

Documentation of the Sanders House, Cainhoy Plantation, Charleston, Berkeley County, South Carolina

Berkeley County, South Carolina



December 2019

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Prepared for:

Daniel Island Development Company

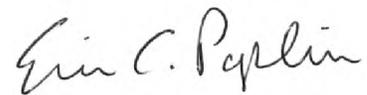
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Abstract

The Sanders House (previously recorded as Resource 066 0020.01), identified in *Berkeley County Historical and Architectural Inventory, South Carolina* (Schneider and Fick), was deemed as a “site worthy of further investigation” by the South Carolina State Historic Preservation Office (SHPO) in 1989. The Sanders House and complex was surveyed and recorded from 2014 to 2019 during Brockington and Associates, Inc. (Brockington)’s intensive cultural resources survey (*Cultural Resources Survey of Cainhoy Plantation, Berkeley County, South Carolina*) of the approximately 9,428-acre Cainhoy Plantation in the City of Charleston in Berkeley County, South Carolina (Poplin et al. 2019). Investigators identified Site 38BK2551, a large surface/subsurface scatter of Pre-Contact and Post-Contact artifacts in the south-central portion of Cainhoy Plantation and recommended it eligible for listing on the National Register of Historic Places (NRHP). Site 38BK2551 encompasses a wide area along a bluff that overlooks Martin Creek, a tributary of the Wando River. Site 38BK2551 measures approximately 840 by 755 meters (m) and includes the Sanders House and associated outbuildings. Brockington recommended the Sanders House eligible for listing on the NRHP under Criterion C as an intact example of the I-house form in Berkeley County (Poplin et al. 2019).

The U.S. Army Corps of Engineers, Charleston District (USACE) and SHPO determined 17 architectural resources, including the Sanders House (Resource 1265.00), and 28 archaeological sites, including Site 38BK2551, eligible for the NRHP.

Cainhoy Land and Timber, LLC (CLT) contracted Brockington to conduct Historic American Buildings Survey (HABS)-like documentation of the Sanders House in March 2016. The Sanders House stands in the south-central portion of Cainhoy Plantation in Berkeley County, South Carolina. CLT is proposing a commercial and residential development in portions of Cainhoy Plantation that are within close proximity of the Sanders House under the purview of the SC Department of Health and Environmental Control, Office of Ocean and Coastal Resource Management’s (OCRM) Coastal Zone Management Program. Because the Sanders House may be relocated, converted for new use, or demolished, the proposed project makes impacts to the significant historic site unavoidable. The Sanders House complex includes the NRHP-eligible Sanders House (1265.00), three twentieth-century outbuildings (1265.01- garage, 1265.02- barn, and 1265.03- shed) that are not NRHP eligible, and a modern dog kennel (not recorded as an historic architectural resource). According to aerial photographs, the barn (1265.02) collapsed in 2015 and is no longer extant.

Brockington undertook HABS-like documentation of the Sanders House in April, May, and October through December 2019 in order to mitigate any adverse effects to this NRHP-eligible historic resource per the *Final Treatment Plan for Documentation of the Sanders House Complex, Cainhoy Plantation, Berkeley County, South Carolina* (Poplin and L. Kittrell 2019a) approved by SHPO on March 28, 2019. The treatment plan outlined the tasks necessary to document the historic resource(s). Tasks included measured drawings, other appropriate maps and plans, additional archival research, a narrative on the Sanders House complex and a description of the resources, and high-quality digital photography. CLT was tasked with retaining a structural or preservation engineer to assess the structural integrity of the Sanders House to assist in determining its future use.

Table of Contents

Abstract.....	i
1.0 Introduction.....	1
1.1 Methods of Investigation.....	3
1.1.1 Project Objectives.....	3
1.1.2 Archival Research.....	4
1.1.3 Historic Architectural Investigations.....	4
1.1.4 Documentation.....	4
2.0 Previous Investigations.....	5
3.0 Results of the Investigations.....	9
3.1 Cultural Setting of the Cainhoy Peninsula.....	9
3.2 Brief History of the Cainhoy Plantation Tract.....	13
3.3 Buildings at the Sanders House complex (Resource 1265.00-.03).....	23
4.0 Architectural Descriptions of the Sanders House complex (Resource 1265.00-.03).....	29
4.1 Sanders House (Resource 1265.00).....	32
4.2 Sanders House Garage (Resource 1265.01).....	33
4.3 Sanders House Barn (Resource 1265.02).....	35
4.4 Sanders House Shed (Resource 1265.03).....	35
4.5 Sanders House Dog Kennels.....	35
5.0 References Cited.....	37

Appendix A: Measured Drawings of the Sanders House, Cainhoy Plantation

Appendix B: Photographs of Sanders House and Outbuildings

List of Figures

Figure 1.1 Site 38BK2551 with the Sanders House complex shown on the USGS <i>North Charleston, SC</i> 1973 quadrangle.	2
Figure 3.1 The approximate location of Cainhoy Plantation in St. Thomas and St. Denis Parish (Kovacik and Winberry 1989:89).	10
Figure 3.2 A portion of the 1825 Mills' (1979) Map of Charleston District showing the approximate location of the project area.	12
Figure 3.3 The parcels acquired by Harry F. Guggenheim between 1935 and 1952 (USGS <i>Ft. Moultrie, SC</i> and <i>North Charleston, SC</i> quadrangles).....	14
Figure 3.4 An 1823 plat of the Addison Ferry Tract (SCPB 40:73, McCrady Plat #2401)..	17
Figure 3.5 A 1911 plat of Hopewell and Greyland Plantations then owned by Seaboard Realty Company (McCrady Plat #3003).	19
Figure 3.6 A 1922 plat of Hopewell and Greyland Plantations (BCPB B:77).	20
Figure 3.7 A map of Cainhoy Plantation as assembled by Harry F. Guggenheim by December 1937 (Gaillard Plat #012).	21
Figure 3.8 A map of Cainhoy Plantation as assembled by Harry F. Guggenheim by 1952 (BCPB F:101). ..	22
Figure 3.9 Location of Sanders House Complex, Cainhoy Plantation, Berkeley Count, on the USGS <i>Wando</i> and <i>Melgrove, SC</i> 1919 quadrangles.	24
Figure 3.10 Location of Sanders House Complex, Cainhoy Plantation, Berkeley County on a USGS 1957 historic aerial.	25
Figure 3.11 Location of Sanders House Complex, Cainhoy Plantation, Berkeley County on the USGS 1940 <i>Wando</i> and 1943 <i>Melgrove, SC</i> quadrangles.	26
Figure 3.12 Location of Sanders House Complex, Cainhoy Plantation, Berkeley County on the USGS <i>North Charleston, SC</i> 1973 quadrangle.	27
Figure 4.1 Sanders House complex (Resource 1265.00-.03) on recent aerial photo.....	30
Figure 4.2 Sanders House setting, looking west, from approximately 150 feet (45.72 m) northwest of house.	31
Figure 4.3 Sanders House setting, looking east from approximately 200 feet (60.96 m) east of house.....	31
Figure 4.4 Sanders House setting, looking west, from approximately 250 feet (76.2 m) west of house.	32
Figure 4.5 Sanders House, view of ca. 1940 garage (Resource 1265.01) and shed (Resource 1265.03), facing northwest from approximately 65 feet (19.81 m) north of main house.	34
Figure 4.6 Sanders House, view of ca. 1940 garage (Resource 1265.01) and shed (Resource 1265.03), facing southeast from approximately 225 feet (68.58 m) northwest of main house.	34
Figure 4.7 Sanders House, view of dog kennel structure, facing southeast from northwest of kennel structure.	35

List of Tables

Table 3.1 Brief ownership of Addison Ferry Tract, Hopewell Plantation.....	15
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1.0 Introduction

From 2014 to 2019, Brockington and Associates, Inc. (Brockington) conducted an intensive cultural resources survey of the approximate 9,428-acre Cainhoy Plantation in the City of Charleston, Berkeley County, South Carolina. The survey was conducted on behalf of the property owners to meet federal and state regulations concerning the management of historic properties that may be affected through development activities in the City of Charleston, Berkeley County, and the Coastal Zone of South Carolina. Compliance regarding the Sanders House complex is administered through the regulatory programs of the SC Department of Health and Environmental Control, Office of Ocean and Coastal Resources Management (OCRM).

Cainhoy Plantation contains approximately 9,428 acres within southern Berkeley County, South Carolina, west of the intersection of Cainhoy and Clements Ferry roads. Private lands, the Francis Marion National Forest (FMNF), and the Wando River border Cainhoy Plantation to the east. The Wando River and Beresford Creek lie to the south. Private lands, the Cooper River, and Yellowhouse Creek lie to the west. The Amoco Chemicals Corporation's Cooper River plant and the St. Thomas Parish Church lie to the north.

Schneider and Fick identified several aboveground resources on Cainhoy Plantation in *Berkeley County Historical and Architectural Inventory, South Carolina* (1989). Resource 066 0020.00 (the ca. 1790 Cainhoy Plantation, Brick Yard Plantation/River House); Resource 066 0020.01 (the ca. 1790 Cainhoy Plantation, Sander's House); Resource 066 0020.02 (the ca. 1900 Cainhoy Plantation, Tenant Cottage); Resource 066 0020.03 (the ca. 1935 Cainhoy Plantation, Guggenheim House); and Resource 066 0020.04 (the ca. 1935 Cainhoy Plantation, Appurtenant Structures/Barn) were not visited in 1989 due to limited access to Cainhoy Plantation. The South Carolina State Historic Preservation Office (SHPO) determined Resources 066 0020.00 through 066 0020.04 (Cainhoy Plantation) as "Sites Worthy of Further Investigation." The locations given for some of these resources were not accurate. Subsequent investigations accurately located the extant resources on Cainhoy Plantation and, in consultation with SHPO, updated the site numbers associated with these resources.

In *Cultural Resources Survey of Cainhoy Plantation, Berkeley County, South Carolina* (Poplin et al 2019), we identified 23 aboveground historical/architectural resources (Resource 1264: the Brickyard Plantation/River House; Resource 1265: the Sanders House complex; Resource 1266: the Guggenheim residential complex; Resource 1267: Venning Cemetery; Resource 1268: a barn; Resource 066 0019: Nelliefield Cemetery), 9 previously recorded archaeological sites, 120 new archaeological sites, and 110 isolated finds. Statewide Survey of Historic Properties Forms for architectural/aboveground resources were also included in this report.

Brockington identified Site 38BK2551 (Figure 1.1), a large surface/subsurface scatter of Pre-Contact and Post-Contact artifacts, in the south-central portion of Cainhoy Plantation and recommended it eligible for listing on the National Register of Historic Places (NRHP). Site 38BK2551 encompasses a wide area along a bluff that overlooks Martin Creek, a tributary of the Wando River. Site 38BK2551 measures approximately 840 by 755 meters (m) and includes the Sanders House (Resource 1265.00). Brockington recommended the Sanders House eligible for listing on the NRHP under Criterion C, as an intact example of the I-house form in Berkeley County (Poplin et al 2019).

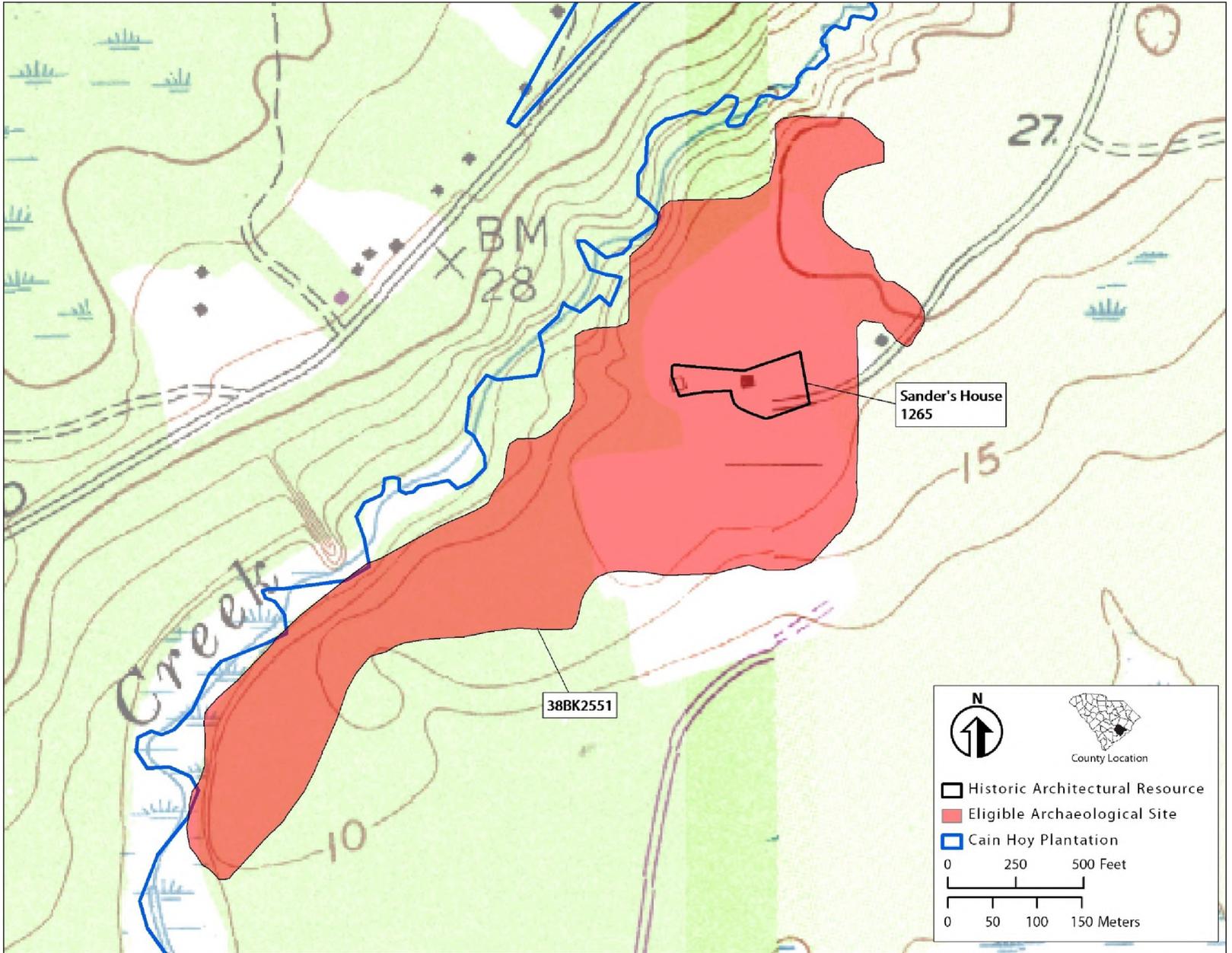


Figure 1.1 Site 38BK2551 with the Sanders House complex shown on the USGS North Charleston, SC 1973 quadrangle.

