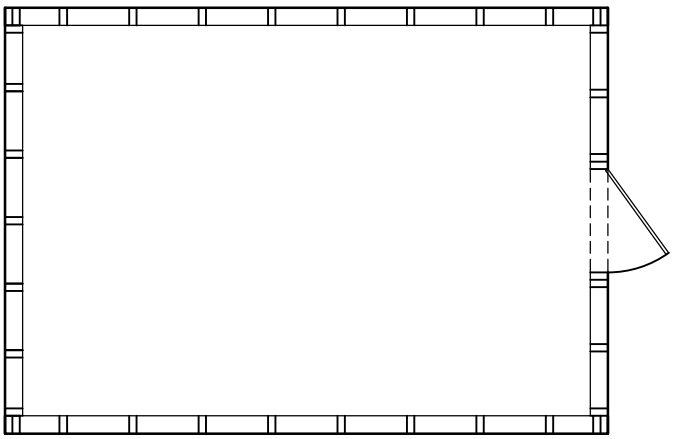
WJE ENGINEERS ARCHITECTS MATERIALS SCIENTISTS

CRIB BARN

HISTORIC STRUCTURE REPORT

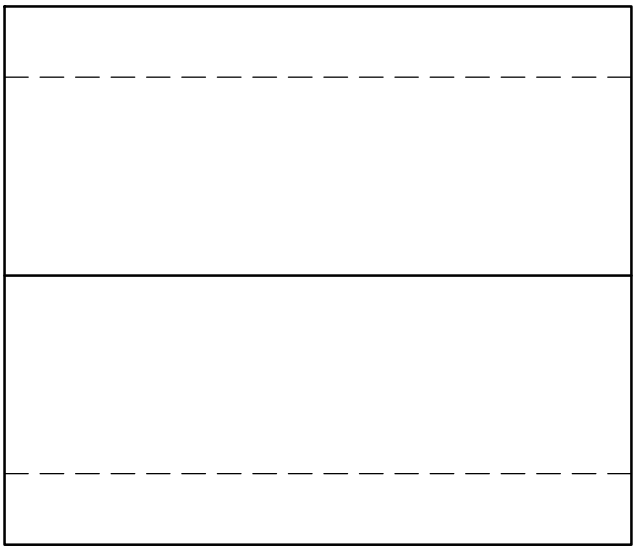
Date	March 20, 2015
Proj. No.	2014.3541
Scale	As Shown

A-2



Floor Plan
Scale: 3/16" = 1'-0"

N

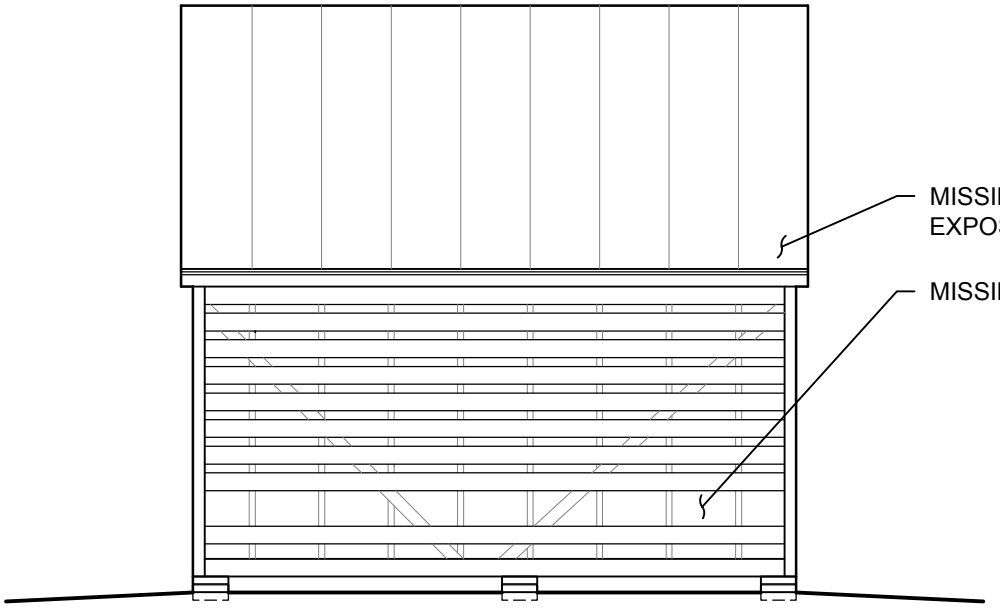


Roof Plan
Scale: 3/16" = 1'-0"

N

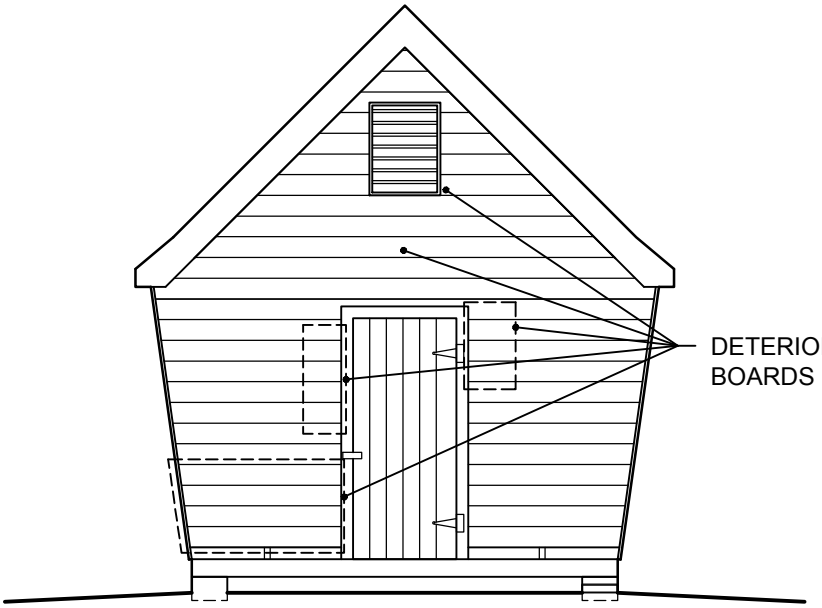
WJE ENGINEERS ARCHITECTS MATERIALS SCIENTISTS	**CORN CRIB** HISTORIC STRUCTURE REPORT	Date March 20, 2015 Proj. No. 2014.3541 Scale As Shown	A-3

