

NPS JAN 22 2008

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE

SC Department of
Archives & History

NPS Office Use Only

NRIS No:

NPS Office Use Only

Project No:

21418

Instructions: Read the instructions carefully before completing application. No certifications will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

APR-2008-011

1. Name of Property: Wilson House and Windmill

Address of Property: Street 2483 Sea Island Yacht Club Road

City Wadmalaw Island County Charleston State SC Zip 29487

Name of historic district: Rockville Historic District

☒ National Register district ☐ certified state or local district ☐ potential district

2. Check nature of request:

☐ certification that the building contributes to the significance of the above-named historic district (or National Register property) for the purpose of rehabilitation.

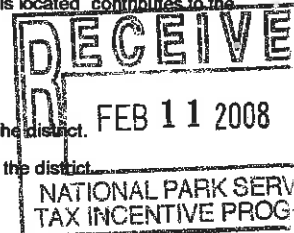
☒ certification that the structure or building, and where appropriate, the land area on which such structure or building is located, contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes

☐ certification that the building does not contribute to the significance of the above-named historic district.

☐ preliminary determination for individual listing in the National Register.

☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.

☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.



3. Project contact:

Name Sarah Fick email: sfick29403@att.net

Street Post Office Box 525 City Charleston

State SC Zip 29402 Daytime Telephone Number 843-723-4675

4. Owner:

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.

Name Ann E. Smith Signature Ann E. Smith Date 1/16/08

Organization _____

Social Security or Taxpayer Identification Number 251 52 7348

Street 2483 Sea Island Yacht Club Road City Wadmalaw Island

State SC Zip 29487 Daytime Telephone Number 843-559-2550

NPS Office Use Only

The National Park Service has reviewed the "Historic Certification Application - Part 1" for the above-named property and hereby determines that the property:

☐ contributes to the significance of the above-named district (or National Register property) and is a "certified historic structure" for the purpose of rehabilitation.

☒ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.

☐ does not contribute to the significance of the above-named district.

Preliminary determinations:

☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.

☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.

☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.

☐ appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.

☐ does not appear to qualify as a certified historic structure.

2/19/08
Date

Antonio Aguilar
National Park Service Authorized Signature

HPS/TPS
National Park Service Office/Telephone No.
202-354-2032

☐ See Attachments

**HISTORIC PRESERVATION
CERTIFICATION APPLICATION –
PART 1**

Wilson House and Windmill

Property Name

2483 Sea Island Yacht Club Road, Wadmalaw Island
SC

Property Address

NPS Office Use Only

Project Number:

5. Description of physical appearance:

The Wilson House is a fine example of an early twentieth century summer house. Facing south toward Bohicket Creek, the residence features a broad front porch that warps around both sides and large double windows. The three-story frame house, set on a brick pier foundation, is clad in novelty siding and has 8/1 "craftsman" style double-hung wood sash windows. The hipped roofs have standing-seam metal roofing; the porch has double columns on brick pedestals and picket balustrades. The principal entry has a transom and ovoid sidelights and an early wood-and-glass entry door.

The rear north elevation, accessed by a driveway from the unpaved public road, is the primary entry to the house. The original hipped porte-cochere was remodeled ca. 1995 as an entry porch, with triple columns to match those at the front porch replacing the original brick piers and the addition of a masonry deck with picket balustrades. The one-story hipped wings that extend from both sides of the rear elevation were reworked, with a small entry porch added at the kitchen entry (east wing). The west wing was expanded ca. 1930, with an additional bay constructed at its south side (infilling the west bay of the porch).

First constructed as a two-story rectangular house with side wings, the Wilson House was enlarged ca. 1930 with the addition of a third level. This hipped-roofed structure is recessed from all four planes of the original building, and has an upper stair tower at the north side. Windows are smaller than the original, but have 8/1 sash to match. The chimneys were built up to accommodate the new roofline; ca. 1990 the north chimney was shortened during repairs.

The interior of the house retains its historic plan and much of the historic fabric. The wide center hall is flanked by deep parlors, with the stair rising against the rear north wall. Simple wood surrounds at window and door openings, baseboards, and stair details have seen little alteration. The mantelpieces are not original, but were installed before ca. 1950 and might have been salvaged elements from an earlier building.

There are two other structures on the property, a non-historic garage and a ca. 1920 windmill. The garage was rebuilt ca. 1995 on the footprint of the earlier garage. Only the doors were re-used from the 1920s garage. The windmill that stands west of the garage is said to have been one of two in Rockville. Although it has lost its wood cistern tank, the windmill is valuable as a reminder of the geography that led to the establishment of this summer village on an elevated waterfront bluff where fresh wellwater was available. The metal windmill's base structure and fans are in good condition.

Date of Construction: 1920 Source of Date: Alicia A. Thompson, Images of America: Rockville, p. 23, 24, 25

Date(s) of Alteration(s): ca. 1930, ca. 1995

Has building been moved? ☐ yes ☒ no If so, when? _____

6. Statement of significance:

The Wilson House is a fine example of an early twentieth-century summer residence with associated windmill. In setting, size, scale, mass and material, the building and structure both contribute to the surrounding Rockville Historic District. The non-historic garage was rebuilt ca. 1995 on the historic footprint. It is not a contributing property to the district.