The U.S. Army Corps of Engineers, Charleston District (USACE) and SHPO determined 17 architectural resources, including the Sanders House, and 28 archaeological sites, including Site 38BK2551, eligible for the NRHP and 10 resources that require additional investigation to determine their NRHP-eligibility status. The remaining six aboveground historical/architectural resources, 92 archaeological sites, and 110 isolated finds are not eligible for the NRHP.

In March 2016, Cainhoy Land and Timber, LLC (CLT) contracted Brockington to conduct Historic American Buildings Survey (HABS)-like documentation of the Sanders House (Resource 1265.00). The Sanders House complex is located in the south-central portion of Cainhoy Plantation in Berkeley County, South Carolina. This portion of Cainhoy Plantation is under the purview of the OCRM's Coastal Zone Management Program. CLT is proposing a commercial and residential development in the portions of Cainhoy Plantation near the Sanders House complex. Because the Sanders House may be relocated, converted for a new use, or demolished, the proposed project makes impacts to the significant historic site unavoidable.

The Sanders House complex includes the NRHP-eligible Sanders House and three twentieth-century outbuildings (1265.01- garage, 1265.02- barn, and 1265.03- shed) that are not eligible, and a modern dog kennel (not recorded as an historic architectural resource by Poplin et al. 2019). According to aerial photographs, the barn (1265.02) collapsed in 2015 and is no longer extant.

In April, May, and October through December 2019, Brockington undertook HABS-like documentation of the Sanders House complex per the *Final Treatment Plan for Documentation of the Sanders House Complex, Cainhoy Plantation, Berkeley County, South Carolina* (Poplin and L. Kittrell 2019a) approved by SHPO on March 28, 2019. The treatment plan outlined tasks necessary to document historic resources at the complex in order to mitigate any adverse effects to this NRHP-eligible historic resource. Tasks included a complete set of measured drawings, other appropriate maps and plans, additional archival research, a written history and architectural description of the buildings, and high-quality digital photography with high-quality printed photographs. CLT was tasked with retaining a structural or preservation engineer to assess the structural integrity of the Sanders House to assist in determining its future use.

Brockington submitted *Management Summary for Documentation of the Sanders House Complex, Cainhoy Plantation, Berkeley County, South Carolina* (Poplin and L. Kittrell 2019b) with a sample of the measured drawings and photographs to the client and agencies in July 2019. SHPO approved the Management Summary on August 13, 2019.

1.1 Methods of Investigation

1.1.1 Project Objectives

CLT is proposing a commercial and residential development in the portions of Cainhoy Plantation near the Sanders House complex. Because the Sanders House may be relocated, converted for a new use, or demolished, the proposed development makes impacts to the significant historic site unavoidable. The objective is to record and document the NRHP-eligible Sanders House in an effort to mitigate any adverse effects that the proposed development may have on this historic property.

1.1.2 Archival Research

In October through December 2019, the architectural historian performed archival research on the Sanders House reviewing previous cultural resources investigations conducted in the Cainhoy area, with a comprehensive review of Brockington's prior cultural resources investigations at Cainhoy Plantation. Applicable context and data from these reports is incorporated into Chapter 3. The project architectural historian reviewed available archival and historical records in order to obtain the necessary data, files, notes, and information to complete the HABS-like documentation. This included researching to build upon the well-documented chain of title in order to attempt to find more information on the Sanders House and previous owners. She reviewed primary and secondary records gathered from the Charleston and Berkeley County Registers of Mesne Conveyance and Probate Offices, the South Carolina Historical Society, the Berkeley County Historical Society, and the South Carolina Department of Archives and History collections. Additionally, she reviewed resources at the Charleston Library Society, and the Historic Charleston Foundation. The architectural historian reviewed deeds, maps, plats, and historic aerial photographs to determine estimated periods of construction.

1.1.3 Historic Architectural Investigations

The project architectural historian physically inspected and documented extant architectural resources at the Sanders House complex, Cainhoy Plantation, Berkeley County, South Carolina following guidelines set forth in the *Survey Manual: South Carolina Statewide Survey of Historic Properties* (SCDAH 2018) during April and May 2019.

1.1.4 Documentation

The level of documentation meets the short-form report standard of the National Park Service (NPS) HABS guidelines and includes a full set of measured drawings depicting existing conditions, printed photographs, digital photographs that meet the NRHP photograph policy standards, a brief history and context of the historic property, and a complete description of the house and ancillary outbuildings. Measured drawings of the Sanders House include floor plans, exterior elevations, building sections, and a sample of trim details as required to convey unique conditions. See Appendix A for the set of measured drawings of the Sanders House.

Exterior photographs were taken of each elevation and oblique, as well as significant architectural elements of the main house. The interior of the Sanders House was also photographed. The two extant ancillary outbuildings were also documented. Photographs were made using a digital SLR camera, with the images measuring at least 1,600 x 1,200 pixels and a resolution of at least 300 dpi. All photographs will be transferred onto a CD-R and printed to paper meeting the 75-year standard as recommended by the NRHP in their draft policy (NR Photo Policy Factsheet 5/15/2013). Photographic location keys have been created for all exterior and interior photographs of the Sanders House as well as the two extant outbuildings. See Appendix B for the Sanders House complex photographs and photo location keys.

2.0 Previous Investigations

Berkeley County Historical and Architectural Inventory, South Carolina (Schneider and Fick 1989).

Schneider and Fick conducted the *Berkeley County Historical and Architectural Inventory, South Carolina* and identified several aboveground resources on Cainhoy Plantation. Resource 066 0020.00 (the ca. 1790 Cainhoy Plantation, Brick Yard Plantation/River House); Resource 066 0020.01 (the ca. 1790 Cainhoy Plantation, Sander's House); Resource 066 0020.02 (the ca. 1900 Cainhoy Plantation, Tenant Cottage); Resource 066 0020.03 (the ca. 1935 Cainhoy Plantation, Guggenheim House); and Resource 066 0020.04 (the ca. 1935 Cainhoy Plantation, Appurtenant Structures/Barn) were identified in 1989. All of these resources were not visited at the time of the survey due to limited access to Cainhoy Plantation. SHPO determined Resources 066 0020.00 through 066 0020.04 (Cainhoy Plantation) as "Sites Worthy of Further Investigation." It is not clear how Schneider and Fick (1989) estimated the construction date of the Sanders House (ca. 1790 construction date in the inventory list and ca. 1800 on the Sanders House Survey Form). Also, the locations given for some of these resources were not accurate. Subsequent investigations accurately located the extant resources on Cainhoy Plantation, and in consultation with SHPO, updated the site numbers associated with these resources.

Cultural Resources Survey of Cainhoy Plantation, Berkeley County, South Carolina (Poplin et al. 2019).

Brockington conducted an intensive cultural resources survey of Cainhoy Plantation in the City of Charleston in Berkeley County, South Carolina. These investigations were conducted on behalf of the owners of Cainhoy Plantation to meet federal and state regulations concerning the management of historic properties (i.e., sites, buildings, structures, objects, and districts eligible for or listed on the NRHP) affected through development activities in the City of Charleston in Berkeley County and the Coastal Zone of South Carolina. Cainhoy Plantation contains 9,428.34 acres of undeveloped lands that include stands of hardwood and pine forest, grassy areas, freshwater wetlands and swamps, and tidal marshes of the Wando and Cooper rivers.

The survey identified 23 aboveground historical/architectural resources (Resource 1264: the Brickyard Plantation/River House; Resource 1265: the Sanders; Resource 1266: the Guggenheim residential compound [includes 15 structures]; Resource 1267: Venning Cemetery; Resource 1268: a barn; and Resource 066 0019: Nelliefield Cemetery), 9 previously recorded archaeological sites, 120 new archaeological sites, and 110 isolated finds.

The U.S. Army Corps of Engineers, Charleston District (USACE) and SHPO determined 17 architectural resources and 28 archaeological sites eligible for the NRHP and 10 resources that require additional investigation to determine their NRHP-eligibility status. The remaining 6 aboveground historical/architectural resources, 92 archaeological sites, and 110 isolated finds are not eligible for the NRHP.

Brockington architectural historians conducted an intensive architectural review of the Sanders House (Resource 1265.00) located in the south-central portion of Cainhoy Plantation in the area currently managed under OCRM CZC HNF-7C16-P7RAS, OCRM SCR10Z3PH. The owners refer to this residence as the Murray House, after the late John Murray, long-time Cainhoy Plantation caretaker. Brockington recorded the house as the Sanders House, as it was originally recorded in 1989. The project's architectural historian recorded the resources at the Sanders House complex on Statewide Survey of Historic Properties Forms and with digital photography. The resource is a good example of an I-House form in Berkeley County

that retains a high level of integrity. The USACE and SHPO determined Resource 1265.00 eligible for the NRHP under Criterion C.

Data Recovery Investigations at 38BK2551, Cainhoy Plantation, Berkeley County, South Carolina (Baluha et al. July 2019)

Site 38BK2551 covers an approximate 840-by-755 m area in the south-central portion of Cainhoy Plantation. The site contains dense artifact and feature concentrations associated with Pre-Contact, Contact, and Post-Contact occupations. Site 38BK2551 is eligible for the NRHP under Criteria A and D; it has the potential to contribute to a broader understanding of land use and development along the Wando River. Artifacts and deposits that contribute to the NRHP eligibility of the site lie in three portions of the site designated Areas A, E, and F. The remaining portions of the site do not contribute to its NRHP eligibility. Site 38BK2551 surrounds the Sanders House complex.

The proposed development of this portion of Cainhoy Plantation will affect the three designated areas of 38BK2551 that contain archaeological deposits that contribute to the NRHP eligibility of the site. Area A lies in the middle of an agricultural field used for dove hunting south of the Sanders House. This area, approximately 550 feet (167.64 m) southwest of the Sanders House, contains intact architectural and domestic features related to a mid to late eighteenth/nineteenth-century house site and plantation complex possibly associated with the later Sanders House. Areas E and F lie along Martin Creek and contain Pre-Contact deposits that range between the Late Archaic and the Mississippian subperiods and the Contact Ashley subperiod.

Brockington conducted field investigations at 38BK2551 between April 4 and June 14, 2019. Data recovery investigations at 38BK2551 included ground penetrating radar (GPR) survey and metal detecting of selected portions of Area A, unit excavations, mechanical excavations, and feature excavations. These activities of the field crew technicians were directed by Project Archaeologist Dave Baluha, RPA, under the supervision of Principal Investigator Dr. Eric Poplin, RPA.

The treatment plan proposed a remote sensing survey, combining the use of GPR survey and metal detecting, over as much of Area A as possible. Most of Area A extends across a plowed field. At the time of survey, the field had just been plowed and planted with peas. The focus of the remote sensing survey was the identification of structures such as chimneys, footers, or brick walls, and refuse pits. GPR proved remarkably effective for finding not only architectural features, but also refuse pits across Area A. Concurrent with the GPR survey, investigators conducted a metal detector survey across portions of Area A at 38BK2551. Metal detecting in Area A identified or recovered numerous heavy iron artifacts, including plow and shovel blades and kettle fragments, as well as Arms and Clothing Group artifacts. The artifacts recovered during metal detecting were assigned metal detection (MD) numbers and plotted according to the site grid.

During data recovery investigations at 38BK2551, we excavated 10 scrapes. These include eight scrapes in Area A and two scrapes in Area F. No mechanical excavations occurred in Area E because of dense vegetation. The scrapes were excavated using a mini-excavator and operator provided by Edge Solutions. These efforts focused on exposing architectural features and large pit features.

During the field investigations, we excavated across Areas A, E, and F through hand and mechanical excavations. These efforts exposed 164 cultural features, including 154 in Area A, four in Area E, and six in Area F. These investigations recovered and documented a sample of artifacts and features necessary to address the research questions outlined above and in the approved treatment plan.

3.0 Results of the Investigations

3.1 Cultural Setting of the Cainhoy Peninsula

Cainhoy Plantation occupies 9,428.34 acres on the Cainhoy peninsula in southern Berkeley County, South Carolina, roughly bounded by Cainhoy Road to the east and Jack Primus Road to the west. The Cooper River and its tributary Flag Creek bound the tract to the north and west, and the Wando River and its tributaries Martin Creek and Beresford or Nowell Creek bound the tract to the east, south, and west. Clements Ferry Road bisects the tract. Much of the following discussion is verbatim from Poplin et al. (2019).

An identifiable human presence in the South Carolina Coastal Plain began about 12,000 years ago with the movement of Paleoindian hunter-gatherers into the region. Initially, the Paleoindian period is marked by the presence of distinctive fluted projectile points and other tools manufactured on stone blades. By the end of the Late Archaic period (2500 to 1000 BC), two developments occurred that changed human lifeways on the South Carolina Coastal Plain. These included the sea level rising and extensive estuaries being established. Approximately 1,000 years ago, Native American cultures in much of the Southeast began a marked shift away from the settlement and subsistence practices common during the Woodland periods. Some settlements became quite large. The use of tropical cultigens (e.g., corn and beans) became more common. Hierarchical societies developed, and technological, decorative, and presumably religious ideas spread throughout the Southeast, supplanting what had been distinct regional traditions in many areas. In coastal South Carolina, the Mississippian stage is divided into two temporal periods, Early and Late. In much of the Southeast, the Mississippian stage is marked by major mound ceremonialism, regional redistribution of goods, chiefdoms, and maize horticulture as a major subsistence activity (Poplin et al. 2019). Please see Poplin et al. (2019) for a full discussion of the four stages of the Pre-Contact era and periods in South Carolina.

The establishment of Charles Towne by the British in 1670 sparked a period of intensive trade with the Indians of the region and provided a base from which settlers quickly spread north and south up the coast. Indian groups encountered by the European explorers and settlers probably were living in a manner quite similar to the late Pre-Contact Mississippian groups identified in archaeological sites throughout the Southeast.

European colonization into South Carolina began with short-lived Spanish and French settlements in the Beaufort area during the sixteenth century. The English, however, were the first Europeans to establish permanent colonies. In 1663 King Charles II made a proprietary grant to a group of powerful English courtiers who had supported his return to the throne in 1660 and who sought to profit from the sale of the new lands. These Lords Proprietors, including Sir John Colleton, Sir William Berkeley, and Lord Ashley Cooper, provided the basic rules of governance for the new Carolina colony. The Lords Proprietors granted large tracts, called baronies, to the aristocracy and smaller grants to commoners. Commoners received land on a headright basis. Englishmen from Barbados first settled at Albemarle Point on the west bank of the Ashley River in 1670, and by 1680, they had moved their town to Oyster Point and called it Charles Town (Dunn 1972:111-116). The early settlers quickly spread along the central South Carolina coast (Poplin et al. 2019).

The new colony was organized with the parish as the local unit of government. The project tract was part of St. Thomas Parish, created by the Church Act of 1706. St. Thomas Parish extended between the Wando and Cooper Rivers and northeast to the Sewee River. The parish church stood in the northern

portion of the parish on French Quarter Creek. Many French Huguenots settled in St. Thomas Parish, establishing their own church, St. Denis, along the upper reaches of the Wando. Hence the parish became St. Thomas and St. Denis Parish. After the American Revolution, the parish system was abandoned but land records continue to identify tracts as being in the former parishes (Poplin et al. 2019). Figure 3.1 shows the location of the study area in the parish.