Appendix C: Condition drawings



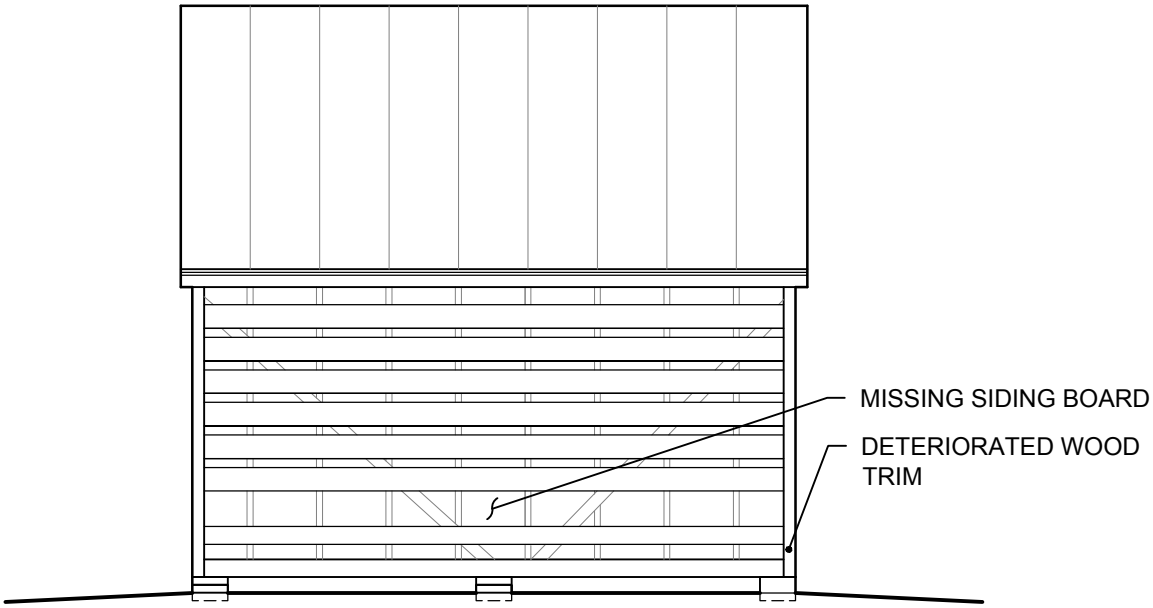
North Elevation

Scale: 3/16" = 1'-0"



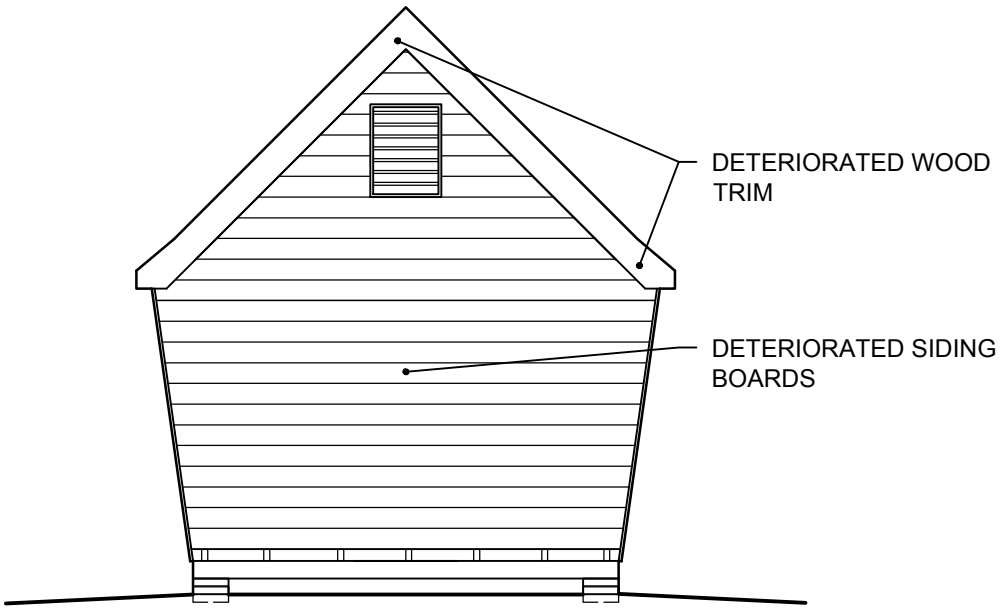
East Elevation

Scale: 3/16" = 1'-0"



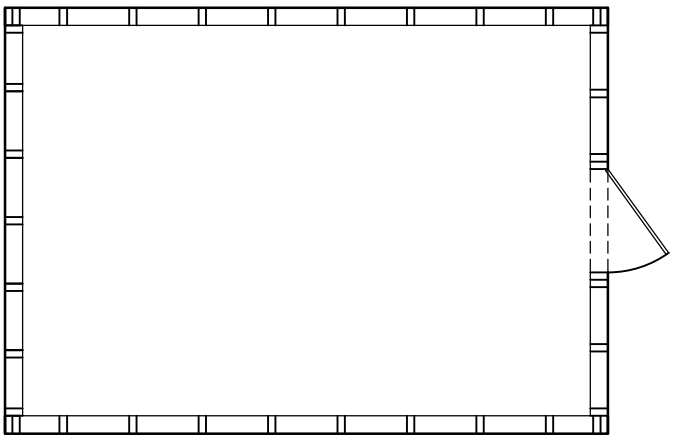
South Elevation

Scale: 3/16" = 1'-0"



