

**Cultural Resources Assessment of Ashley Hall Plantation  
Charleston County, South Carolina**

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August 2016

## **Introduction**

Brockington and Associates, Inc. and Brooker Architectural Design Consultants conducted a cultural resources assessment of Ashley Hall Plantation for Carolina Holdings Group (CHG). The property consists of TMS parcels 3530000003 and 3530000004 in Charleston County, South Carolina. CHG currently has an option to purchase these lots. This assessment is being done as part of CHG's due diligence process as they weigh this option. Figure 1 shows the location of the Ashley Hall Tract and previously recorded cultural resources within one half mile.

Ashley Hall is very well-known historic property among historians, archaeologists, and hobbyists. In the 1970s and 1980s, several archaeological sites were recorded and the property was nominated and listed on the National Register of Historic Places. However, the property and the surrounding area have seen many changes since that time. The goals of the assessment are to identify any known or potential historic sites on or near the property, to make recommendations for the management of those resources.

We conducted archival research and visual field investigations in an effort to answer the following questions:

- What is the likelihood that significant elements of the 17<sup>th</sup> century tabby flanker exist?
- What information related to specific sites or events on the property are available in archival repositories?
- What was the extent of previous studies on the property?
- What is the disposition of the collections and associated records from the previous studies?
- Where are the previously recorded archaeological sites?
- What are the age, condition, and potential significance of the three houses?
- What is the condition of the monument to the second Governor William Bull?
- What is the potential for additional archaeological sites to be present on the property?
- Who are the interested parties, such as the Society of the Bull Family of Ashley Hall?

Research was conducted at the South Carolina Department of Archives and History, the South Carolina Institute of Archaeology and Anthropology (SCIAA), the South Caroliniana Library, the South Carolina Historical Society, the Charleston County Library, and the Charleston County RMC office South Carolina Historical Society. Background research also included consulting several works on the Bull family including, the South Carolina Historical Society (1900), Bull (1952), Sirmans (1959), and Bull (1991).

Field investigations were conducted by the project Archaeologist and Architectural Historian. The project archaeologist inspected all previously recorded sites to assess their current condition. This inspection also included all areas where archival research indicates the potential for additional archaeological sites. The Architectural Historian inspected three standing houses on the property and the William Bull monument. He gathered preliminary information about the age, style, condition, and potential significance of each structure to supplement information gleaned from the archival records.

Colin Brooker of Brooker Architectural Design Consultants was hired to investigate the reported “tabby-walled house built by Stephen Bull in the early 1670s” (Califf and Bull 1975). Mr. Brooker inspected the inside, outside, and foundation of the two story masonry and asbestos-sided house that currently stands at the reported location of the flanker building associated with the original late seventeenth century plantation house.

## A Brief History of Project Tract

The project tract was a portion of a 400-acre grant to Stephen Bull in 1676 he called Ashley Hall. The property was passed down through his direct descendants for seven generations (Bull 1952). According to Bull family tradition, the proprietor, William Izard Bull, Sr. burned the main house to keep it from being destroyed by Federal troops. After the war, the property was sold for back taxes and passed out of the Bull family. It became the property of the Whitmores before they conveyed the majority of the plantation east of Ashley River Road to two investors in 1883. The investors kept it for 17 years before selling it to John W. Kennerty. The Kennerty family owned the property more than 100 years.. They apparently purchased the property to use for truck farming in the early years of the twentieth century. Beginning in the 1950s they began subdividing it into parcels. The project tract is all that remains of the original plantation that has not been converted into residential homes. A brief history of Ashley Hall is presented below.

*Bull Ownership (1676-1873).* On October 28, 1676 Stephen Bull obtained a grant for 400 acres on the west bank of the Ashley River, approximately 2.5 miles northeast of the first settlement of Charles Towne (SCPGB 38:4). Bull was one of the first settlers of South Carolina, and on this tract he built a small brick home, in which all his children were born. His son added other lands until Ashley Hall contained approximately 1,000 acres by the early 1700s (Bull 1952:61). According to a family descendant, this first house is described as, “a small one-story brick house, still standing, and now used as an outbuilding” (Bull 1952:61).

Stephen Bull’s son William, known in the records as “Governor William Bull of Ashley Hall and Sheldon,” was born in his father’s home at Ashley Hall in 1683 and obtained the plantation upon his father’s death in 1706. He was appointed Lt. Governor in 1738 and until 1744 governed the province in the absence of a Royal Governor (Bull Family of South Carolina [Bull Family] 1900:78). He was governor during the War of Jenkins Ear, the Stono Rebellion and during the destructive Charles Town fire of 1740. He also aided James Oglethorpe in laying out Savannah and the colony of Georgia (Bull Street in Savannah is named in his honor).

William Bull (I) built the large two-story brick house flanked by two north and south outbuildings, of which the southern building utilized the former Stephen Bull home for storage. The formal layout became the primary Bull country seat for more than 150 years (SCHS Col. No. 43-60, Bull Family Papers, William Izard Bull notes ca. 1900 [SCHS Col. No. 43-60, Bull Family Papers, William Izard Bull notes ca. 1905 [BFP WIB]). Despite his large home on the Ashley River, Bull chose to relocate to the south at Sheldon Plantation in Granville County (today Beaufort County) and remained there the rest of his life, dying in 1755 (Bull Family 1900:78). Upon his death, William Bull willed his Ashley Hall estate to his son William Bull (II), usually referred to as the “Honorable William Bull” (SCHS 1900:84).

The Honorable William Bull was born at Ashley Hall in 1710 and was one of the first, if not the first American to graduate in medicine from a European University in 1734 (Bull Family 1900:84). He was active all his life in provincial affairs and held a number of offices including Lt. Governor. As Lt. Governor he administered Royal business for five separate periods between 1759 and 1775 in the absence of a Governor. As Lt. Governor, he organized resistance to the Cherokees during the 1760-61 War and signed the Treaty ending the war.. The family tradition claims the treaty was signed in the southern flanker which was former residence of Stephen Bull (BFP WIB).

In 1770 The Honorable William Bull added the formal gardens to the main house and flankers. The entire plantation layout was depicted by a descendant in ca. 1905, who drew the gardens as he remembered them. A plat of the drawing is shown in Figure 2. The plat shows the location of several features including the

main house and the flanker buildings (kitchen and former residence), (east), an Indian mound, dairies, wells, a monument, and a family cemetery as well as the overall design (Briggs 1948:106).