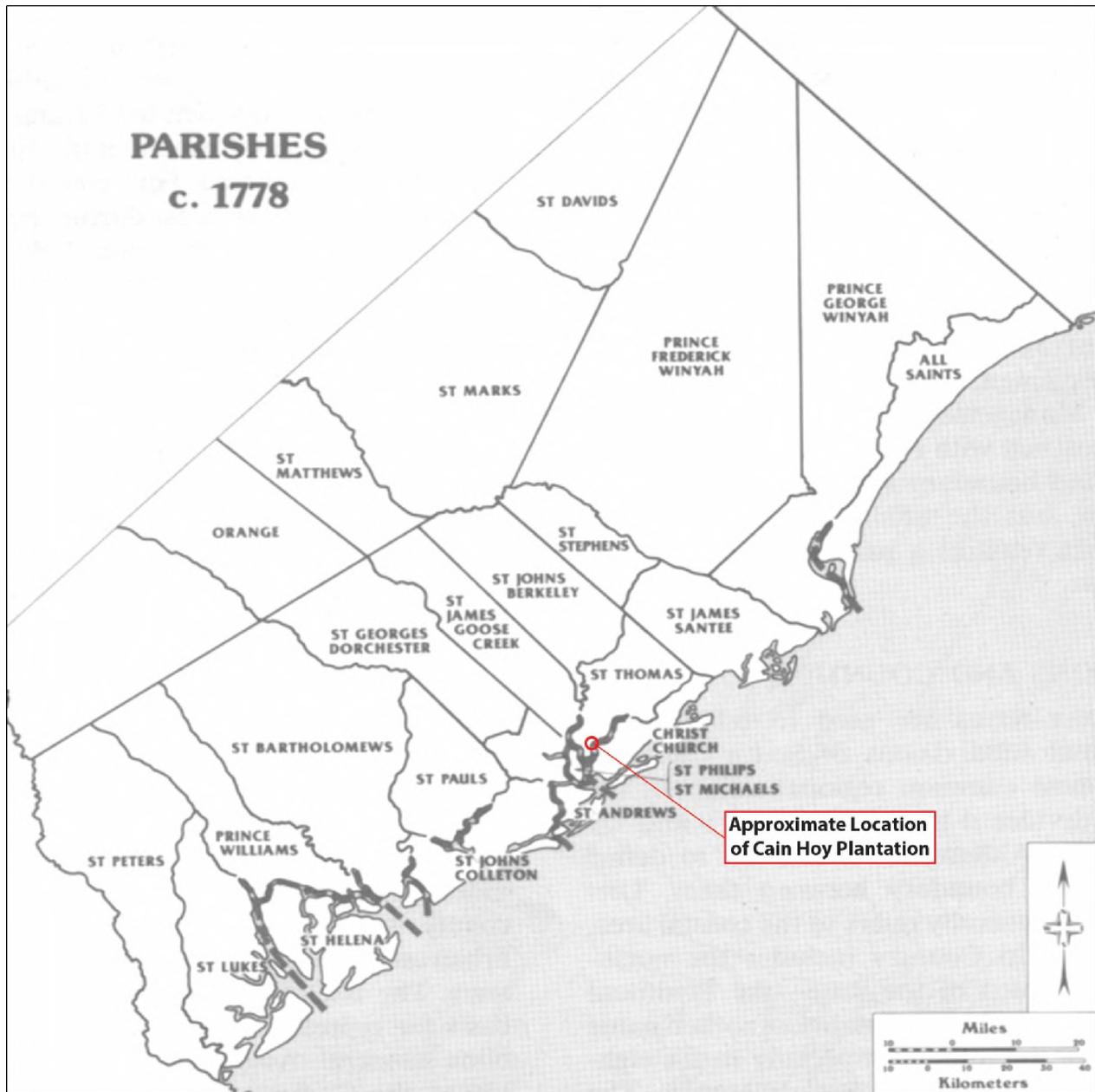


Figure 3.1 The approximate location of Cainhoy Plantation in St. Thomas and St. Denis Parish (Kovacik and Winberry 1989:89).

Many early settlements and plantations in the area focused on the Ashley, Cooper, Wando and Stono Rivers as these waterways provided the best opportunity for profitable agricultural production (i.e., rice cultivation) and the best avenues of transportation to Charleston and the surrounding area. Economic development in the Charleston area was initially focused on the trading of deerskin and enslaved Indians.

The production of naval stores, including pine tar, pitches, and rosin, fueled the next economic boom in the region. Timber and naval stores remained a product of South Carolina through the eighteenth, nineteenth, and early twentieth centuries. Rice provided the fortune that early Carolinians sought. First produced in inland swamps, rice accounted for half of the colony's profits by 1720 and remained central to South Carolina's economy throughout the Colonial Period and into the early decades of the nineteenth century. Indigo production soon followed into the mid-eighteenth century. Both indigo and rice were labor intensive and laid the basis for South Carolina's dependence on the labor of enslaved Africans.

By the 1770s, rice cultivation, cattle ranching, and the preparation of naval stores were the leading industries in St. Thomas and St. Denis Parish (Orvin 1973:58). Rice was the most profitable and leading commodity of the region, although indigo also was intensively cultivated. After the Revolution, planters experimented with cotton as a replacement for indigo. After the collapse of rice prices in 1819, cotton, particularly strains of Sea Island cotton, supplanted rice as a primary crop in the region. However, both products remained commercial staples of St. Thomas and St. Denis Parish, with the low-lying areas along the tidal rivers and inland swamps used as rice fields. Figure 3.2 presents a portion of the 1825 Mills Map of Charleston District showing the approximate location of the project area (Mills 1979).

Although the Civil War brought extensive battles to Charleston, there were no major battles in the project area. The main impact of the war was complete social and economic upheaval throughout the region. Intermittent raids by Union troops resulted in the loss of food, seed, and livestock. The end of the Civil War in 1865 and the emancipation of enslaved African Americans completed the destruction of the plantation system along the Cooper and Wando rivers. Additionally, the dissection and redistribution of some of the plantations at the end of the war effectively destroyed the plantation system of production in South Carolina and throughout the South. In the late nineteenth and early twentieth centuries, Berkeley County's economy centered on timbering and farming, with the latter driven by sharecropping. At the beginning of the twentieth century, timber and agriculture still dominated Berkeley County's economy, while manufacturing was virtually nonexistent. Tenant and sharecrop farming led to the dispersal of farm laborers across the upland agricultural portions of the region since cotton could be farmed in small plots. Most of the rice lands were abandoned since adequate pools of labor and capital were not available to continue the cultivation of the crop. Modern crops in the region, including tobacco and soybeans, replaced the earlier cash crops (e.g., indigo and rice) (Long 1980).

Unlike the Ashley and Cooper River basins that contained predominately rice plantations in the eighteenth and early nineteenth centuries, the Wando River basin developed largely as an early American industrial area with shipyards, mills, and especially brickyards. Eighteenth and nineteenth-century brickmaking is evident in sections of Cainhoy Plantation, particularly parts of the Poyas, Hopewell, Martin, and Venning's tracts. A rice mill was located on Point Hope, another mill was located at Martin's Tract, and a pottery kiln was located on the Poyas land. Cainhoy Plantation contains remnants of these early American industries and supporting settlements (Poplin et al. 2019).

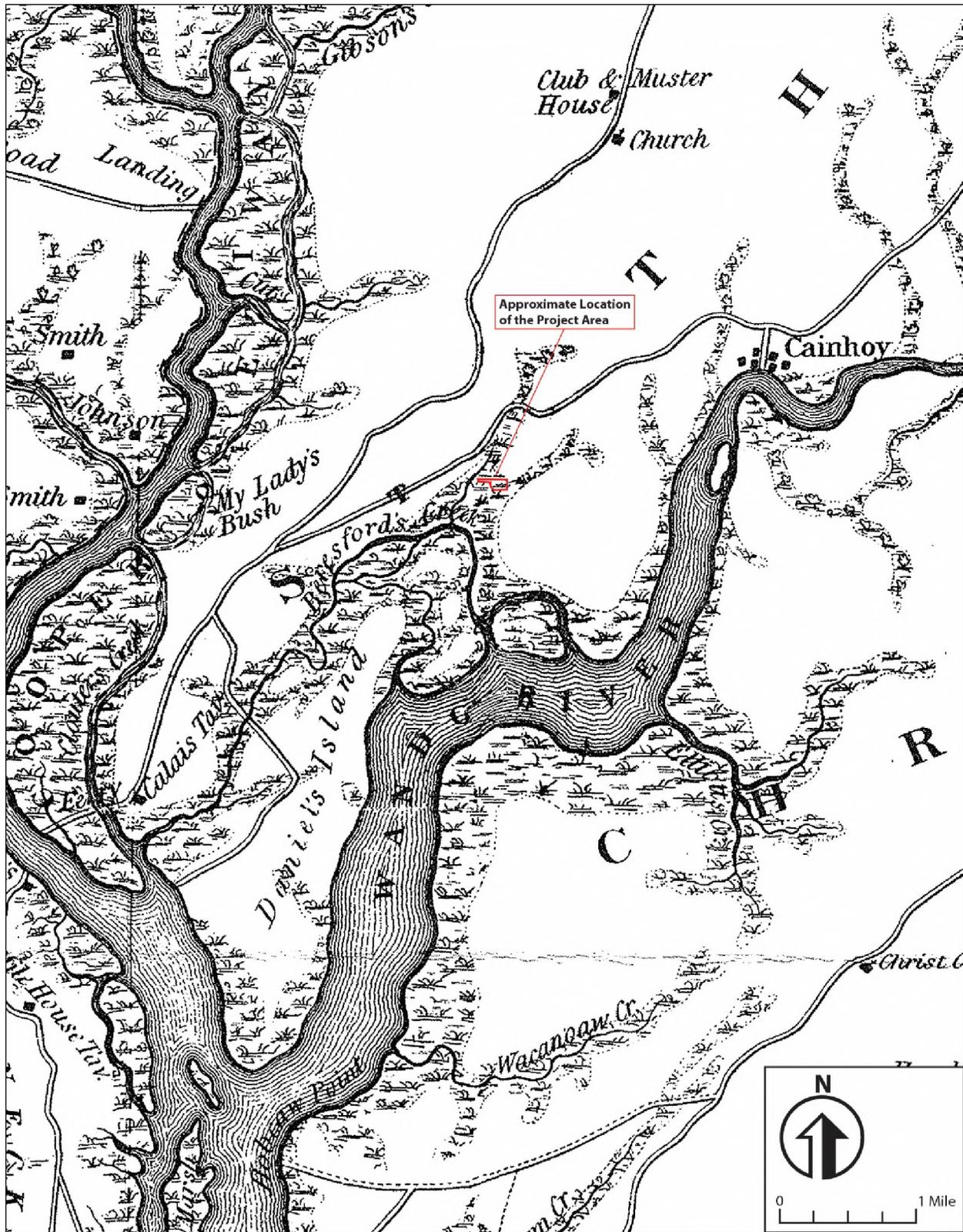


Figure 3.2 A portion of the 1825 Mills' (1979) Map of Charleston District showing the approximate location of the project area.

3.2 Brief History of the Cainhoy Plantation Tract

Introduction

Cainhoy Plantation contains 9,238 acres purchased by Harry F. Guggenheim in the second half of the 1930s and early 1940s in 10 large adjoining parcels and numerous small tracts. Figure 3.3 shows the various sections acquired by Guggenheim for Cainhoy Plantation. Some of the land was granted by the Lords Proprietors in the late seventeenth and early eighteenth centuries and many of the parcels follow original grant lines. Most of the Guggenheim purchases were combinations of earlier grants, consolidated in the mid- to late eighteenth century into larger plantations. Much of Cainhoy was acquired by Jonah and William Venning in the mid-nineteenth century. By the mid-1800s, Jonah Venning owned much of Cainhoy, including extensive brickyards along the Wando River. Though Venning had additional lands in the area, his lands at Cainhoy represented his largest holding in the region. After the Civil War, a section of Hartford, Martin's Tract, a portion of the Heath Plantation, as well as sections around Cainhoy community were further subdivided into smaller farms and residences. Harry F. Guggenheim acquired several of these parcels as they became available to him (Poplin et al. 2019). The Sanders House complex lies in the southern half of the Hopewell Plantation parcel, south of today's Clements Ferry Road (see Figure 3.3). A brief overview of the ownership of the Hopewell Plantation parcel from Poplin et al. (2019) is described later in this section.

Harry F. Guggenheim assembled Cainhoy Plantation between 1934 and 1952, with approximately 11,210 acres within the property at its height. By 1937, he had built a home or his "shooting box" as described by the architects who designed and oversaw its construction. Cainhoy witnessed its highest levels of use during the life of Harry F. Guggenheim. After his death in 1971, Cainhoy passed to his children and their children. Portions of the original Cainhoy Plantation to the west and east along Clements Ferry Road were sold off, creating the current tract. Many of the primary buildings and amenities built at Cainhoy remain today (Poplin et al. 2019).

By the late twentieth century, family members visited occasionally and used the property for sport hunting. Timber management, particularly in the areas south of Clements Ferry Road, became more important due to the land providing income for the owners. North of Clements Ferry Road, more selective timbering and the maintenance of longleaf pine stands continued, partly to maintain the quail and turkey habitat but also to promote the regeneration of red cockaded woodpeckers (Poplin et al. 2019).

Hopewell Plantation

The parcel where the Sanders House complex (Resource 1265.00-.03) lies is currently owned by CLT on land that was known as Hopewell Plantation. Table 3.1 is a brief overview of owners of the Addison Ferry Tract, Hopewell Plantation [and the Sanders House complex (Resource 1265.00-.03)].

Hopewell Plantation is also referred to as Addison's Ferry or Addison's Brickyard Tract. Hopewell, as acquired by Harry F. Guggenheim in 1936, included three other tracts of land and stretched from Beresford Creek northward up to Flag Creek at a distance of nearly 6.5 kilometers (km) (see Figure 3.3). The four tracts that made up Hopewell Plantation are Addison's Ferry Tract, Malliot Plantation, Lee Tract, and Greyland.