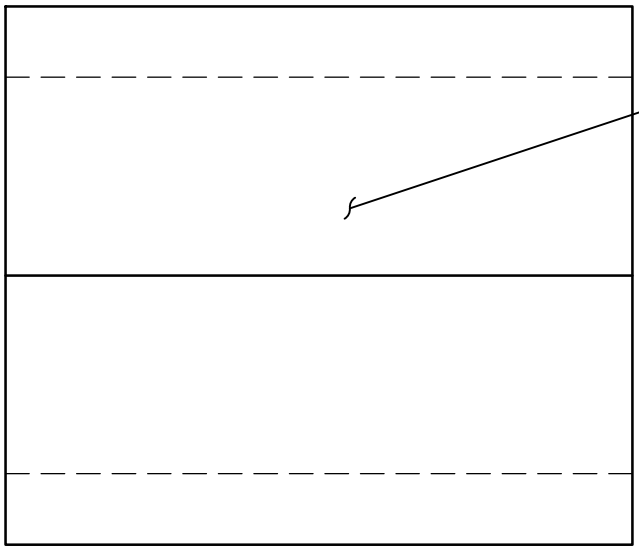
West Elevation

Scale: 3/16" = 1'-0"



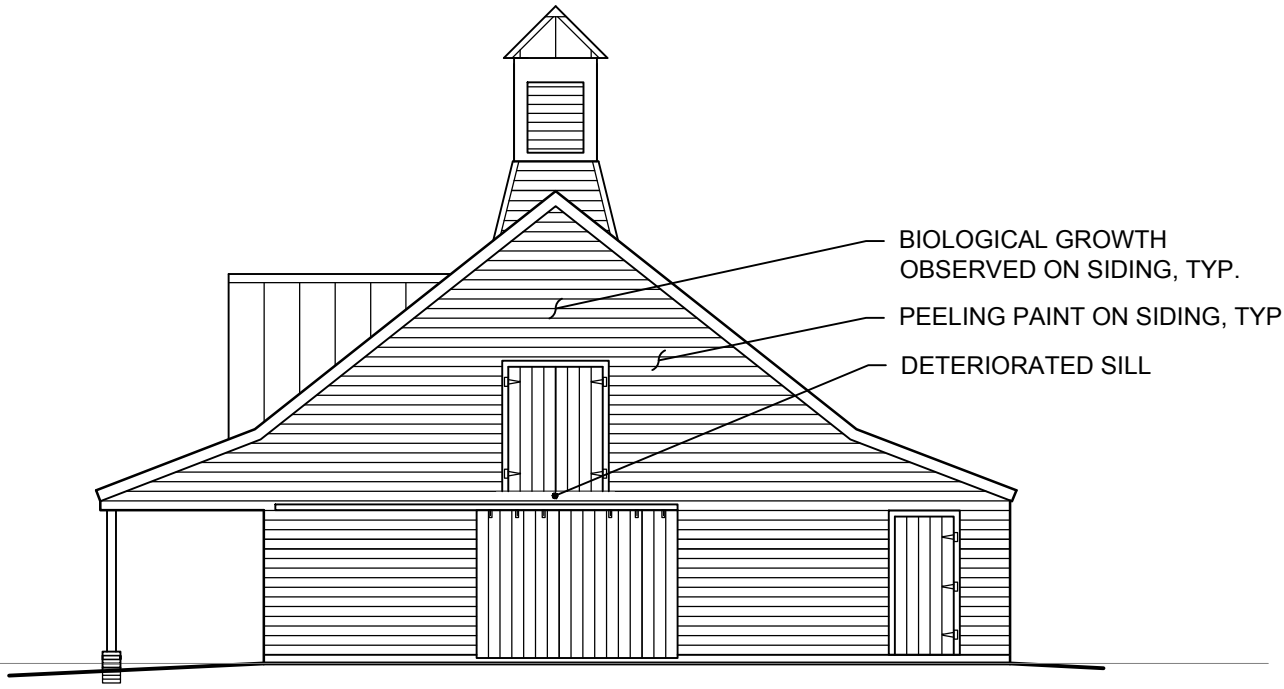
Floor Plan
Scale: 3/16" = 1'-0"