The Honorable William Bull sided with the loyalists during the American Revolution and left Charleston with the British in 1782. He settled in England where he died in 1790. Hannah Beale Bull, his widow still residing in Charleston, erected a monument to her husband in the yard at Ashley Hall. The monument is still standing southeast of the ruins of the main house (Bull Family 1900:85). Honorable William Bull had no heirs and he willed his Ashley Hall home to his nephew, William Bull. In his will he gives support to the age of the plantation and the tradition of his family stating:

My Plant on Ashley River in Carolina being about Eleven hundred & Seventy Acres inc. Marsh, where my Grand Father lived die [d] & lies buried, where my Father [and] all his Children were born I wish to remain in the possession of one of his Posterity I therefore give & devise the Reversion thereof (the said Plantation being given by Trust Deed to my beloved Wife during her life) to my Nephew William Bull & his heirs for ever (Charleston County Will Book [CCWB] B [1786-1793]:388).

This third named William Bull is frequently called “William Bull of Ashley Hall” to designate him from others of the same name. He inherited the plantation from his uncle in 1790 and he died about 1805 and was buried at Ashley Hall. During the later years of this William Bull’s ownership, the artist Charles Fraser was working in Charleston and visited Ashley Hall in 1803. Frasier’s painting, the main house shows a new third story had been added, belying the family tradition that assumed the third story was added in 1810 by Bull’s only son, William Stephen Bull, who inherited the family estate upon his father’s death in 1805 (BFP WIB; Fraser 1971:26).

William Stephen Bull was born at Ashley Hall in 1784 (Bull Family 1900:82). Like his ancestors he served in the South Carolina House of Representatives and was a local leader in the politics of the Lowcountry. He may have made alterations to the house and grounds during his lifetime those did not include the third story as was reported by his grandson. He died and was buried at Ashley Hall in 1818 (BFP WIB).

William Izard Bull inherited Ashley Hall from his father in 1818. William Izard Bull was born at Ashley Hall in 1813 and rose to prominence as a colonel of South Carolina Militia and member of the South Carolina legislature. He invested in a number of large plantations in Mississippi and in December 1860 signed the Ordinance of Secession taking South Carolina out of the Union and precipitating the Civil War. During his ownership a neighbor’s daughter, Henrietta Augusta Drayton visited Ashley Hall and did a painting of the house and outbuildings. The painting is reproduced in Figure 3 and shows the main house, the two flanker buildings including the Stephen Bull house and the monument in the garden at the back along the river.

At Ashley Hall, he made two important alterations to the main house. He added a double piazza and semi-circular sandstone steps in 1853 (BFP WIB). At the end of the Civil War Federal troops moved up the Ashley River looting and in some cases burning homes. Family members later reported that “Colonel William Izard Bull, the last owner, to save the home of his fathers from destruction by his enemies, set fire to the house himself, and it was burned to the ground with all its contents” (Bull 1952:6). Bull attempted to rebuild his fortune after the war but lost the plantation, less a homestead allowance of 78 acres around the ruins of his home (CCDB G16:42; CCPB B:19). Then in 1873, the homestead was foreclosed on and sold, ending nearly 200 years of single family ownership. By this time the only remaining building of the main house complex was the old Stephen Bull home that had been used as an outbuilding on the plantation.

In December 1905, the graves of the Bull family members buried in the family cemetery at Ashley Hall were reinterred at Magnolia Cemetery ((BFP WIB). A current map of Magnolia Cemetery shows the location of William Izard Bull [Jr.], a later decedent of the Bull Family and presumably the family graves are at this location in Magnolia Cemetery.

*Post-Bull ownership to the Kennerty Family (1873-present).* The plantation was purchased at auction by Benjamin Whittmore and Catherine Stewart. Stewart sold her portion to Whittmore in 1873. The Whittmore's cut the plantation into lots and began selling portions west of Ashley River Road to local freedmen. In 1883, they sold the balance of the tract to two investors who sold it in 1900 to John W. Kennerty. Kennerty was from Kildare County, Ireland and set up truck farming land in the Charleston area. Apparently during their ownership, John Kennerty erected a comfortable wooden house around 1900 in the historic garden area of Ashley Hall near the William Bull monument (Lawrence Kennerty Personal Communication; Ancestry.com, Kennerty Family posts 2012).

Kennerty lost the tract to foreclosure in 1906 after two bad crop years caused by storms, and the land passed through several hands until 1919 when Kennerty's son, William C. Kennerty, bought it back. According to Kennerty family information, the family continued to rent the plantation for their farm and lived in the wooden home they referred to as "The Monument House" (Lawrence Kennerty personal communication 2016).

In 1911, another owner, Southern Woodlands Company, had a plat drawn of Ashley Hall shown in Figure 4. The plat shows the old avenue, and the Kennerty residence located southeast of the old ruins near the monument. It also shows the old Stephen Bull house and a number of other buildings located on the property.

After passing through several other investors, William C. Kennerty purchased the tract from Julius H. Jahnz in 1919 (CCDB C28:25). The land remained with Kennerty, his wife and children until the death of his daughter Rosina Marie Kennerty Seignious in 2014. The Kennerty's lived on the land and used it as a truck vegetable farm until the 1950s when they began subdividing it into parcels for local residential developments. In 1959 they had a plat made of the remaining lots they owned. The plat, shown in Figure 5, shows the old avenue, the Stephen Bull house and the turn of the century residence along the river. The plat also shows another residence to the southeast on a peninsula; however, that portion of the Kennerty land is not on the project tract. In the 1980s, William C. Kennerty, Jr. ran an equestrian center located southwest of the main house ruins on the property.

In 1996, William C. Kennerty, Jr. and Rosina Kennerty Seignious divided the remaining land of Ashley Hall between themselves. He conveyed his interest in the project tract to his sister and she conveyed the lot to the south to her brother (CCDB G270:354 and CCDB G270:359). By this time, subdivisions surrounded the remaining acres of the land the family members divided. In the 1980s, the Seignious family built a spacious brick house on the western lot along the river (Lawrence Kennerty, Personal Communication, 2016).

## Previous Investigations

Ashley Hall Plantation, including the project tract, was listed on the National Register of Historic Places (NRHP) in 1975. The National Register property also has the archaeological site designation 38CH0056 (see Figure 1). The nomination includes 38 acres containing: "(1) the ruins of the 1704 Bull house and gardens, (2) the original house built in the 1670s, (3) the monument to the second Governor William Bull erected ca. 1791, (4) two prehistoric Indian sites, and two 18th century well

sites associated with the plantation. The property also includes several of the agricultural fields" (Califf and Bull 1975).