The Addison Ferry Tract was originally formed out of two Proprietary grants: a 280-acre grant to John Padgett on February 26, 1697, and a 170-acre grant to Patrick Scott on September 18, 1703 (South Carolina

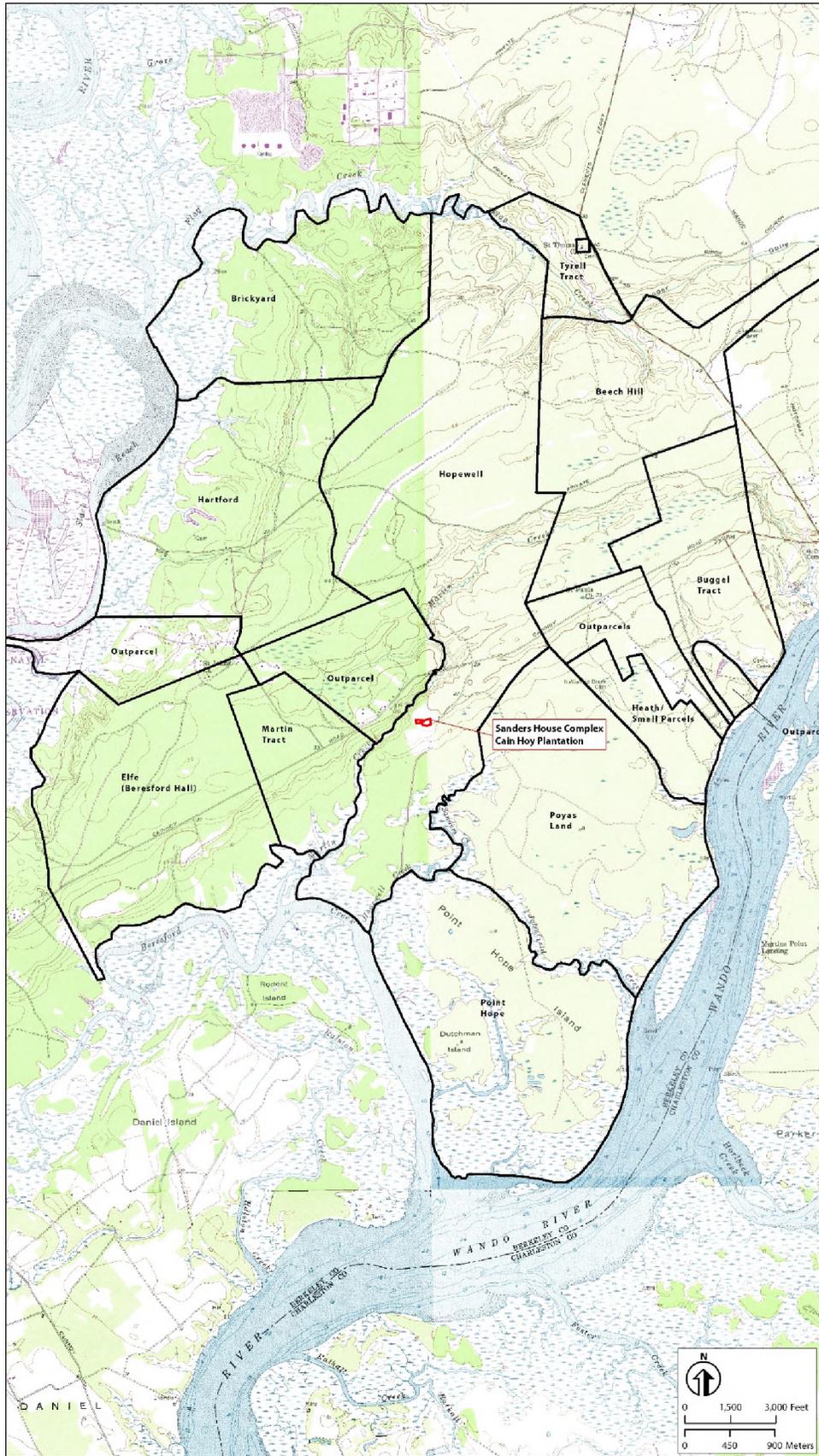


Figure 3.3 The parcels acquired by Harry F. Guggenheim between 1935 and 1952 (USGS *Ft. Moultrie, SC* and *North Charleston, SC* quadrangles).

Table 3.1 Brief ownership of Addison Ferry Tract, Hopewell Plantation

Grantor	Grantee	Date	Source
Proprietary grant-280-acre	John Padgett	February 26, 1697	SCGB 38:435
Proprietary grant-170-acre	Patrick Scott	September 18, 1703	SCM 5:11
?	Thomas Addison	by April 1774	McCrary Plat 5372
Master in Equity (Addison's widow Lydia)	Paul Pritchard	February 12, 1821	CCDB M10:284
Paul Pritchard	Jonah Venning	1833	CCDB M10:284
Jonah Venning (and 2 sons)	George and William Thompson	January 1848	CCDB V11:195
George and William Thompson	J. Hudson Lee	November 1855	CCDB R13:82
J. Hudson Lee	Samuel Sanders	1860	CCDB L14:189; CCDB H14:356
Samuel Sanders	Sanders and Moorer (partners)	1903	BCDB C6:310
Samuel Sanders (his interest)	R.K. Moorer	1903	BCDB A13:203
R.K. Moorer	Seaboard Realty Company	1911	BCDB A35:120
Seaboard Realty Company	Charleston Improvement Company	by 1916	BCDB A43:274
Charleston Improvement Company	Charleston Trust and Guarantee Co.	1916	BCDB A43:274
Charleston Trust and Guarantee Co./Mead and Manucy	Carolina Wood Preserving Co.	1931	BCDB C27:438
Carolina Wood Preserving Co.	Victor C. Barringer, Trustee for Harry F. Guggenheim	1936	BCDB C29:416
Victor C. Barringer, Trustee	Harry F. Guggenheim	1938	BCDB C32:406
Estate of Harry F. Guggenheim	Estate of Harry F. Guggenheim	Friday, April 30, 1982	BCDB A469:0148/BCPB F:101
Estate of Harry F. Guggenheim	Peter O. Johnson Lawson	Dec. 16, 1988	BCDB A790:0049/BCPB F:101
Estate of Harry F. Guggenheim	Peter O. Johnson Lawson	May 15, 2008	BCDB 7368:0001/BCPB CAB M:40P
Peter O. Lawson Johnson	Southern Timber LLC	March 12, 2014	BCDB 10677:68/BCPB CAB R:173P

Royal Grant Books [SCGB] 38:435 and South Carolina Memorials [SCM] 5:11). Thomas Padgett, the son of John Padgett combined them into a single plantation. Later maps show that these two grants were bounded by Martin Creek on the west, Sanders or Hopewell Creek on the southeast, and Beresford Creek on the southwest. For most of the Colonial Period, modern-day Martin Creek was known as Padgett's Creek (McCrary Plat # 4369).

It is not clear at what time or how Thomas Addison acquired this tract, but he certainly owned it by April 1774 when a map of an adjoining plantation shows him as the owner (McCrary Plats #5372 and #2306). Most likely Addison acquired the land in the 1760s and made his home there. It is also possible that Thomas Padgett also made his home on the tract, but no plat shows it. Addison's will was proved in court February 7, 1783, wherein he left his wife "use of my plantation where I now live in St. Thomas Parish during her widowhood" (Charleston County, South Carolina Will Books [CCWB] VV 1776-1784:298). More than likely, Addison had already initiated the large brick manufacturing business located along

Hopewell Creek at Sites 38BK1615 and 38BK2567. He intended the land to provide for his large family until the children reached 21 or were married (CCWB VV 1776-1784:298).

By 1817, family members were ready to dispose of Addison's Brickyard Tract. In a complaint filed in 1818, the family explained the situation to the court judge (Charleston County Deed Books [CCDB] I9:134):

for many years [the land was] used as a brickyard but the subscriber thereon [Addison's wife Lydia] having exhausted it and it had become unproductive and the labor of the negroes was insufficient to maintain the said widow and children but if sold would greatly add to their maintenance.

The Judge agreed and ordered the Master in Equity to sell the tract and give the proceeds to the widow and remaining children. The proceedings took more time and the sale did not occur until February 12, 1821, when the Master in Equity sold the land to a neighbor, Paul Pritchard for \$2,000.00 (CCDB M10:284). The Master took back a mortgage which was eventually satisfied for part of the payment (CCDB I9:136). A plat from 1821 of the 500-acre Addison Ferry Tract shows the "settlement" that corresponds to the location of Site 38BK2551, and the avenue that leads south to the "landing" and "brick yard" that corresponds to the location of Site 38BK2567 (McCrary Plat #4375). Figure 3.4 is an 1823 plat of Addison Ferry Tract, similar to the one made in 1821, but the house and outbuildings are now referred to as the "old settlement," and the brick yard and landing as the "old brick yard" (South Carolina State Plat Books [SCPB] 40:73, McCrary Plat #2401).

For all the discussion of the Addison works being exhausted, apparently, they were not. Jonah Venning purchased the tract from Paul Pritchard in 1833 for \$1,500 in trust for his two sons, Henry Martyns and David Brainard Venning (CCDB M10:284). Venning was consolidating old brickworks along the Wando, and by the 1850s, his works were producing 600,000 bricks a year (Wayne 1992:61). Venning used the Addison facility for 15 years but sold the tract he was then calling "Hopewell Brick Yard" in 1848 to George and William Thompson. Venning had a plat made of the tract at the time of the sale to Thompson in 1848 (McCrary Plat #4373) that showed the settlement that corresponds to the location of Site 38BK2551 without the ca. 1910 Sanders House (Resource 1265.00) and avenue, much the same as the 1823 plat with the brickyard to the south along Beresford Creek (McCrary Plat #2401). Thompson conveyed it to J. Hudson Lee in November 1855 (CCDB V11:195; CCDB R13:82). Five years later, Lee transferred Hopewell to Samuel Sanders, the descendant of early settlers along the Wando River (CCDB L14:189; CCDB H14:356).

The Sanders' kept the tract for many years and added land to it. After the Civil War, they transferred some small parts of the tract, particularly north of the Wando Road to African American farmers such as William Bailey and Fortune Burns (CCDB R16:260 and CCDB G17:17). However, the bulk of Hopewell stayed intact. We could not determine if the brickworks continued after the Civil War or not. In the late nineteenth century, the Sanders added additional lands to Hopewell, including a tract called Greyland Plantation directly to the north. It is likely that the Sanders House (Resource 1265.00) was built during the period between 1860 to 1903 when the land was owned by the Sanders.

In 1903, Samuel Sanders transferred the land to Sanders and Moorer, a local company of which Sanders was a primary owner. Subsequently, he sold his interest in the property to his partner R.K. Moorer (Berkeley County, South Carolina Deed Books [BCDB] C6:310; BCDB A13:203). In 1911, Moorer added additional land that increased the size of Hopewell, then called "Hopewell and Greyland Plantations," to 2,320 acres and sold the tract to the Seaboard Realty Company (BCDB A35:120). Figure 3.5 shows the 1911 plat of



Figure 3.4 An 1823 plat of the Addison Ferry Tract (SCPB 40:73, McCrady Plat #2401).

Hopewell and Greyland Plantations (McCrary Plat #3003). The Sanders House and an outbuilding, presumably the barn, appear on this plat.

Seaboard Realty Company sold the land to the Charleston Improvement Company (BCDB A43:274). The Charleston Improvement Company added lands to the northwest and sold some parcels that were west of Martin Creek. In 1916, the Charleston Improvement Company sold the entire tract to the Charleston Trust and Guarantee Company (BCDB A43:274). Figure 3.6. is a plat from 1922 that shows Hopewell and Greyland Plantations. The plat shows the Sanders House (Resource 1265.00) and cultivated fields around the house site.

The property went through other hands and was vested in P.O. Mead and A.N. Manucy who sold by them to the Carolina Wood Preserving Company in 1931 (BCDB C27:438). In March 1936, the Carolina Wood Preserving Company transferred Hopewell and Greyland to Victor C. Barringer, the Trustee for Harry Frank Guggenheim (BCDB C29:416). Figure 3.7 is a map of Harry F. Guggenheim's Cainhoy Plantation in 1937 and Figure 3.8 depicts Cainhoy Plantation by 1952.

Guggenheim family members inherited Cainhoy Plantation from Harry F. Guggenheim. Family member, Peter O. Lawson Johnston purchased 5,288.35 acres of Cainhoy Plantation in 1988 (BCDB A790:0049/ Berkeley County, South Carolina Plat Books [BCPB] F:101) and 5,653.52 acres of the plantation in 2008 (BCDB 7368:0001/BCPB CAB M:40P). Since then, Cainhoy Plantation has been divided up and portions are being sold for development.

As the caretaker of Guggenheim's Cainhoy Plantation, John Murray and his family lived in the Sanders House. This was the home of the John Murray family from at least the late 1950s to the 1990s. Mr. and Mrs. John O. Murray, Jr., of Cainhoy Plantation, were mentioned in a 1972 newspaper article with their children at the time: Harry Murray, John Murray, Jr., Joe Murray, and Ruthie Murray ("Congratulations!" The News and Courier, Jan. 26, 1972).

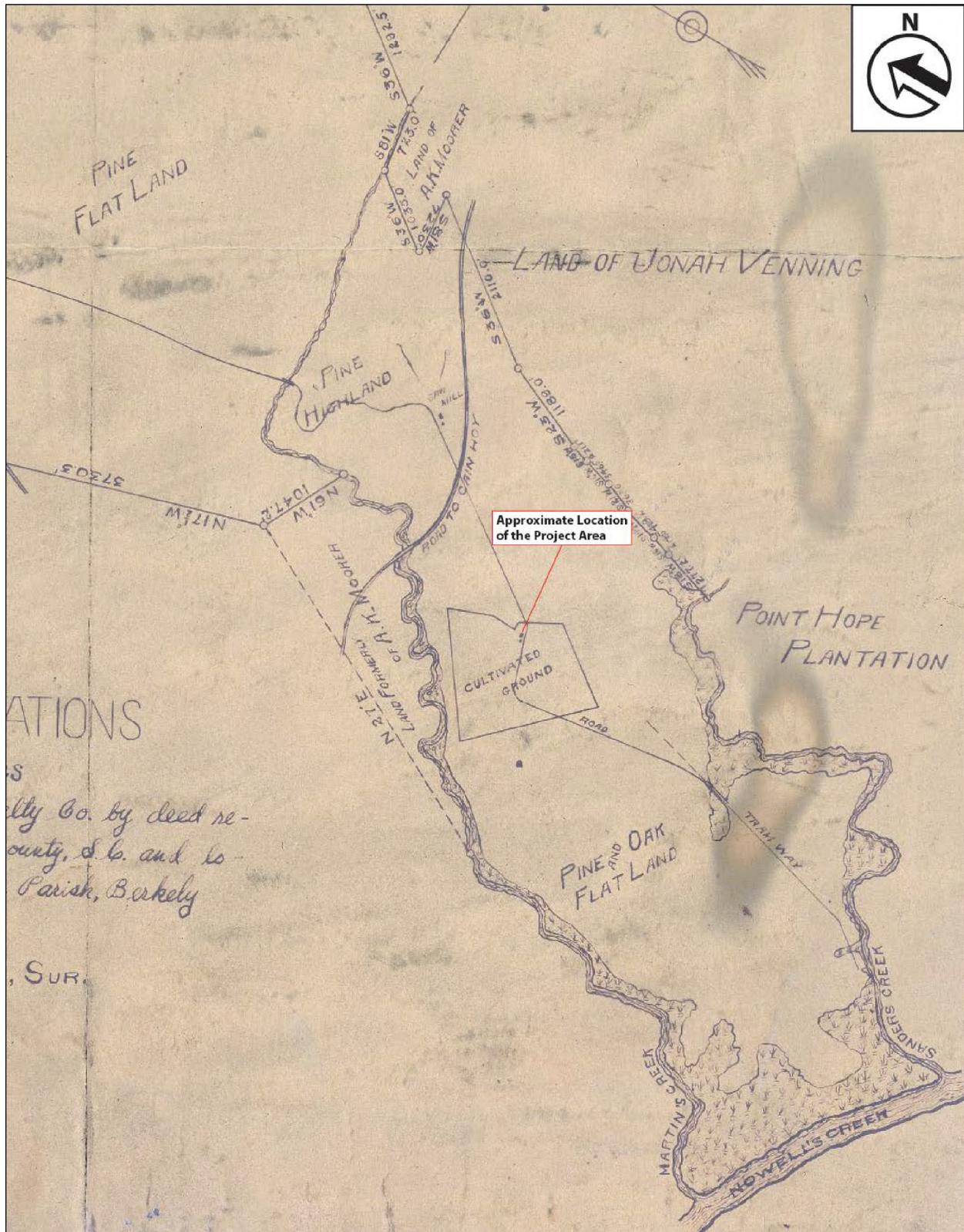


Figure 3.5 A 1911 plat of Hopewell and Greyland Plantations then owned by Seaboard Realty Company (McCrary Plat #3003).