N

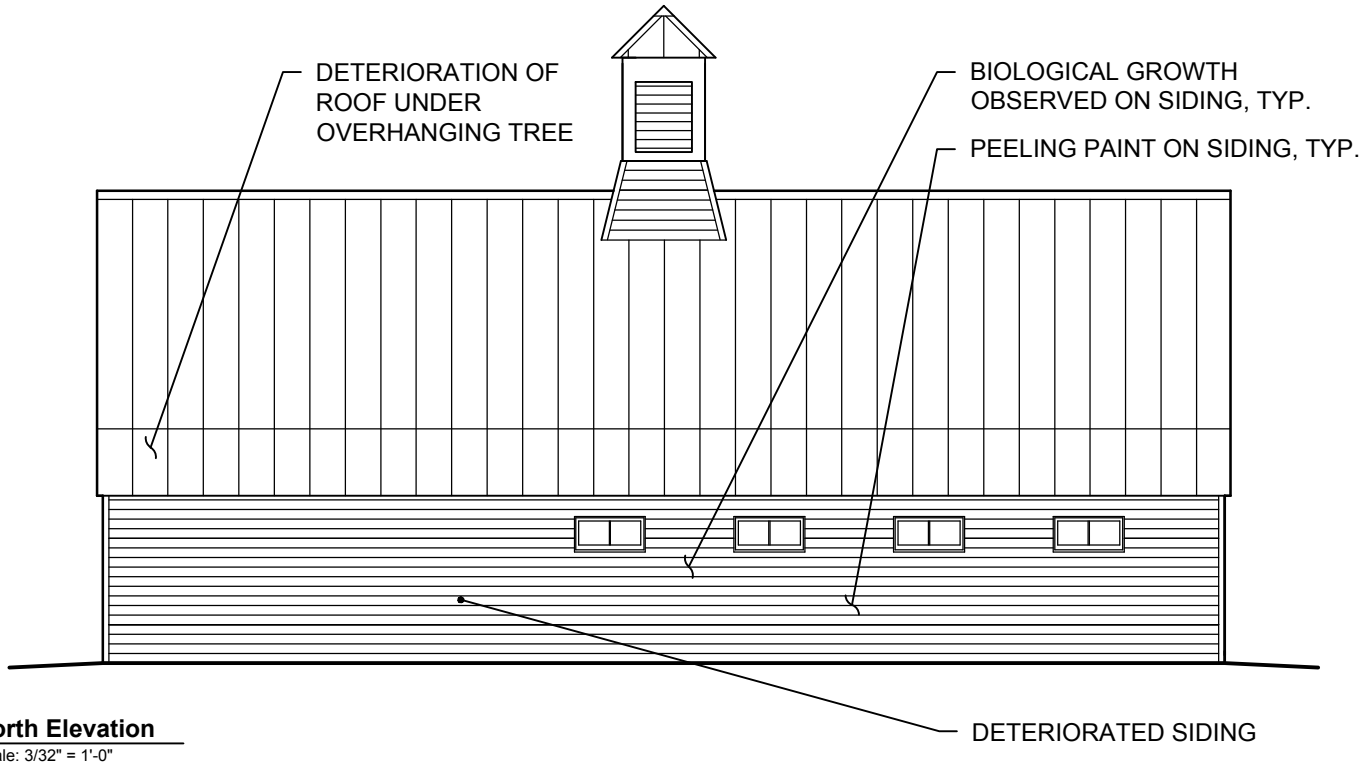


Roof Plan
Scale: 3/16" = 1'-0"

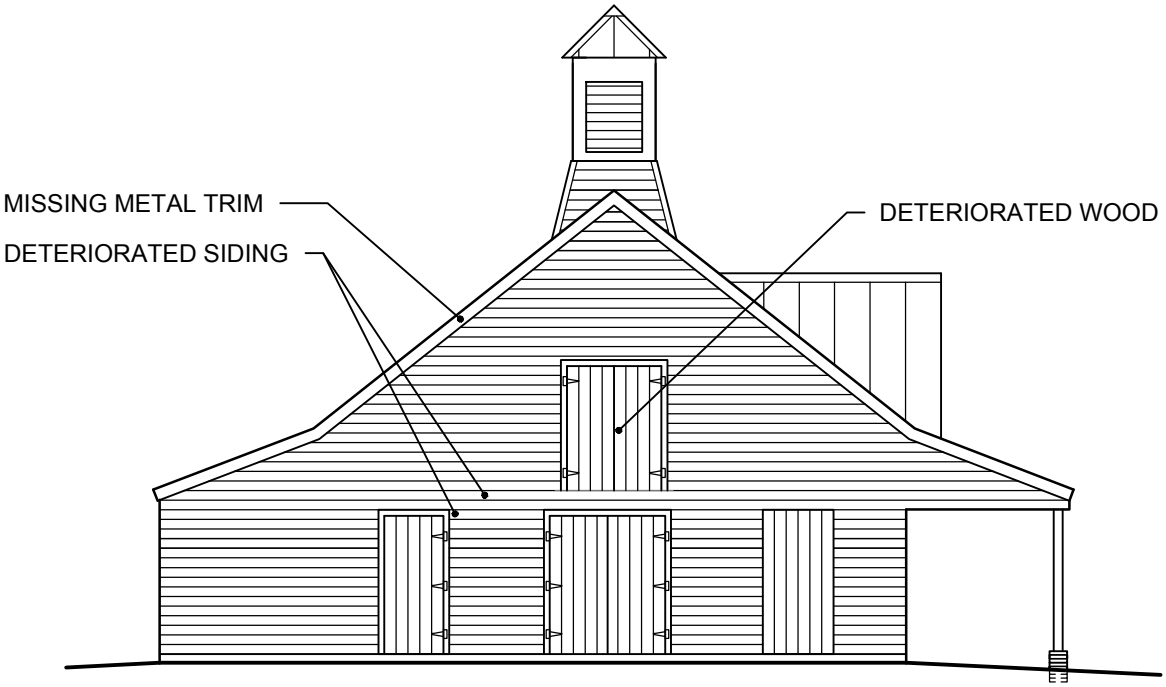
N



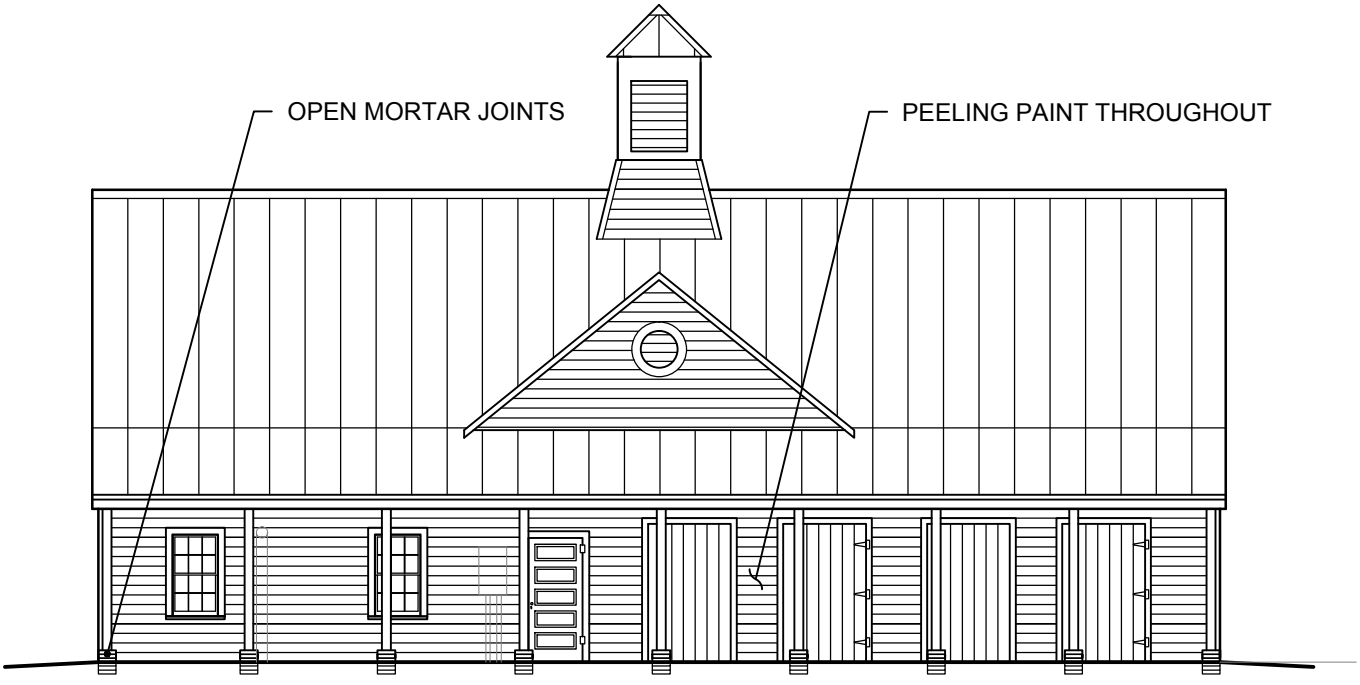
East Elevation
Scale: 3/32" = 1'-0"