The two prehistoric Indian sites, reported in the 1975 National Register nomination refers to archaeological sites 38CH0047 and 38CH0055 (see Figure 1). Site 38CH0047 extends along the marsh edge across most of the tract. The site is defined by a collection of Native American artifacts donated to the Charleston Museum by the Kennerty family in 1938. The boundaries of this site have not been defined by systematic archaeological investigations and the significance of the site has not been assessed. Site 38CH0055 is reported to be an Indian mound located just south of the project tract (see Figure 1).

There are several recorded archaeological sites and one unnamed Civil War era battery located outside but within one half mile of the project tract (see Figure 1). These resources are summarized in Table 1.

Table 1. Previously Recorded Cultural Resources Within One Half-Mile of the Project Tract.

Resource	Description	NRHP Status
Archaeological Site 38CH0017	Possible brick kiln	Unassessed (destroyed by I 526?)
Archaeological Site 38CH0207	Brick pile	Unassessed
Archaeological Site 38CH0208	Brick & shell hummock	Unassessed
Archaeological Site 38CH0263	Clay extraction pits	Unassessed (destroyed by I 526?)
Unnamed Civil War Battery	Civil War Battery	Listed (location questionable)

### Results of the Archaeological Field Reconnaissance

The project Archaeologists visually inspected the project tract in an effort to verify the information reported on state site forms and the additional information revealed during the archival investigations, specifically structures and other features identified on maps and plats (see Figures 2-5).

Figure 6 presents the Briggs (1948) drawing superimposed on a modern aerial photograph using GIS showing the locations of several former features associated with the eighteenth century plantation layout. The most sensitive features, the earthen mound (Site 38CH0055) and the former Bull family cemetery (depicted on the Briggs (1948) drawing of Ashley Hall), appear to be off the project tract to the east. This map could not be georeferenced exactly, but it does identify several significant features and several good reference points. Site 38CH0055 was revisited and appears intact. However, investigators noted the mound is more pronounced than typical Native American mounds, which can be quite subtle, broad, and low. It is unclear if this mound is indeed Native American in origin as depicted or if it was created as a component of the formal gardens and the excavation of the circular pool immediately adjacent to the mound. Regardless, the mound is off of the project tract and will not be disturbed by the project.

The location of the Bull Family Cemetery and gardens depicted on the Briggs (1948) drawing could not be verified. This area depicted by the drawing is currently under dense and low lying vegetation but certain ornamental trees and shrubs were identified such as boxwoods, camellias, and

azalea bushes. Both the cemetery and gardens appears to be just off the project tract. However, as mentioned above, the drawing does not align with the modern landscape exactly. Figure 7 presents views of the mound (38CH55) and possible cemetery location just south of the project tract.

Our review of Site 38CH0047 by Investigators included a walkover of the marsh edge throughout the project tract. This shoreline location is the reported boundary of a scatter of Native American artifacts collected by the Kennertys in the 1930s (38CH0047). During our review, no shell or artifacts we observed along the marsh edge. Investigators did observe a small brick pile approximately 60 meters northeast of former Bull main house site. According to the Briggs (1948) drawing (see Figure 2), in this vicinity is the location of a former dairy building. Figure 8 presents views of the former dairy taken during the field investigations. These structures were typically small, covered brick structures constructed into the ground so that cool water from a nearby spring or channelized creek could flow through the building in a narrow channel between low shelves holding containers of milk or other fresh products.

Investigators also inspected the area around the former plantation main house and flanker buildings. Presently, the brownstone front steps and three rows of articulated brick foundation walls at the ground surface are all that is immediately visible. Undoubtedly, this house and its two large chimneys would have had an enormous amount of brick and one would expect a large brick pile associated with the ruins of the house. In this regard, the clean, level appearance of the house's foundational footprint is remarkable. Large quantities of brick undoubtedly have been removed for the site. Generally, the subsurface elements of the main structure and northern flanker of the house appear relatively undisturbed. Figure 9 presents a view of the former Ashley Hall Plantation house archaeological site taken during the field investigations.

Archaeological investigators also reviewed the area near the gate at Ashley Hall Avenue, where a historic well and dairy are shown on the Briggs (1948) drawing (see Figure 2). At this location, a brick-lined well was found but it appears to have been improved in the mid-late twentieth century during the Kennerty's ownership of the property. The brick lining matches the style and make of the same material utilized in the long fence that runs parallel to the Ashley Hall Road. No evidence of the former dairy was found on the surface.

Lastly, investigators extended the assessment to the location of an "old water mill" depicted on the southeastern edge of the former grounds of the plantation (Briggs 1948). A small brick pile was identified on the marsh edge across a narrow causeway in the location shown in Figure 2. This feature is well outside the project tract. The causeway that was part of the formal gardens at Ashley Hall has been breached and the lake that it impounded has reverted to salt marsh.

### **Architectural Reconnaissance of the Brick House, Monument House, and Bull Monument**

The Architectural Historian visually inspected the outside of the above ground structures on the property that include the brick wall along Ashley Hall Plantation Road and three extant houses. An assessment of the Bull Monument was also undertaken. The resources are summarized below.

The large ranch-style brick house on TMS 3530000004 was constructed in ca. 1980 as indicated by the archival record, the style of the house, and personal communications with descendants of the

Kennerty family. The brick wall that defines the property boundary along Ashley Hall Plantation Road was likely constructed at about the same time. Figure 10 presents views of the brick house taken during the field investigations. This house and wall do not meet the minimum age requirement of 50 years to be included in the statewide surveys of historic architectural resources. Additional management of this house would likely not be required.

The white clapboard house immediately adjacent to the Bull Monument was constructed ca. 1900, probably by the Kennerty family. This house is referred to as the “Monument House”, because of its proximity to the William Bull Monument. Figure 11 presents views of the Monument House taken during the field investigations. This house meets the minimum age requirements and the structural integrity to be included in the statewide survey of historic architectural resources. While this house is likely not eligible for the NRHP as a stand-alone resource, it may be considered to be a contributing element of the greater Ashley Hall Plantation National Register property, although it is not currently included in the nomination from 1975. The house should be properly documented if an intensive Phase 1 survey is conducted.

The monument to William Bull (1710-1790) was erected in 1791 by his widow, Hannah Beale Bull. The monument still stands intact and is in good condition. Figure 12 presents a view of the William Bull Monument taken during the field investigations. The monument is a contributing element of the Ashley Hall Plantation National Register property and continues to be an important, well-preserved feature on the property, although the proximity of the ca. 1900 Monument House detracts from the monument somewhat.