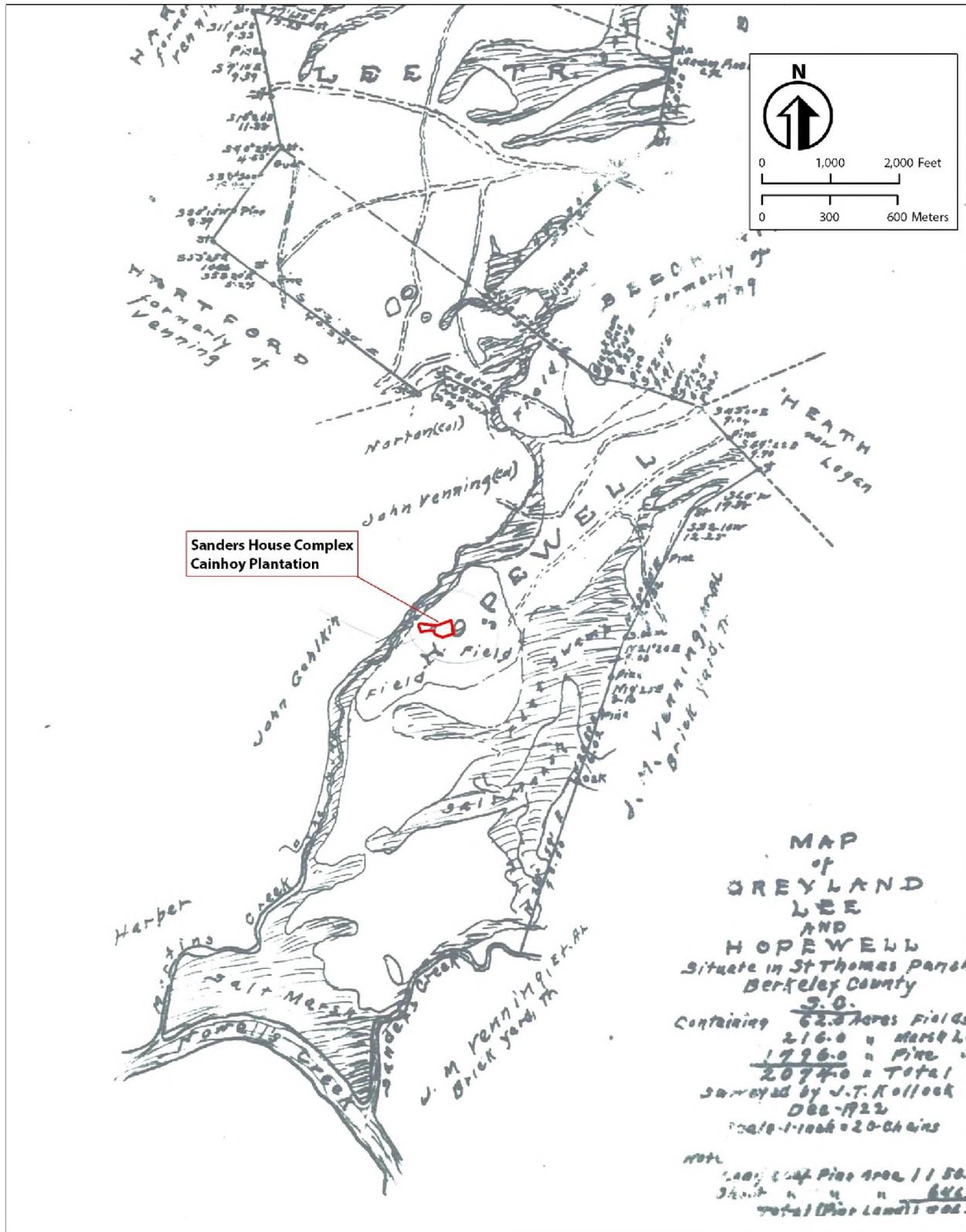


Figure 3.6 A 1922 plat of Hopewell and Greyland Plantations (BCPB B:77).

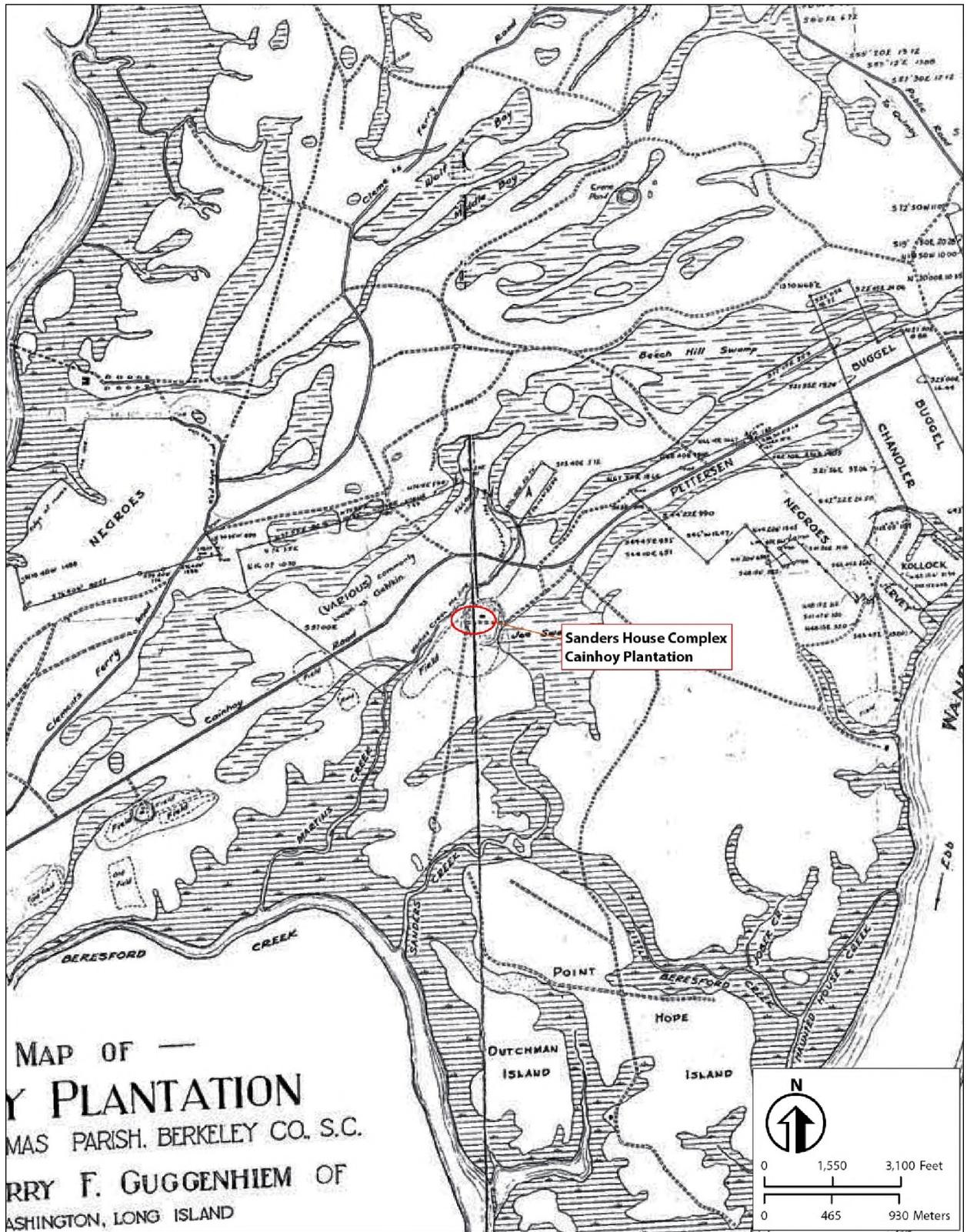


Figure 3.7 A map of Cainho Plantation as assembled by Harry F. Guggenheim by December 1937 (Gaillard Plat #012).

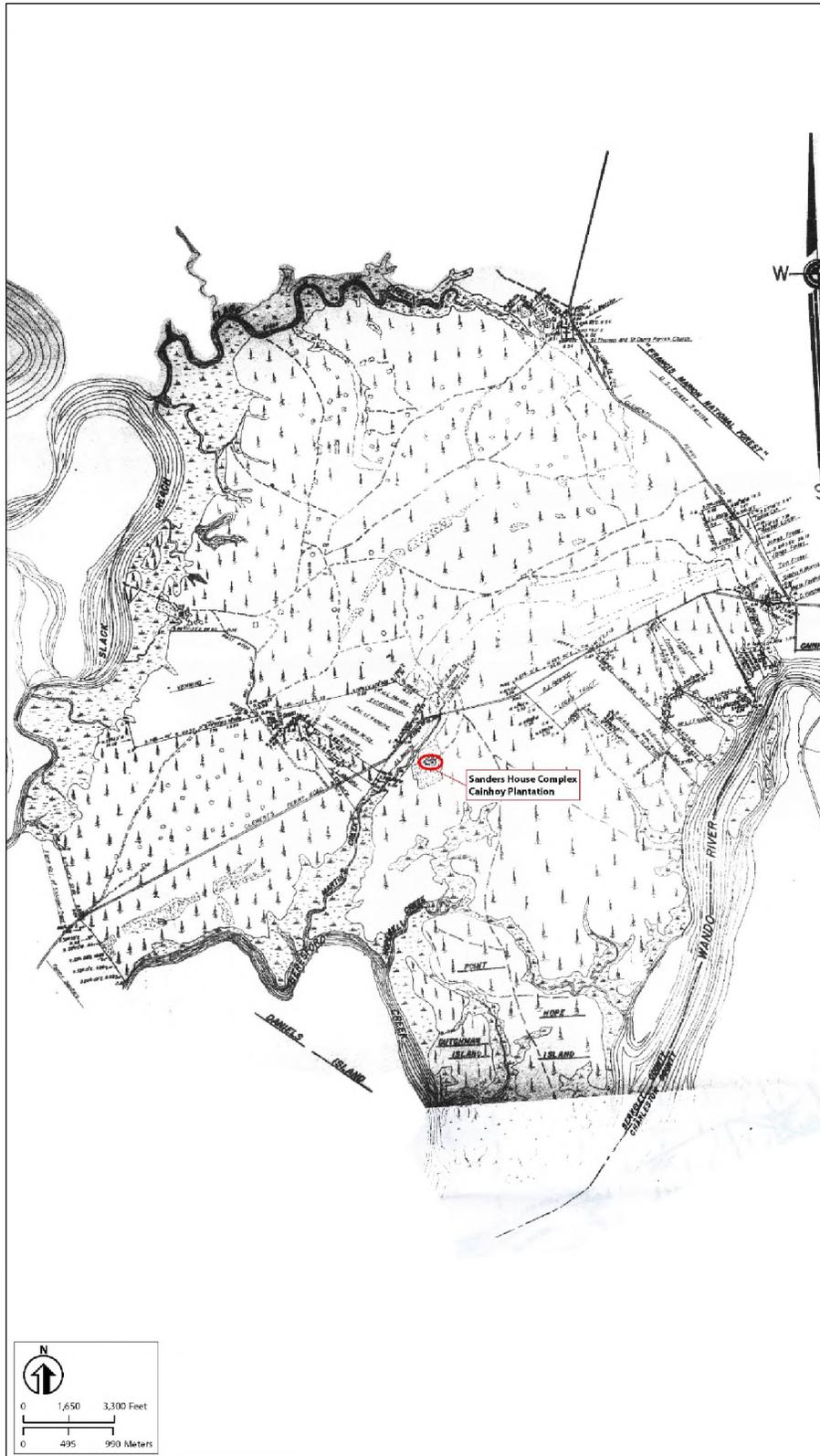


Figure 3.8 A map of Cainhoy Plantation as assembled by Harry F. Guggenheim by 1952 (BCPB F:101).

3.3 Buildings at the Sanders House complex (Resource 1265.00-.03)

Additional research failed to recover more specific information about the people who owned or lived in the Sanders House prior to the Guggenheim ownership. What we can deduce from research, fieldwork, and data recovery at Site 38BK2551 is that there was a large settlement in this area with a planter's house and up to six outbuildings (southwest of the current Sanders House) built by 1821, when Thomas Addison owned the parcel (McCrary Plat #4375; McCrary Plat #4353). Additionally, an avenue leads from the settlement south to Beresford Creek where a brick kiln and landing were located, which is evidence of the eighteenth-century brick-making industry in the area. The Sanders House barn and the avenue leading to Beresford Creek are the only obvious features on the 1911 plat (see Figure 3.5). Therefore, it is likely that the previous settlement had been abandoned by the late nineteenth century and the Sanders House post-dates the abandonment of that settlement.

The Sanders House complex (Resource 1265.00-.03) features a main house that dates to at least ca. 1910 and two extant mid-twentieth-century outbuildings. Brockington previously dated the Sanders House to ca. 1845, but according to recent archival research, the house was built between 1848 and 1911. The house may have been built by the Sanders, as they were the owners of the parcel from 1860 to 1903.

The Sanders House and an outbuilding, presumably the barn, appear on a 1911 plat (McCrary Plat #3003). Brockington previously dated the barn to ca. 1920, but after further review of historic maps and plats, the barn was extant by 1911. The house is depicted on the USGS *Wando* and *Melgrove, SC* 1919 quadrangles (Figure 3.9) and a plat of Hopewell and Greyland Plantations, surveyed in December 1922 (see Figure 3.6). By 1957, at least three small structures are located just north and northwest of the main house (Figure 3.10). Today, only two of these structures, the garage and shed, are extant. A poured concrete pad, the remnants of an additional outbuilding, is approximately 30 feet (9.14 m) west of the garage. Figures 3.9 through 3.12 depict the location of the Sanders House through the twentieth century.