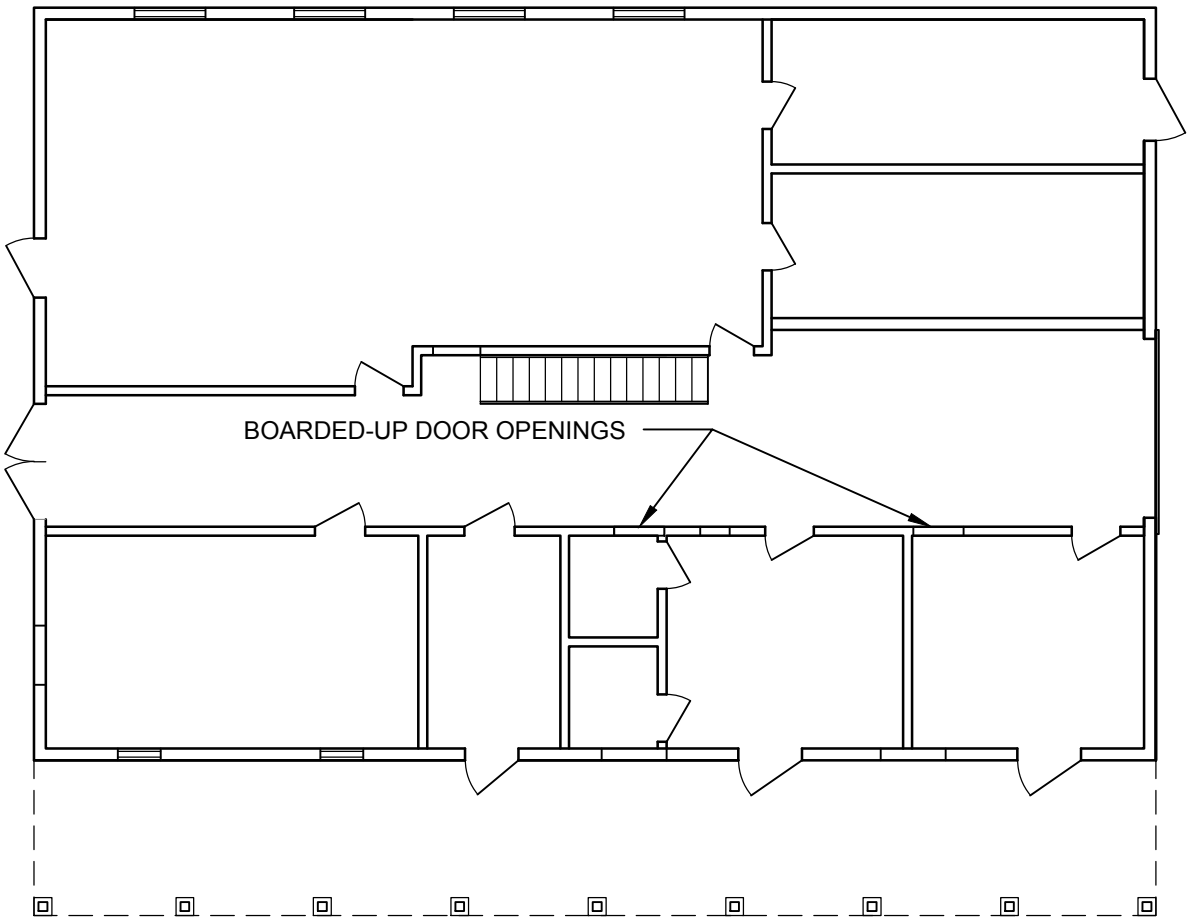
North Elevation
Scale: 3/32" = 1'-0"



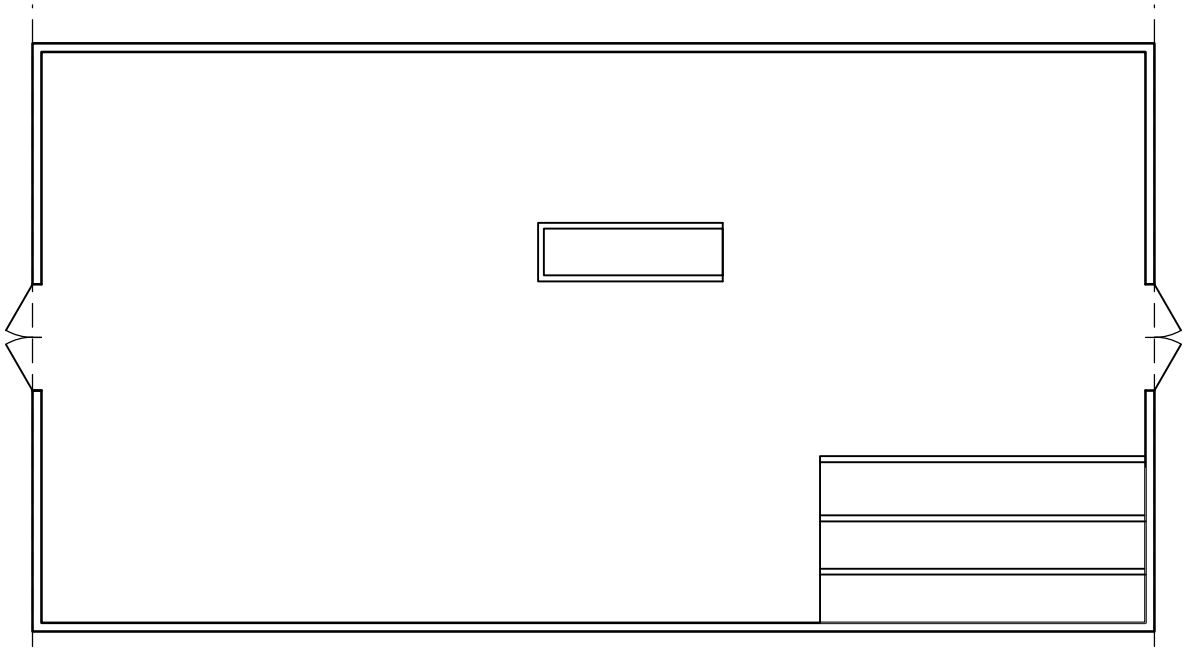
West Elevation
Scale: 3/32" = 1'-0"