### **Assessment of the Stephen Bull House on TMS 3530000003**

According to the National Register of Historic Places Nomination Form prepared by Califf and Bull (1975) the structure under discussion is, “a small tabby-walled house built by Stephen Bull in the early 1670's one of the oldest [tabby] buildings as well as one of the oldest buildings in the state. During the late 18<sup>th</sup> century the house served as an outbuilding for the plantation house and is presently the only building standing. The original tabby walls remain. In the 20th century, a second story with asbestos siding was added to the house. A front porch has been created by the overhang of the second story.”

Initial inspection revealed that all exterior wall surfaces are now covered with Portland based cement stucco, while interior walls are lined with plaster board mounted on timber battens making visual inspection of the underlying fabric impossible without some invasive intervention. Figure 13 presents views of the house. To this end, Larry James excavated exterior test pits against the structure's north and west enclosing walls. Neither test revealed any sign of tabby such as broken or whole oyster shell. Rather brick wall construction was revealed below ground in both cases, the brick being of a dark red, hand-made variety bonded with what appeared to be shell-lime mortar (Figure 14). To confirm that above ground construction was similar, a hole was cut through plaster board lining the building's interior wall. This revealed that brick was indeed present well above ground level but this had been covered by a very hard, dark red/brown artificial compound

consistent in appearance with roman or canal cement commonly used to waterproof existing masonry structures in the 1870's and 1880's.

Except for a Victorian style corner fireplace which could conceivably rest upon earlier foundations of triangular plan in some kind of back to back plan arrangement, no evidence was found for early interior trim, decorative woodwork or plaster. Everything, including architraves and window surrounds, having been removed from the structure most likely when the present second story was added during the later twentieth century. Excluding various modern extensions and the concrete front porch, the core structure measures 37 feet by 18 feet 6 inches. The main facade has a central door (probably altered) flanked by one window (38 inches wide) right and left. End elevations are each pierced by a single window opening of the same or very similar size. The rear facade is much altered and obscured by a modern extension.

While examination of the structure's exterior wall system was limited, we believe it very unlikely that whatever remains of the early structure is tabby-built. This conclusion is supported by an article describing the same building published by Henry Ravenel Bull in his article entitled *Ashley Hall Plantation* (South Carolina Historical and Genealogical Magazine, Volume LIII, Charleston, South Carolina Historical Society, 1952: 61-66). The relevant passage reads:

The first building erected [at Ashley Hall Plantation] was a small one-story brick house, still standing and now used as an outbuilding. It was in this house that the immigrant Stephen Bull lived, all of his children were born, and he is said to have died. Also it was in this house that the treaty with the Cherokee Indians was signed and their chief Attakullakulla was signed in 1761..... the house is perhaps the oldest now standing in South Carolina.

That the subject structure and the structure described by H.R. Bull are one and the same is established by the "*Plan of Garden and Grounds [of] Ashley Hall as laid out by Gov. William Bull about 1770*" made by the well-known landscape architect Loutrel W. Briggs in 1948, when considerably more of the original garden layout was visible than survives today (see Figure 2). Designated Structure 2, the subject building called "*the house in which [the] Indian Treaty as signed*" is shown east of the now demolished main house (a brick structure commenced c. 1704) and appears balanced by a second flanker which Briggs identifies as the 'cook kitchen' located west of the chief residence.

Both ancillary structures were apparently linked by a wide walk running at right angles to an avenue leading toward the main highway at its south end and Ashley River at the other, the main residence standing at the intersection of east/west and north/south access ways. H. R. Bull reproduced two watercolor drawings attributed to Charlotte Drayton (1781-1855), which, if correctly assigned show elements of the plantation as they existed before the main house was deliberately destroyed by the then owner during the Civil War (see Figure 3). One drawing shows what is called the original house which is depicted as a relatively small, single story, gable ended building with rather sparse fenestration- architectural features consistent with what remains of our subject building

today if modern accretions (notably the incongruous upper story and entrance porch) were stripped away.

Dimensions of early South Carolina houses are not well published; however, Table 2 below indicates that the overall size of the subject property fits reasonably well within dimensional parameters for Lowcountry plantation residences erected during the pre-Revolutionary era.

Table 2. Comparison of Lowcountry Plantation Houses of the pre-Revolutionary Period.

Location	Plantation	Exterior Dimension
Jekyll Island, Georgia	Major William Horton	41'-6" x 18'-2"
St. Helena Island, SC	Lawrence Fripp	49'-10" x 28'-10
Port Royal Island, SC	Retreat	36'-1" x 28'-4"
Port Royal Island, SC	Prospect Hill	22'-10" x 32' (?)
Spring Island, SC	George Edwards, Phase I	37' x 19'-9"
Dataw Island, SC	William Sams, Phase I	38'-4" x 20'-3"
Lady's Island, SC	Ashdale	37'-3" x 18'-2"

While there can as yet be no certainty that the “original house” still survives, we believe there is enough circumstantial evidence to justify careful examination and full documentation (including photography and measured drawing) of the existing structure to establish its true age and origin. This will necessitate supervised demolition of the internal plaster board and sheetrock lining plus selective removal of exterior stucco. Portland cement based stucco and roman cement are both difficult materials to remove from historic masonry without causing damage to the substrate. In Charleston, SC we have had success cutting away such materials with diamond tipped saws; however, it should be recognized that this is a time consuming operation that demands experienced operatives. It would be wise to limit initial operations until enough evidence accrues to determine if full exposure can be accomplished without severely compromising the existing structure. If the building proves to be late eighteenth century or even earlier then development of a full preservation and stabilization plan becomes an obvious necessity.

### **Summary and Management Recommendations**

The project tract contains several elements of the Bull family's Ashley Hall Plantation. These include:

- Ruins of the eighteenth century Ashley Hall house and kitchen flanker
- Brick ruins of the Stephen Bull House flanker
- Ruins of a dairy along the marsh edge shown in Figure 2
- The William Bull Monument

These resources are significant to the history of South Carolina and should be preserved. Ideally, these resources would be preserved on one contiguous parcel that would be owned and managed as

a historic site that is accessible to the public. These resources are located primarily on TMS 3530000003. It is possible that the SHPO and other interested parties would agree to a plan to mitigate the loss of some or all of these resources, the expense and time required to do so would be quite high due to their exceptional significance.

The project tract contains three modern structures, including the brick house and associated brick wall and well. The brick house and associated brick wall and well are less than 50 years old and are not significant. We anticipate that the majority of developable property to be in the vicinity of the brick house and pasture on TMS 3530000004.