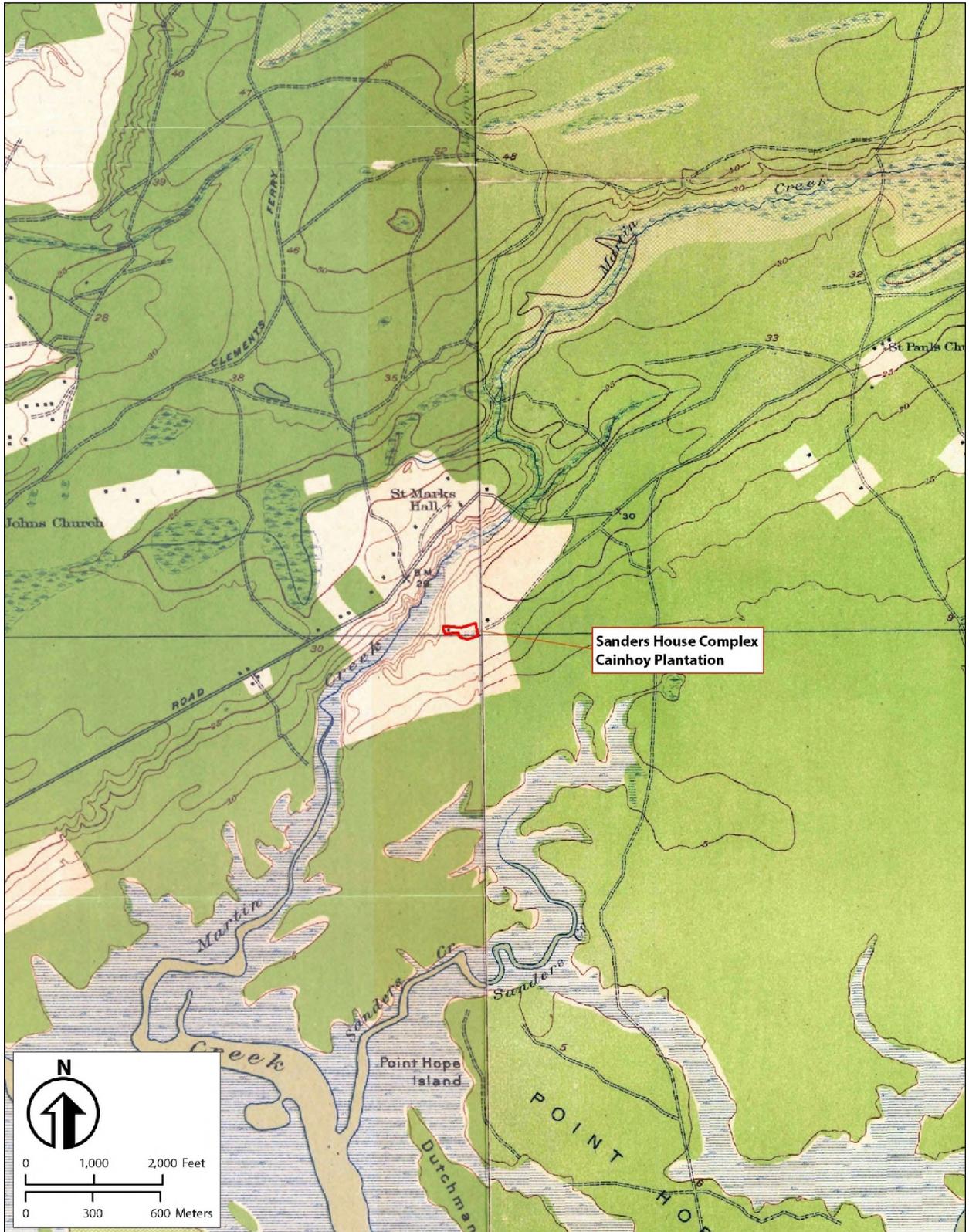


Figure 3.9 Location of Sanders House Complex, Cainho Plantation, Berkeley County, on the USGS Wando and Melgrove, SC 1919 quadrangles.



Figure 3.10 Location of Sanders House Complex, Cain Hoy Plantation, Berkeley County on a USGS 1957 historic aerial.

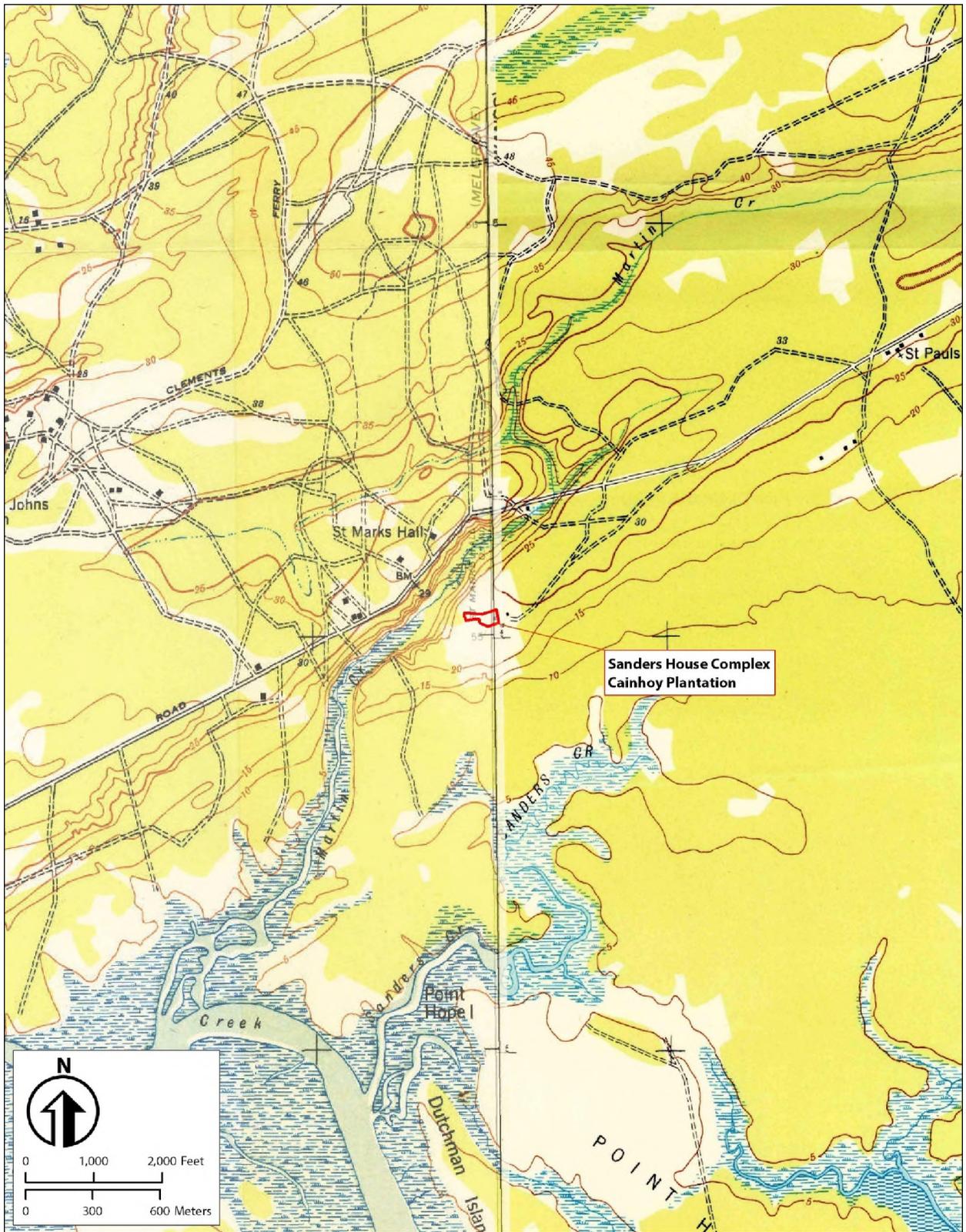


Figure 3.11 Location of Sanders House Complex, Cainhoy Plantation, Berkeley County on the USGS 1940 *Wando* and 1943 *Melgrove, SC* quadrangles.

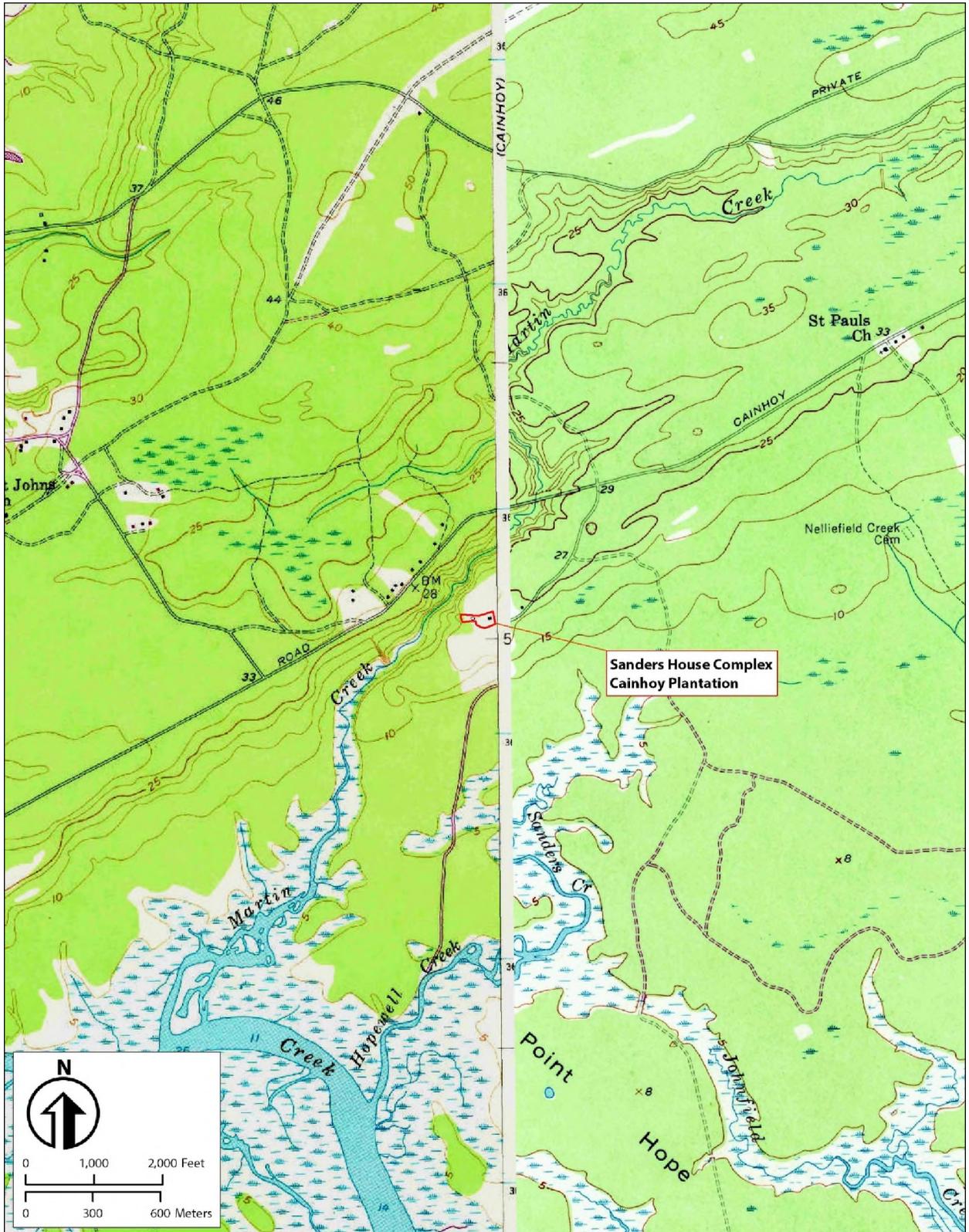


Figure 3.12 Location of Sanders House Complex, Cainhoy Plantation, Berkeley County on the USGS North Charleston, SC 1973 quadrangle.

4.0 Architectural Descriptions of the Sanders House complex (Resource 1265.00-.03)

The Sanders House complex (Resource 1265.00-.03) currently features a main house that dates to at least 1910 and two extant outbuildings from the mid-twentieth century (Figure 4.1). The house may have been constructed during the last half of the nineteenth century; it was built sometime between 1848 and 1911. No structures were in this area in 1823, according to a plat of the Addison Tract (McCrary plat #2401-see Figure 3.4), or in 1848 according to a plat of “Hopewell Brick Yard” when it was transferred from Venning to Thompson (McCrary plat #4373). Two structures, presumably the house and barn, appear on a 1911 plat of Hopewell and Greyland Plantations (McCrary plat #3003-see Figure 3.5). The Sanders House is also depicted on the USGS *Wando* and *Melgrove*, SC 1919 quadrangles (see Figure 3.9) and a plat of Hopewell and Greyland Plantations, surveyed in December 1922 (see Figure 3.6). An in-depth study of the construction techniques and building materials of the main house by a structural engineer may lead to a more approximate construction date. A few structures, presumably the garage and shed, are located just north and northwest of the main house by 1957 (see Figure 3.10). The previously recorded barn (Resource 1265.02) collapsed between March and September 2015. Figure 4.2 is a current view facing west from just northwest of the house with the dog kennel structure in the foreground and the location of the former barn in the background.

Today, a large agricultural field south of the Sanders House is planted and used for dove hunting (Figures 4.3 and 4.4). Hopewell Lane provides access to the Sanders House from Clements Ferry Road. The dirt and gravel road continues in a southwesterly direction just south of the Sanders House and traverses south to Beresford Creek. According to the 1911 plat of Hopewell and Greyland Plantations (McCrary plat #3003-see Figure 3.5), this road traversed just south of the Sanders House, continuing westerly approximately 750 feet (228.6 m) from the house where it turned south and traversed south to Beresford Creek.