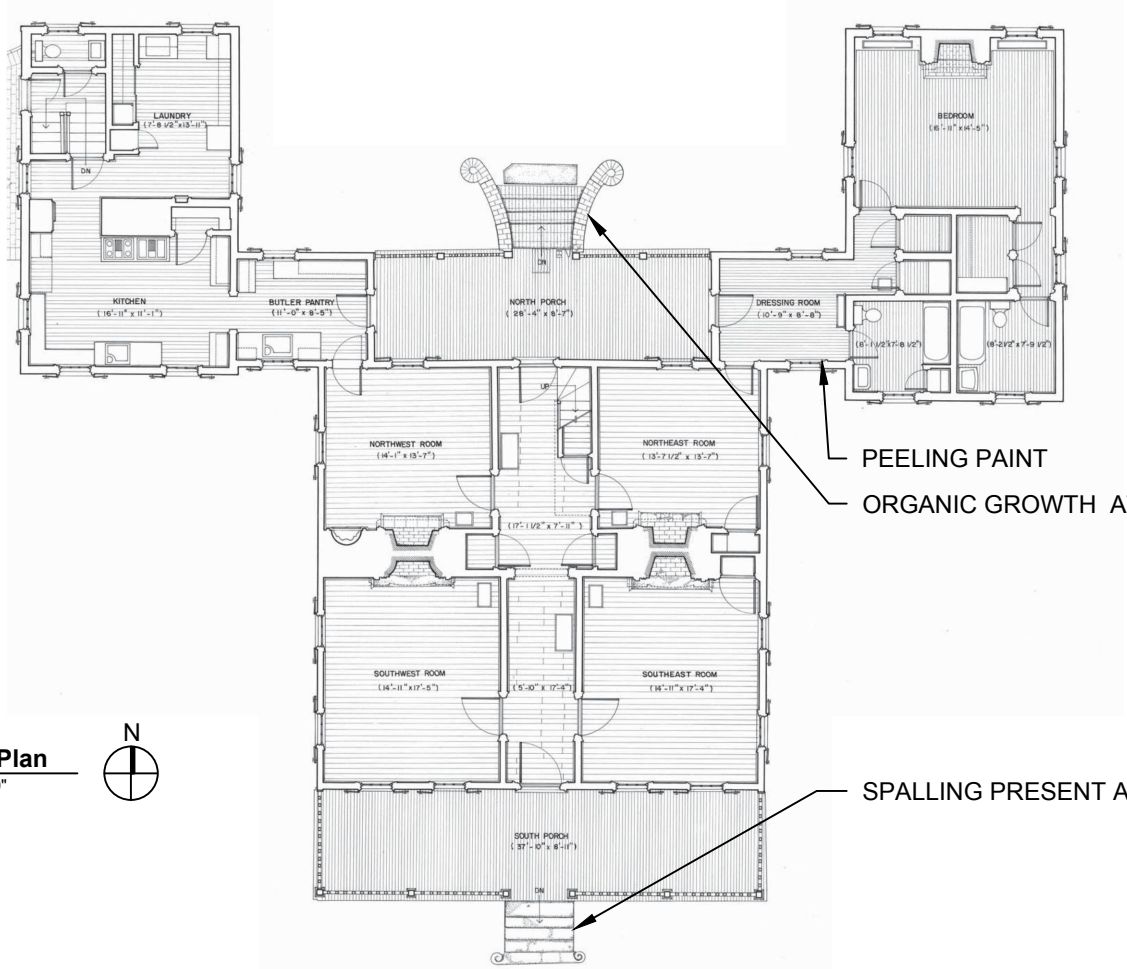
South Elevation
Scale: 3/32" = 1'-0"



First Floor Plan
Scale: 3/32" = 1'-0"