The Monument House was constructed ca.1900. We recommend that this structure be surveyed and assessed for National Register eligibility, both as a stand-alone structure and as a contributing element of the Ashley Hall Plantation National Register Property. Due to its proximity to the William Bull Monument, it would be practical to include this house in the recommended Ashley Hall preservation area/park.

The Kennerty family donated a collection of Native American artifacts to the Charleston Museum in the late 1930s. In the early 1970s, the state designated a stretch of shoreline across the project tract as archaeological site 38CH0047; however, no systematic excavations have ever been conducted, no site plan has ever been drawn, and no assessment of the site has ever been made. We recommend a Phase 1 Survey of any area that cannot be preserved to identify and assess the significance of 38CH0047 and any archaeological sites. The Phase 1 Survey and planning of the management of historic sites should be done in consultation with any interested parties. Interested parties identified to date include:

- The State Historic Preservation Office (SHPO)
- The Bull Family of Ashley Hall
- Charleston Preservation Society (if annexed into the City of Charleston)
- Historic Charleston Foundation (if annexed into the City of Charleston)

Additional interested parties may be identified during the Phase 1 Survey and the consultation process. Following the Phase 1 Survey, we recommend a Memorandum of Agreement (MOA) between the permitting agency, interested parties and the applicant to set forth how the significant cultural resources will be managed.

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The Bull Family of South Carolina

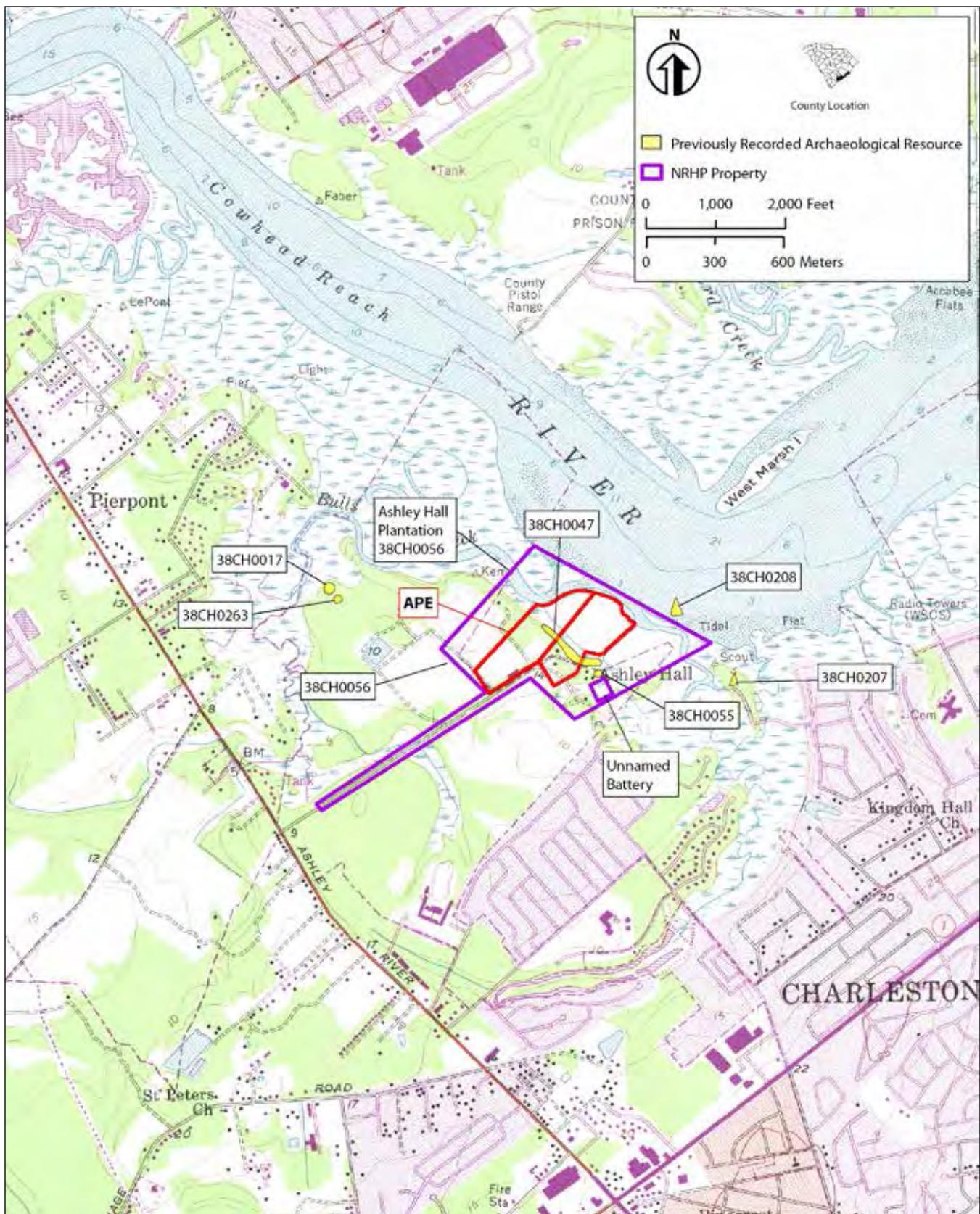
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**Figure 1.** Location of the Ashley Hall Tract showing previously recorded cultural resources within one half mile (USGS Johns Island, SC quadrangle).