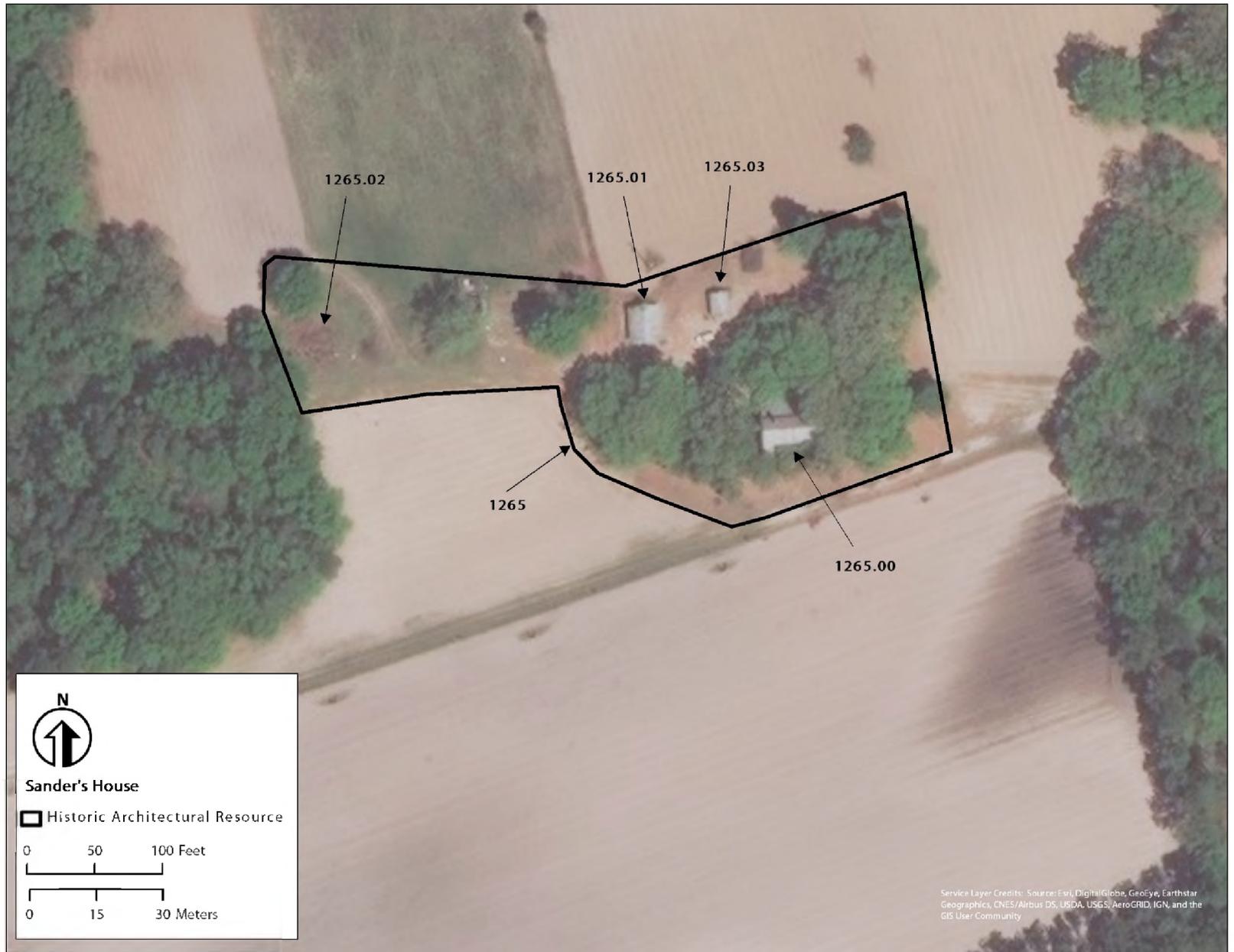


Figure 4.1 Sanders House complex (Resource 1265.00-.03) on recent aerial photo.



Figure 4.2 Sanders House setting, looking west, from approximately 150 feet (45.72 m) northwest of house.



Figure 4.3 Sanders House setting, looking east from approximately 200 feet (60.96 m) east of house.



Figure 4.4 Sanders House setting, looking west, from approximately 250 feet (76.2 m) west of house.

4.1 Sanders House (Resource 1265.00)

The Sanders House (Resource 1265.00) at 800 Hopewell Lane (Berkeley County TMS # 262-00-00-008) is a two-story, wood frame, side-gable I-house with a rear shed roof extension and shed roof porch, now enclosed, on the north elevation. The house sits upon a high foundation, approximately six feet (1.83 m) tall, of brick piers with concrete block infill (see Photo 12 in Appendix B). The brick piers and concrete block infill are currently painted white. A one-story, full-width, shed roof porch, currently screened, is on the south elevation and is supported by six plain, rounded wooden columns with a simple balustrade of square vertical posts and rail (see Photo 17). The house is clad in weatherboard siding, and early circular and reciprocating saw marks can be seen. The gable roof of the main house and porch roof on the south façade are clad in corrugated metal. The shed roof extension and enclosed porch on the north elevation are clad in standing seam metal (see Photo 8). There are three interior brick chimneys. Two chimneys are in the north roof surface of the main house and one chimney is in the roof of the lower of the two rear shed additions on the north elevation (see Photos 7 and 12). The two chimneys within the rear slope of the main house are likely original and are capped with gothic arches. The chimney in the lower shed roof may also be original. The additional shed roof portion on the north elevation was likely an original porch that was enclosed (see Photos 8 and 10). A simple kitchen and bathroom are now within this enclosed porch. According to Berkeley County records, the house is approximately 2,264 square feet (690.07 square m). Exterior architectural detailing and ornamentation is limited to cornice returns at the side gables and the round columns on the porch on the south elevation (see Photo 2).

The two-story extended I-house features four rooms and a central hallway on the first floor. The four rooms each have access to the central hallway (see Photos 32 through 35). Each room on the first-floor features wood flooring, a fireplace with decorative fireplace mantel, and wood doors that open to the central hallway and the adjoining room (see Photos 23, 26, 28, and 31). The two rooms on the north have only one window on the east or west elevation, respectively. The two rooms on the south feature two windows on the south façade and two windows on the east and west elevation, respectively. A simple wooden staircase with simple newel post and landing leads to the second floor in the central hallway (see Photo 32 and 36). The staircase leads to the second floor which contains two equally sized rooms. The southwest bedroom on the second-floor features two windows on the south façade, two windows on the west elevation (see Photo 38), and a fireplace and closet on the north (see Photo 37). The southeast bedroom on the second-floor features two windows on the south façade, two windows on the east elevation, and a fireplace and closet on the north (see Photo 39). An open attic space, accessible on the north side of these rooms, is under the shed roof.

It is not clear if the front façade of the house was originally on the north or the south elevation. Brockington identifies the south elevation as the current front façade. The five-bay south façade features four historic six-over-six double-hung, wood sash windows and a central entry door on the first floor and five six-over-six double-hung, wood sash windows on the second story (see Photo 1 and 18). The entry door, accessible via the porch (see Photo 5) is a historic, five-paneled wood door with side lights on either side (see Photo 19). The north elevation, which appears to be a porch that was later enclosed, has a central vestibule with another historic, five-paneled, wood door (see Photos 20 and 21). There are no side lights or ornamentation at the entry door on the north elevation (see Photo 21). A kitchen is within the enclosed porch to the east (see Photo 22) with a single modern bathroom to the west.

Exterior alterations include enclosing the porch on the north elevation and incorporating a kitchen and bathroom into this enclosure. Siding would have been replaced during this alteration. This may have occurred after the Guggenheim family purchase of Cainhoy Plantation. It is probable that the Guggenheim family, between 1937 and 1952, made moderate improvements to the house. In addition, the brick piers were infilled with concrete block. Alterations to the interior include the addition of the kitchen and bathroom within the enclosed porch, alterations associated with the installation of central heating and air conditioning, and updating to modern electricity.

4.2 Sanders House Garage (Resource 1265.01)

Located approximately 130 feet (39.624 m) northwest of the Sanders House is a modern garage building (Figures 4.5 and 4.6). The garage (Resource 1265.01) is a ca. 1940 one-story garage with an end to front gable roof and an open south end (see Photos 40 through 43). The building is constructed of concrete block and sits atop of a poured concrete slab. The roof is clad in standing seam metal and has enclosed eaves. The front gable is clad in standing seam metal applied vertically. There is one opening for a window on each of the three elevations.



Figure 4.5 Sanders House, view of ca. 1940 garage (Resource 1265.01) and shed (Resource 1265.03), facing northwest from approximately 65 feet (19.81 m) north of main house.



Figure 4.6 Sanders House, view of ca. 1940 garage (Resource 1265.01) and shed (Resource 1265.03), facing southeast from approximately 225 feet (68.58 m) northwest of main house.

4.3 Sanders House Barn (Resource 1265.02)

A one-story, wood barn with a corrugated metal, side-gabled roof and wooden fence surrounding it formerly stood approximately 350 feet (106.68 m) west-northwest of the Sanders House (see Figure 4.6). The barn (Resource 1265.02) identified at the Sanders House complex by Poplin et al. (2019) collapsed between March and September 2015. This ca. 1910 wooden barn lacked integrity of materials and design at the time of documentation.

4.4 Sanders House Shed (Resource 1265.03)

Located approximately 100 feet (30.48 m) north-northwest of the Sanders House is a modern shed building (see Figures 4.5 and 4.6). The shed (Resource 1265.03) is a ca. 1940 concrete block building with an end to front gable roof (see Photos 44 through 47). The building has exposed rafters and the roof is clad in standing seam metal. There are no windows and one wooden door is at the south gable end.

4.5 Sanders House Dog Kennels

Located approximately 260 feet (79.25 m) northwest of the Sanders House are a series of wire cages that are thought to have been used as dog kennels (Figure 4.7). This resource was photographed but was not recorded as an architectural resource, since it is most likely not over 50 years of age. This resource is located between the razed barn and the garage, northwest of the Sanders House.



Figure 4.7 Sanders House, view of dog kennel structure, facing southeast from northwest of kennel structure.

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Wayne, Lucy B.

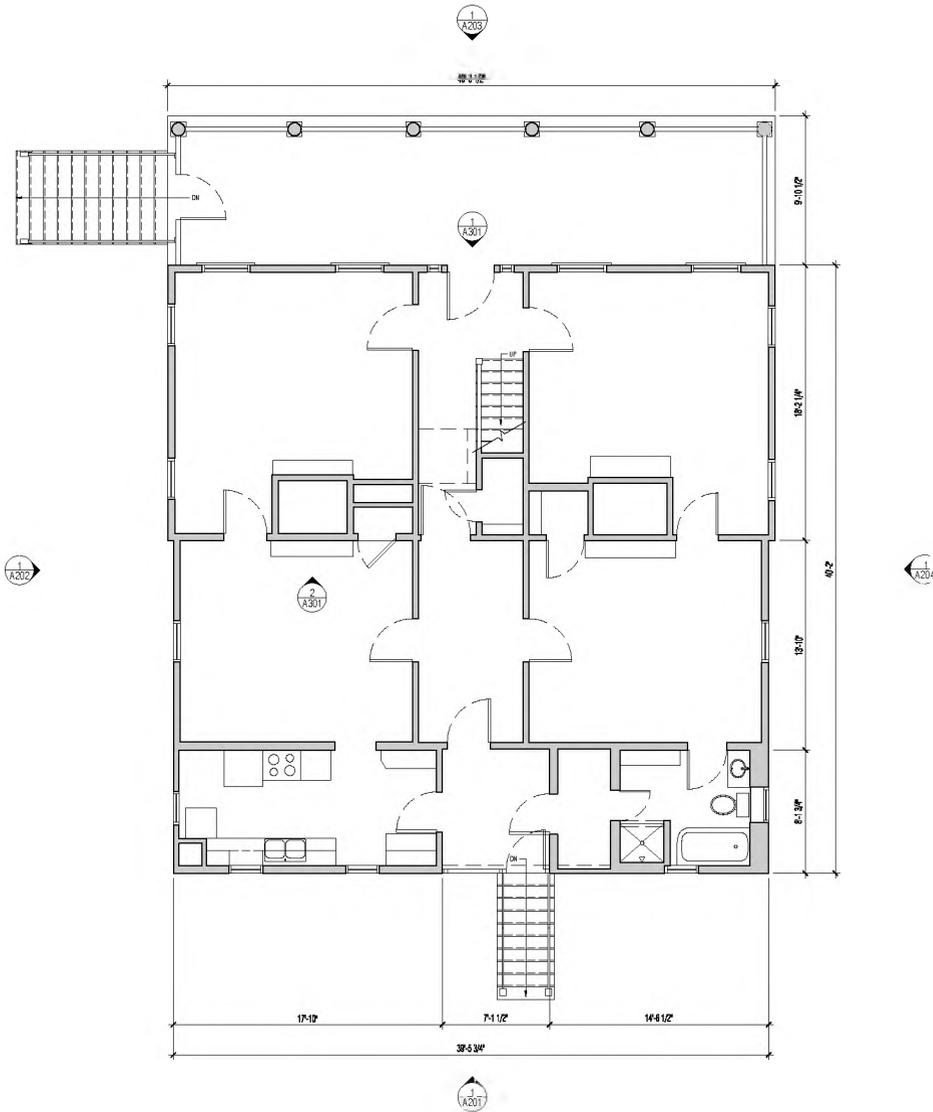
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Appendix A

Measured Drawings of the Sanders House, Cainhoy Plantation

Sanders House

SHPO Site Number 1265
 Cain Hoy Plantation
 800 Hopewell Drive
 Charleston, SC



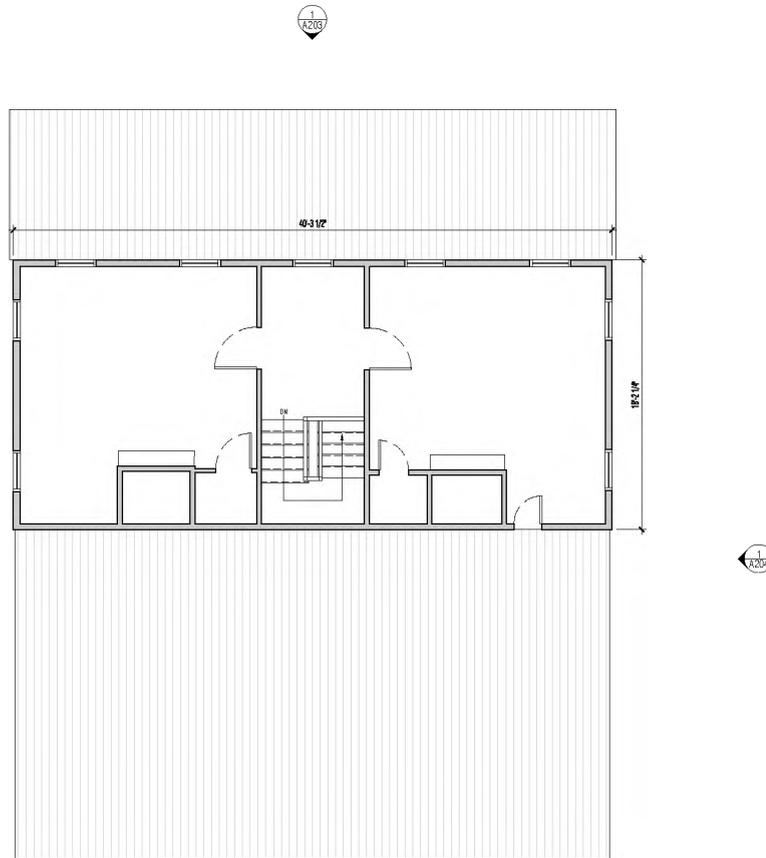
1 FIRST FLOOR PLAN
 1/8" = 1'-0"