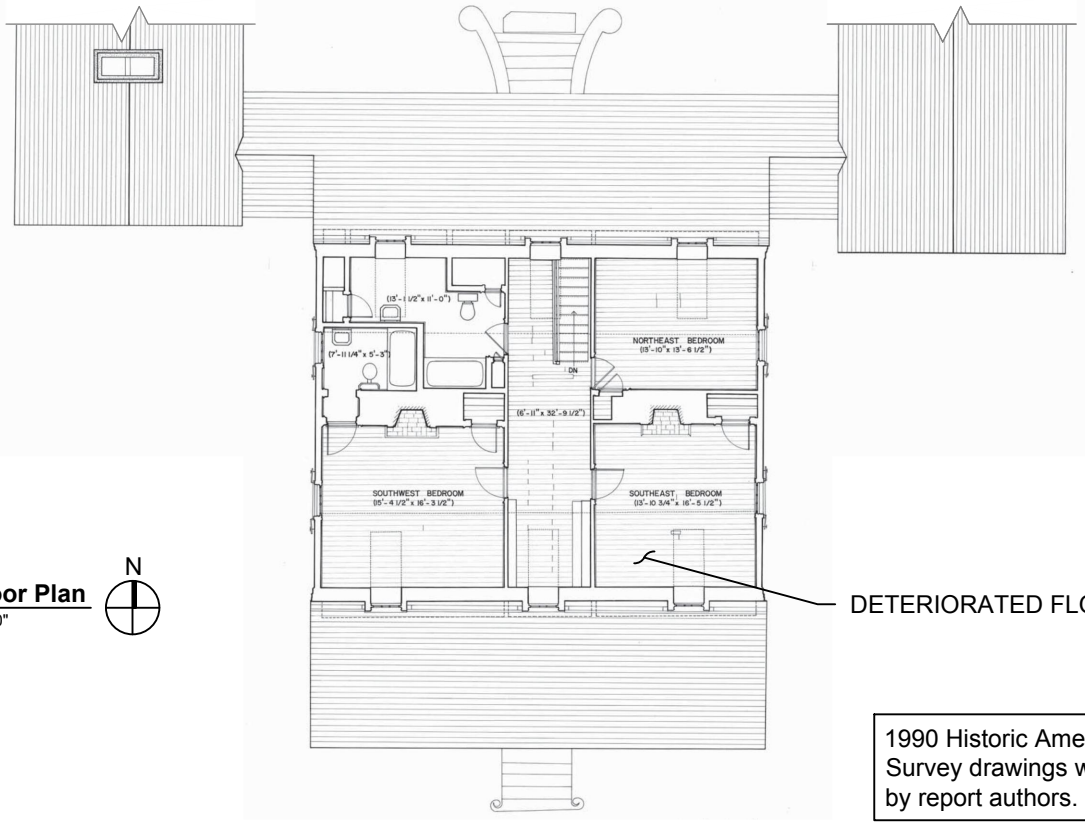


Second Floor Plan
Scale: 3/32" = 1'-0"



First Floor Plan
Scale: 1/16" = 1'-0"

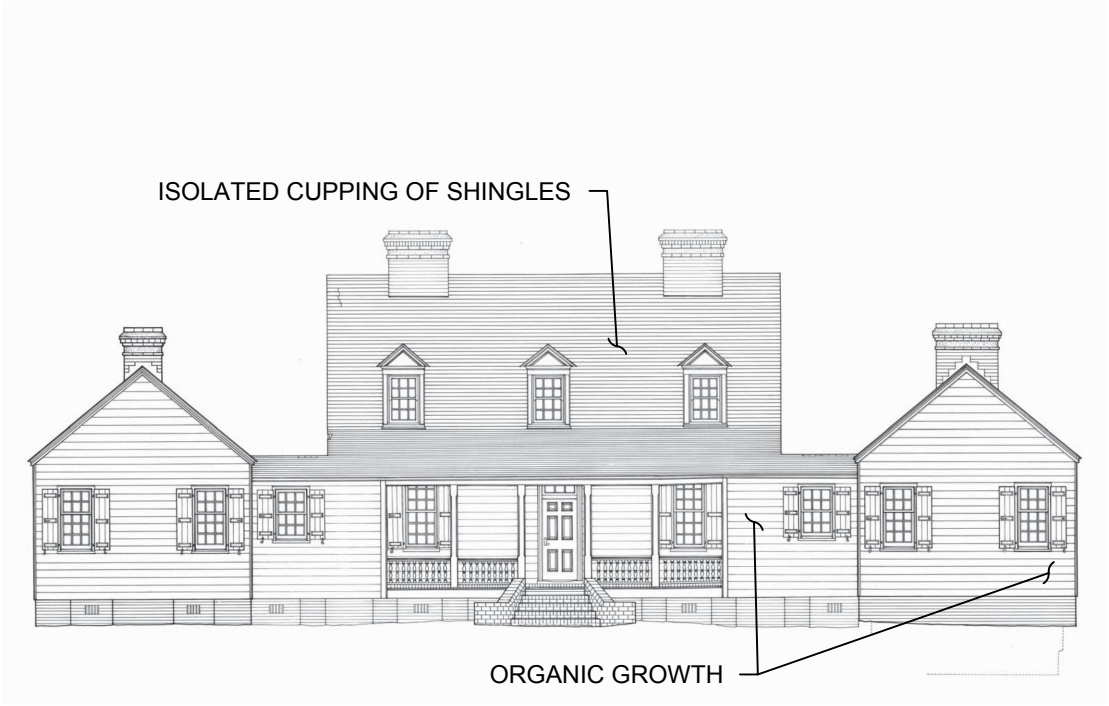
N



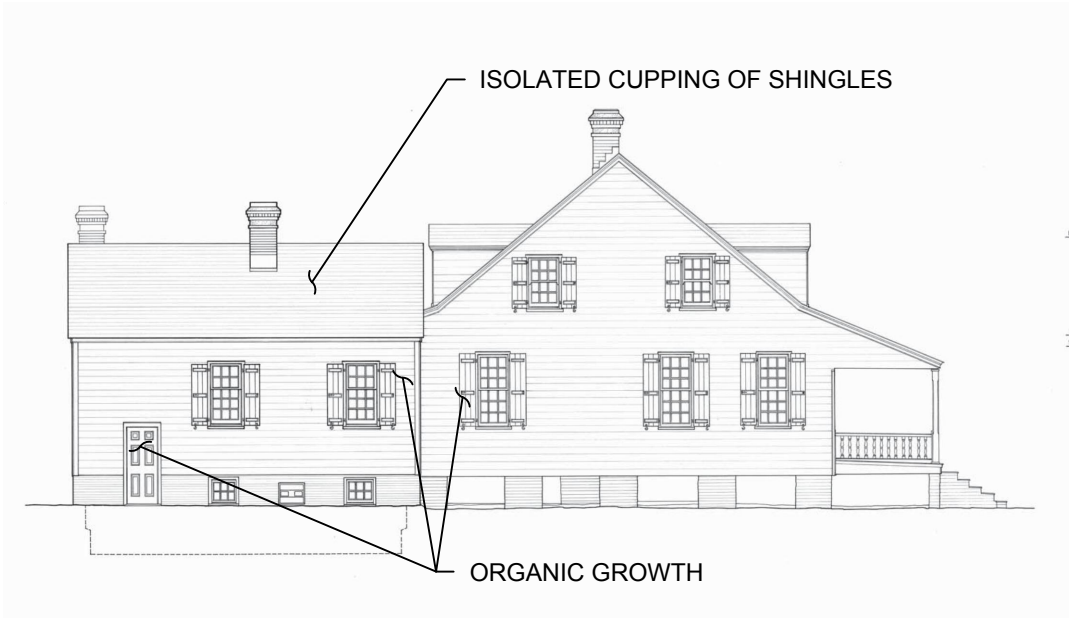
Second Floor Plan
Scale: 1/16" = 1'-0"