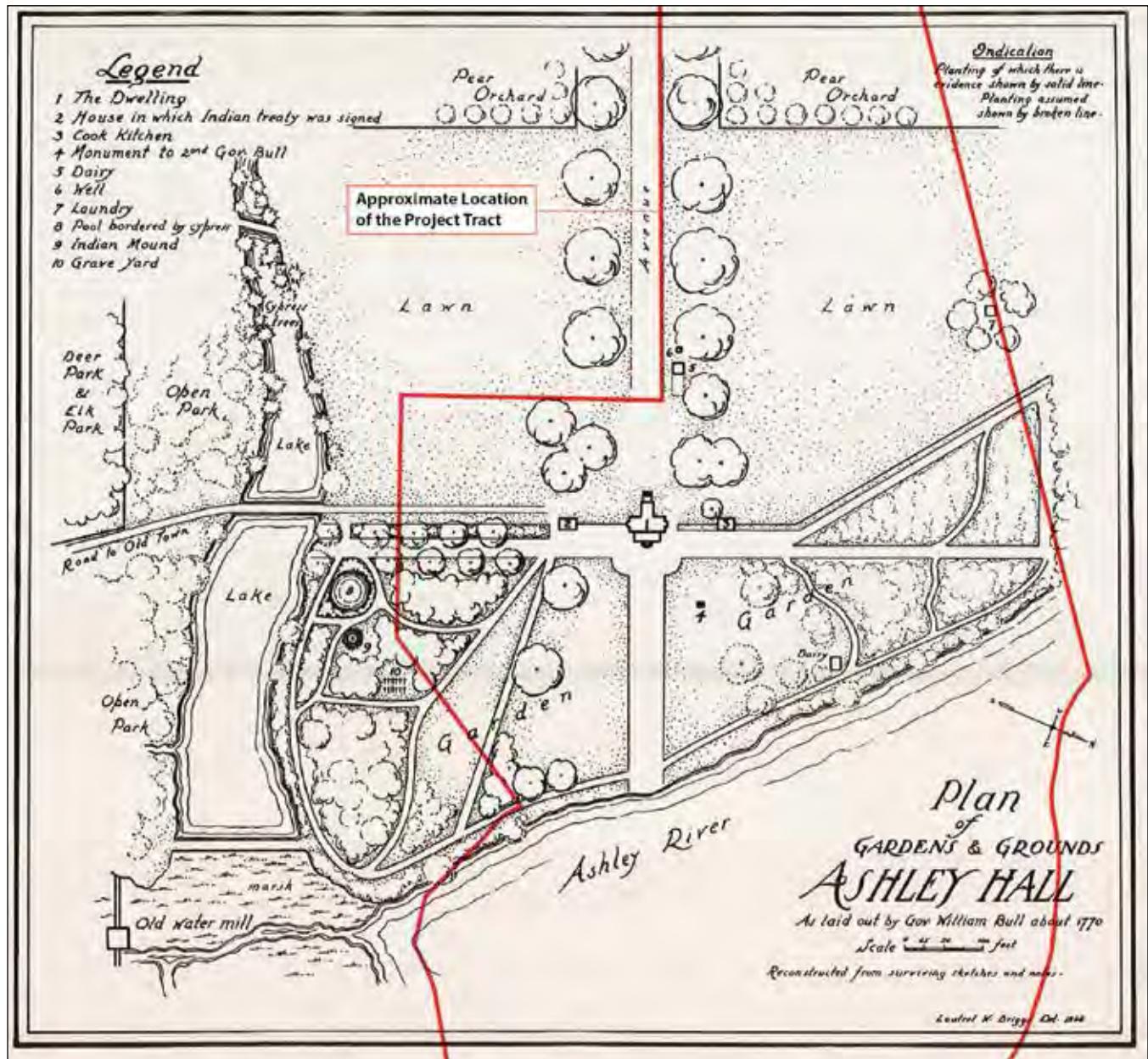
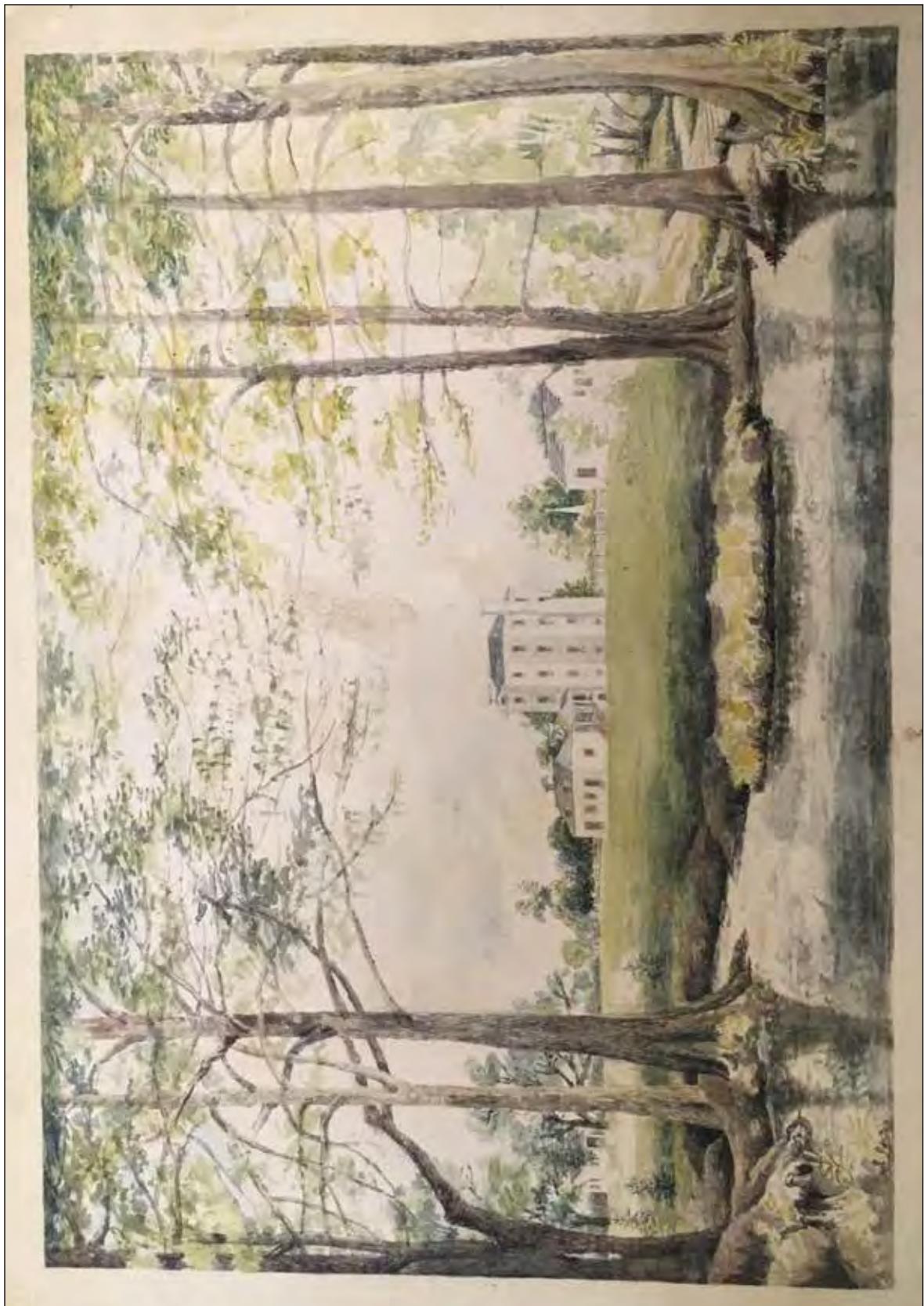


Figure 2. shows a drawing of the main house area and gardens of Ashley Hall Plantation as designed by Honorable William Bull about 1770 with the project tract superimposed (Briggs 1948:106).