DATE	DESCRIPTION	DATE	DESCRIPTION
5/24/2019	Measured Drawings		

FIRST FLOOR PLAN

Sanders House

SHPO Site Number 1265
 Cain Hoy Plantation
 800 Hopewell Drive
 Charleston, SC



1 SECOND FLOOR PLAN
 1/4"=1'-0"

DATE	DESCRIPTION	DATE	DESCRIPTION
9/24/2019	Measured Drawings		

SECOND FLOOR PLAN

Sanders House

SHPO Site Number 1265
 Cain Hoy Plantation
 800 Hopewell Drive
 Charleston, SC



1 NORTH ELEVATION
 1/4" = 1'-0"

DATE	DESCRIPTION	DATE	DESCRIPTION
5/24/2019	Measured Drawing		

NORTH ELEVATION

A201

3
 OF 7

Sanders House

SHPO Site Number 1265
 Cain Hoy Plantation
 800 Hopewell Drive
 Charleston, SC



1 EAST (LEFT) ELEVATION
 1/8" = 1'-0"

DATE	DESCRIPTION	DATE	DESCRIPTION
5/24/2019	Measured Drawings		

EAST ELEVATION

Sanders House

SHPO Site Number 1265
 Cain Hoy Plantation
 800 Hopewell Drive
 Charleston, SC



1 SOUTH (PORCH) ELEVATION
 1/4" = 1'-0"

DATE	DESCRIPTION	DATE	DESCRIPTION
5/24/2019	Measured Drawings		

SOUTH ELEVATION

Sanders House

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 Charleston, SC



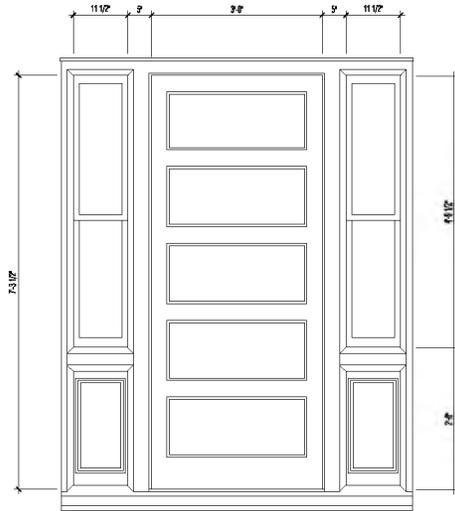
1 WEST (RIGHT) ELEVATION

DATE	DESCRIPTION	DATE	DESCRIPTION
5/24/2019	Measured Drawings		

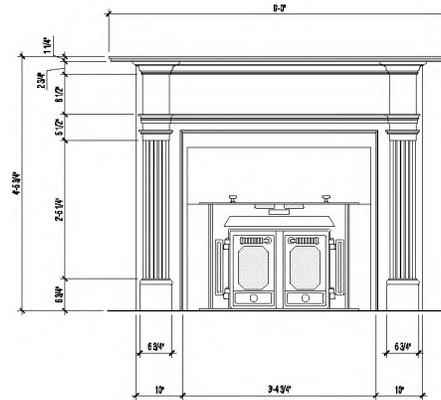
WEST ELEVATION

Sanders House

SHPO Site Number 1265
 Cain Hoy Plantation
 800 Hopewell Drive
 Charleston, SC



1 SOUTH FACADE EXTERIOR DOOR DETAIL
7/22/18



2 FRONT ROOM FIREPLACE MANTEL DETAIL
7/22/18

DATE	DESCRIPTION	DATE	DESCRIPTION
6/24/2019	Measured Drawings		

DETAILS

Appendix B

Photographs of Sanders House and Outbuildings

List of Photographs

Name of Property: Sanders House Complex, Cainhoy Plantation (1265.00-.03)

City or Vicinity: Cainhoy

County: Berkeley County

State: SC

Photographer: Lannie Kittrell

Date of Photographs: May 23, 2019

Location of Original Digital Files: 498 Wando Park Blvd, Suite 700, Mt. Pleasant, SC 29464

Sanders House (1265.00)

Exterior

Photo 1. S elevation, facing N.

Photo 2. SE oblique, facing NW.

Photo 3. SE oblique, facing NW.

Photo 4. SE oblique, facing NW.

Photo 5. E elevation, facing WNW.

Photo 6. E elevation, facing W.

Photo 7. NE oblique, facing SW.

Photo 8. NE oblique, facing SW.

Photo 9. N elevation, facing S.

Photo 10. NW oblique, facing SE.

Photo 11. N elevation, facing S close up.

Photo 12. W elevation, facing SE.

Photo 13. W elevation, facing SE.

Photo 14. W elevation, facing NE.

Photo 15. W elevation, facing NE.

Photo 16. Porch on south elevation, facing W.

Photo 17. Porch on south elevation, facing WSW.

Photo 18. Porch on south elevation, facing NE.

Photo 19. Entry door, porch on south elevation, facing NW.

Photo 20. Central entry, porch on north elevation, facing S.

Photo 21. Central entry, porch on north elevation, doors to main house and kitchen, facing SE.

Interior

Photo 22. Enclosed porch on north elevation, facing W.

Photo 23. First floor NE bedroom, facing S.

Photo 24. First floor NE bedroom, facing SE.

Photo 25. First floor NE bedroom, facing SW.

Photo 26. First floor SE bedroom, facing N.

Photo 27. First floor SE bedroom, facing NE.

Photo 28. First floor SW bedroom, facing NE.

Photo 29. First floor SW bedroom, facing N.

Photo 30. First floor SW bedroom, facing E.

Photo 31. First floor NW bedroom, facing SE.

Photo 32. First floor hallway at southern entry, facing N.

Photo 33. First floor hallway, facing S.

Photo 34. First floor hallway, facing N.

Photo 35. First floor hallway, facing NW from SE first floor bedroom.

Photo 36. First floor hallway and entry on south facade, facing S from landing.

Photo 37. Second floor, bedroom on W, facing NE.

Photo 38. Second floor, bedroom on W, facing W.

Photo 39. Second floor, bedroom on E, facing N.

Garage (1265.01)

Photo 40. Garage SE oblique, facing NW.

Photo 41. Garage NE oblique, facing SW.

Photo 42. Garage NW oblique, facing SE.

Photo 43. Garage SW oblique, facing NE.

Shed (1265.03)

Photo 44. Shed SE oblique, facing NW.

Photo 45. Shed NE oblique, facing SW.

Photo 46. Shed NW oblique, facing SE.

Photo 47. Shed SW oblique, facing NE.

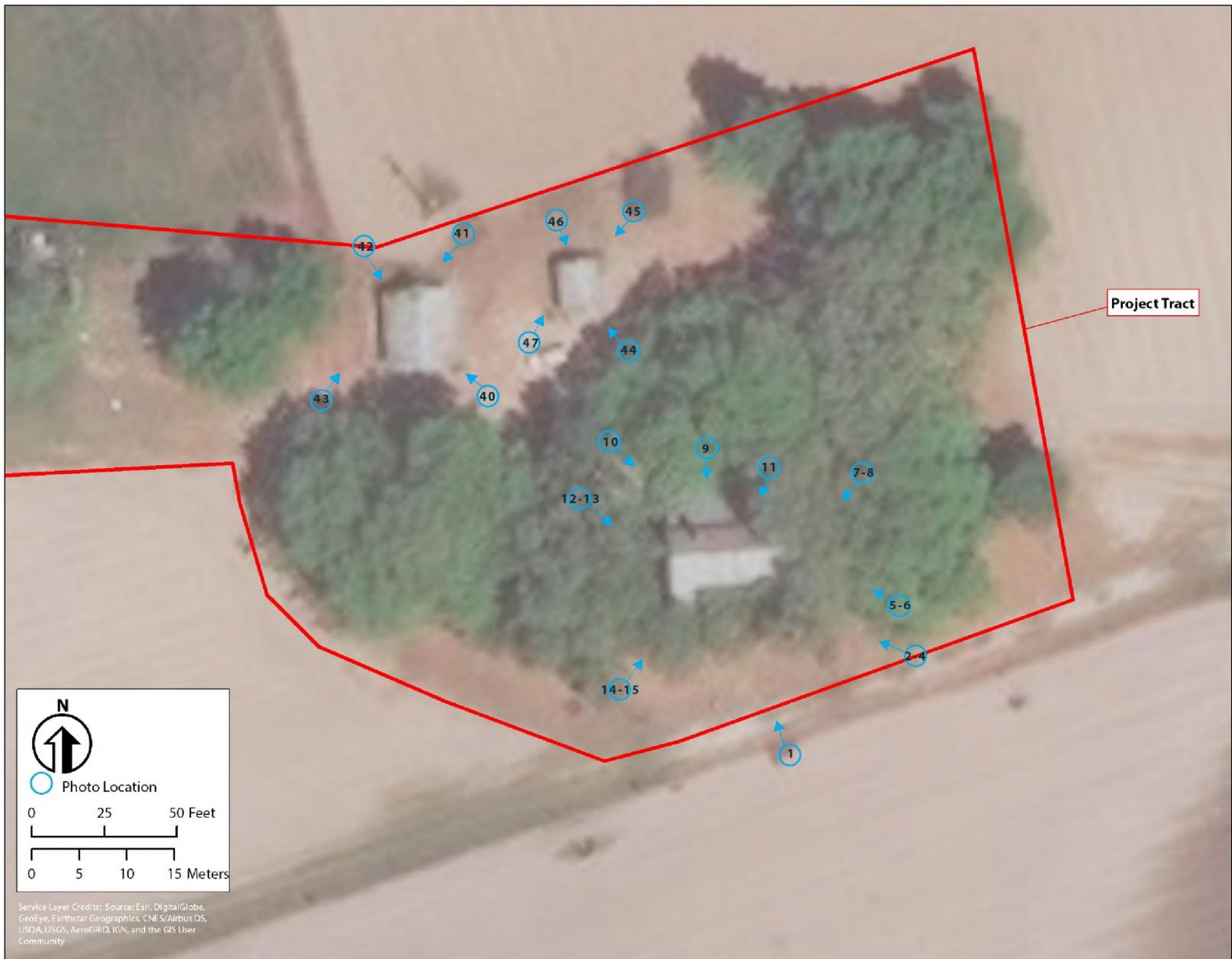
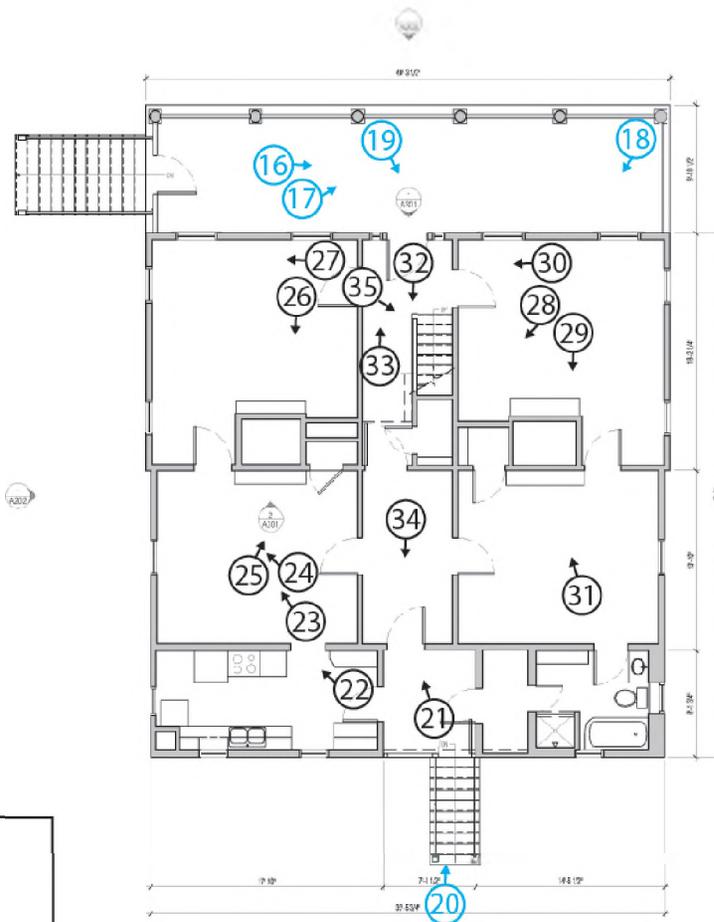


Photo locations exterior.

Sanders House

SH-PO Site Number 1265
 Cain F-cy Plantation
 800 Hopewell Drive
 Charleston, SC



N

 0 15 Feet
 *Not to Scale
 Ⓛ Interior Photo
 Ⓜ Exterior Photo

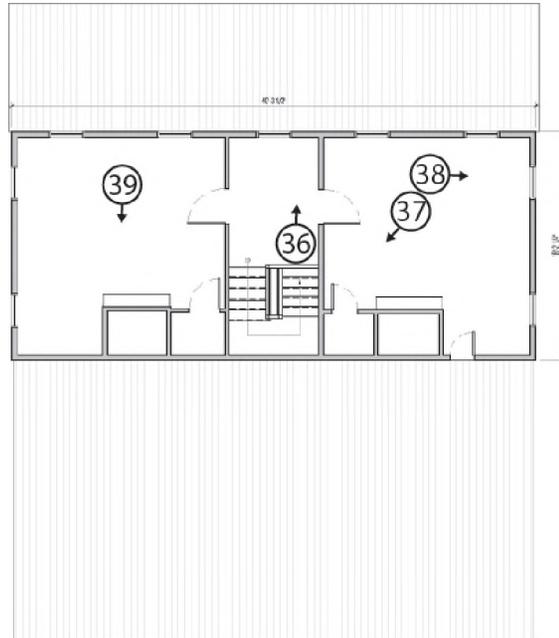
DATE	DESCRIPTION	DATE	REVISIONS
12/20/20	MOORE DRIVING		

FIRST FLOOR PLAN

A101 1 OF 7

Photo location, 1st floor-01.

Sanders House
 SHPO Site Number 1265
 Cain Family Plantation
 800 Hopewell Drive
 Charleston, SC



1 SECOND FLOOR PLAN



0 15 Feet

*Not to Scale

1 Interior Photo

DATE	REVISION	DATE	REVISION
1/20/20	Master Revise		

SECOND FLOOR PLAN

A102

2
OF 7

Photo location, 2nd floor-01.



Photo 1. S elevation, facing N.



Photo 2. SE oblique, facing NW.



Photo 3. SE oblique, facing NW.



Photo 4. SE oblique, facing NW.



Photo 5. E elevation, facing WNW.



Photo 6. E elevation, facing W.



Photo 7. NE oblique, facing SW.



Photo 8. NE oblique, facing SW.



Photo 9. N elevation, facing S.



Photo 10. NW oblique, facing SE.



Photo 11. N elevation, facing S close up.



Photo 12. W elevation, facing SE.



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Photo 45. Shed NE oblique, facing SW.



Photo 46. Shed NW oblique, facing SE.



Photo 47. Shed SW oblique, facing NE.