N

1990 Historic American Buildings Survey drawings with annotations by report authors.

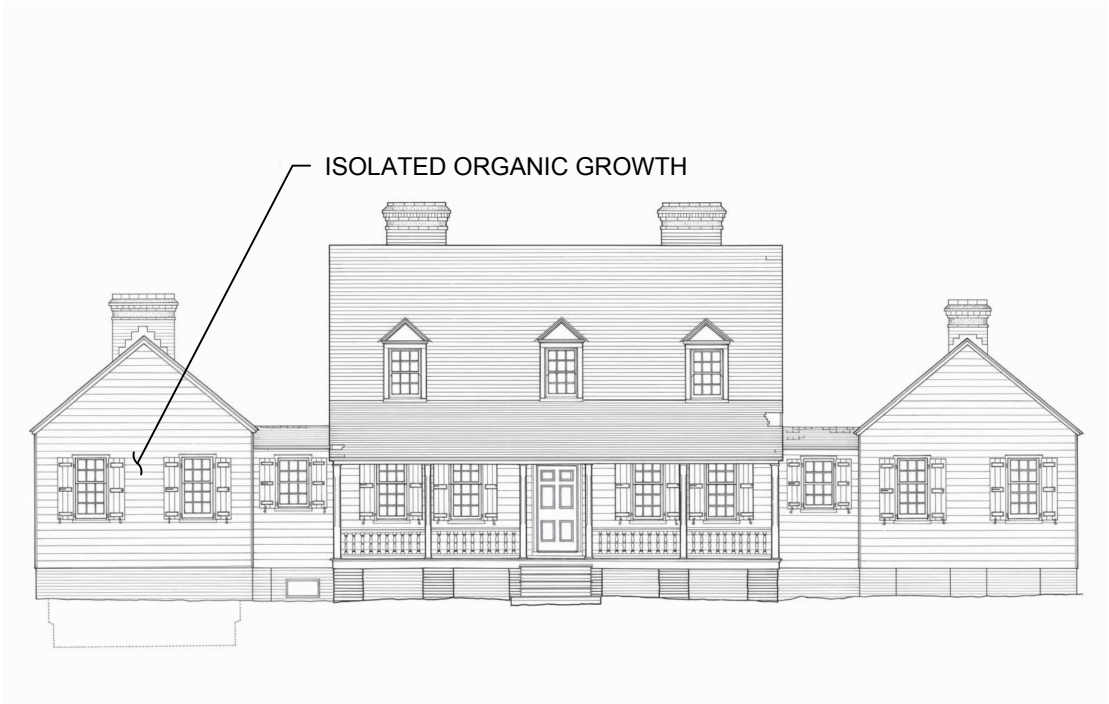


North Elevation
Scale: 1/16" = 1'-0"

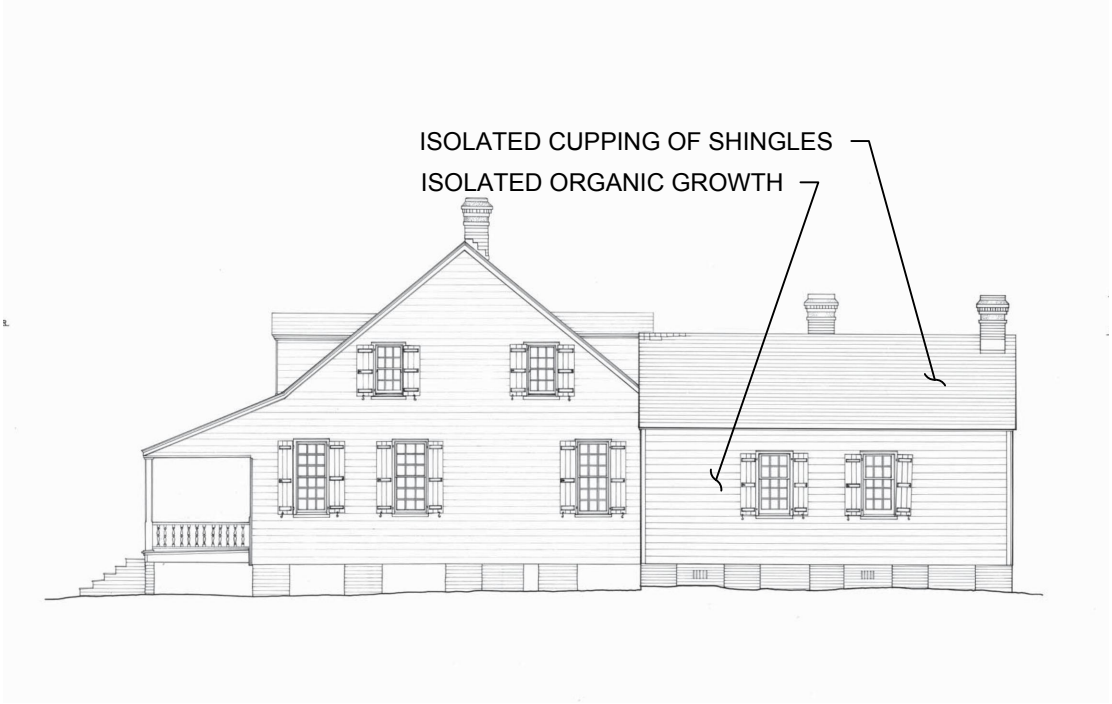


West Elevation
Scale: 1/16" = 1'-0"

1990 Historic American Buildings Survey drawings with annotations by report authors.



South Elevation
Scale: 1/16" = 1'-0"



East Elevation
Scale: 1/16" = 1'-0"

1990 Historic American Buildings Survey drawings with annotations by report authors.