**Figure 3.** Painting of *Ashley Hall* by Henrietta Augusta Drayton. The small Stephen Bull house, then used as an outbuilding appears at the far right (Drayton ca. 1820).

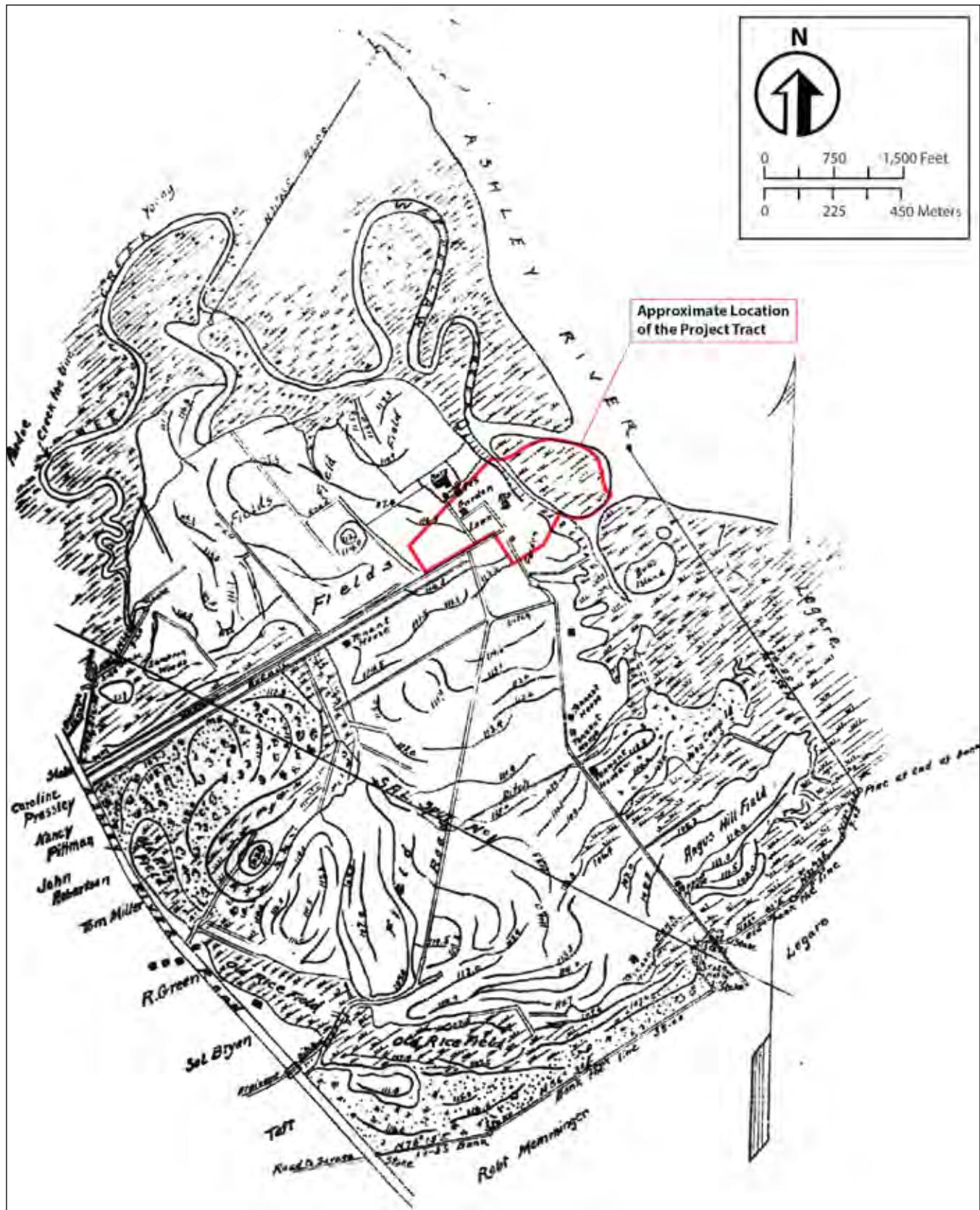
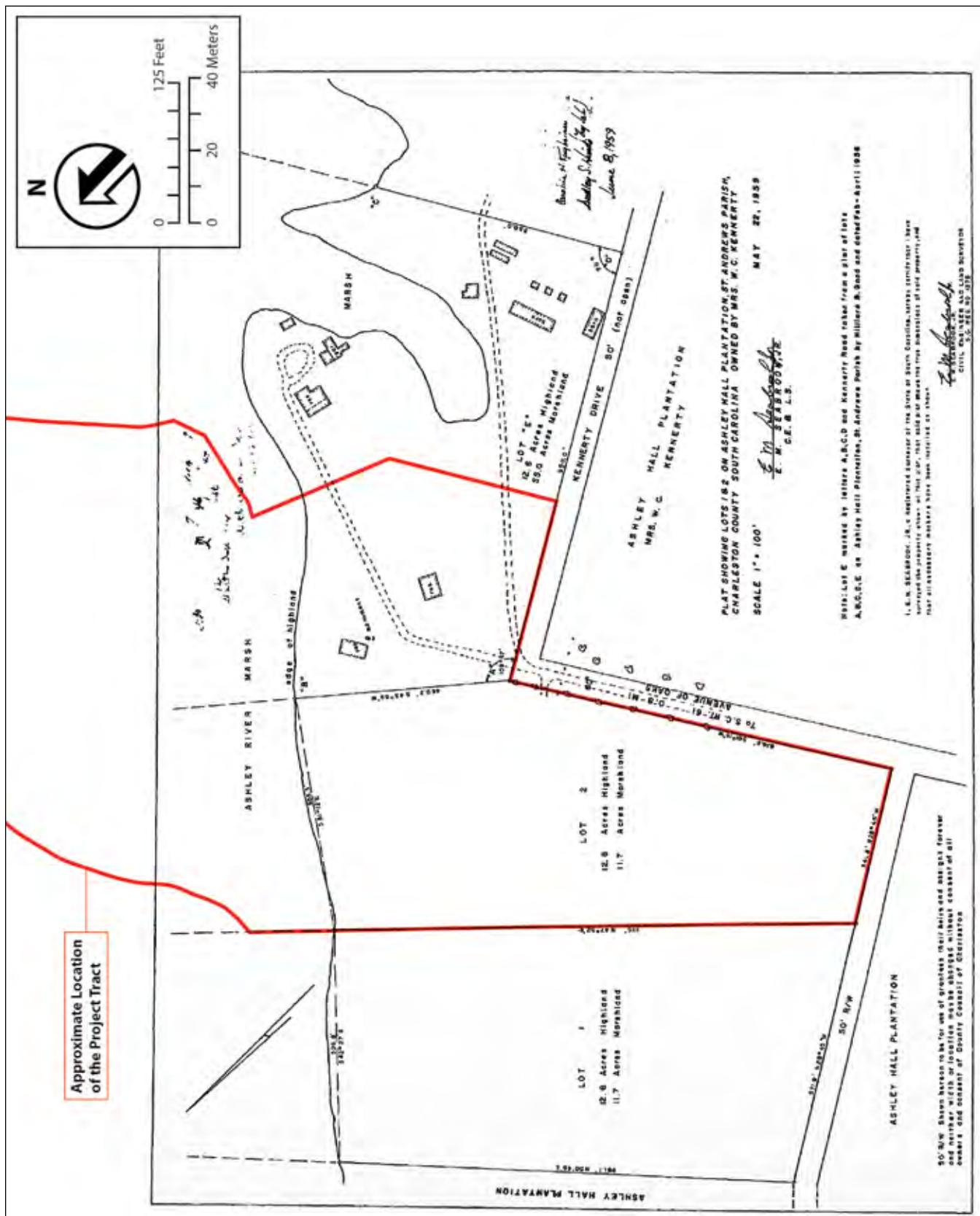
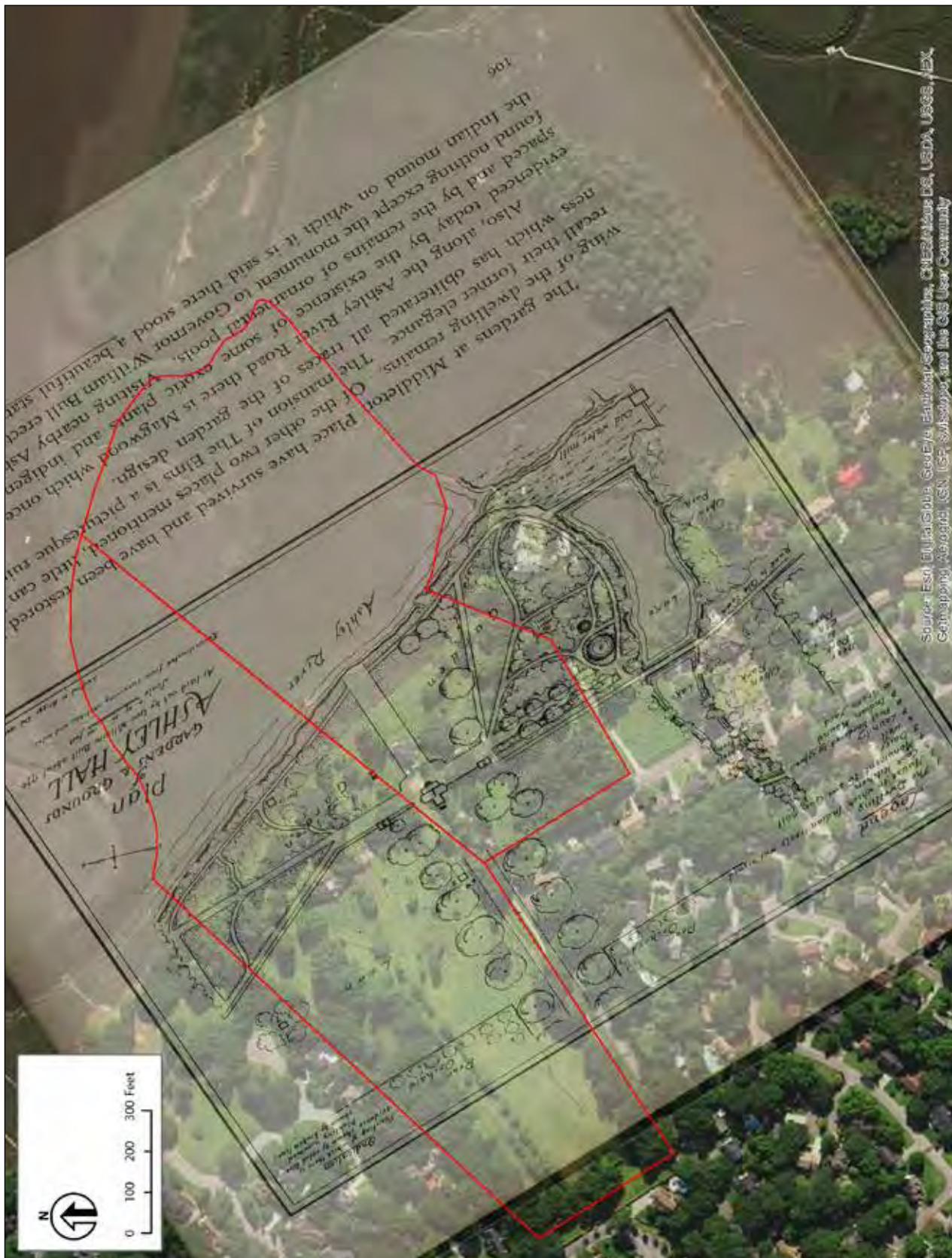


Figure 4. 1911 plat of Ashley Hall with the project tract superimposed (Charleston County Plat Book [CCPB] C:122).



**Figure 5.** Plat of the Kennerty land at Ashley Hall Plantation in 1958 showing the existing buildings at that time and the project tract superimposed (CCPB H:26).



**Figure 6.** View of the Briggs (1948) drawing of Ashely Hall Plantation overlain on a modern aerial photograph using GIS.



**Figure 7.** View of the mound (38CH0055) located just south of the project tract (top) and location a the possible, former Bull Family Cemetery (bottom).



**Figure 8.** View of the rubble pile in the location of the dairy depicted on the Briggs (1948) drawing of Ashley Hall Plantation (top) and view of a shallow ditch that may have fed the dairy will cool water (bottom).



**Figure 9.** View of the ruins of the main house (38CH0056).



**Figure 10.** Views of the brick house taken during the field investigations, including front façade (top), oblique (center), and rear façade (bottom).



**Figure 11.** Views of the Monument House, including the front façade (top), oblique (center), and rear façade (bottom).



**Figure 12.** View of the monument to William Bull.



**Figure 13.** View of the front elevation (top), oblique (center), and rear elevation (bottom) of the two story house



**Figure 14.** View of the exploratory excavation and the exposed brick wall at the two-story house.