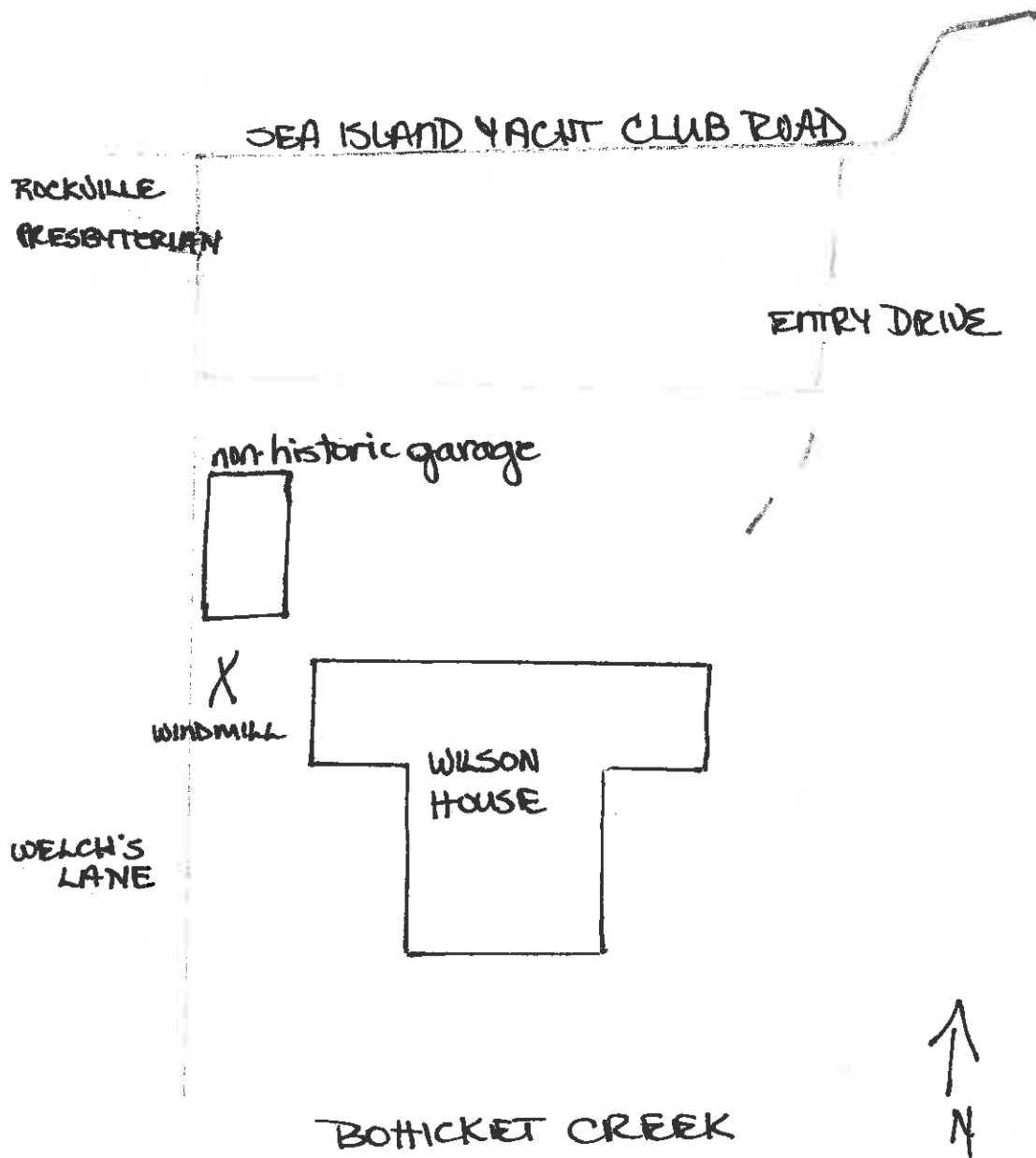
Historical background

According to "Images of America: Rockville" (Alicia Anderson Thompson, Arcadia Publishing, 2006), Edwin Bates Wilson and Agnes Wilkinson Wilson built this house ca. 1920 on an open area formerly called The Green. Ca. 1930 the third floor was added by the Wilson family.

7. Photographs and maps.

Attach photographs and maps to application

Continuation sheets attached: ☐ yes ☒ no



NO SCALE

WILSON HOUSE $\frac{1}{2}$ WINDMILL
2483 SEA ISLAND YACHT CLUB ROAD
WADSWORTH ISLAND SC
ROCKVILLE HISTORIC DISTRICT

Wilson House, 2483 Sea Island Yacht Club Road

Part One Certification Application Description

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Wilson House, 2483 Sea Island Yacht Club Road 150-0-0-107
Ann E. Smith
Deed refs T155, 353, J182, 309

Per April Wood's interview with owners:

Brick fence posts are original.

Ca. 1930 porch infilled at west side with windows to match original.

Back chimney was shortened ca. 1990.

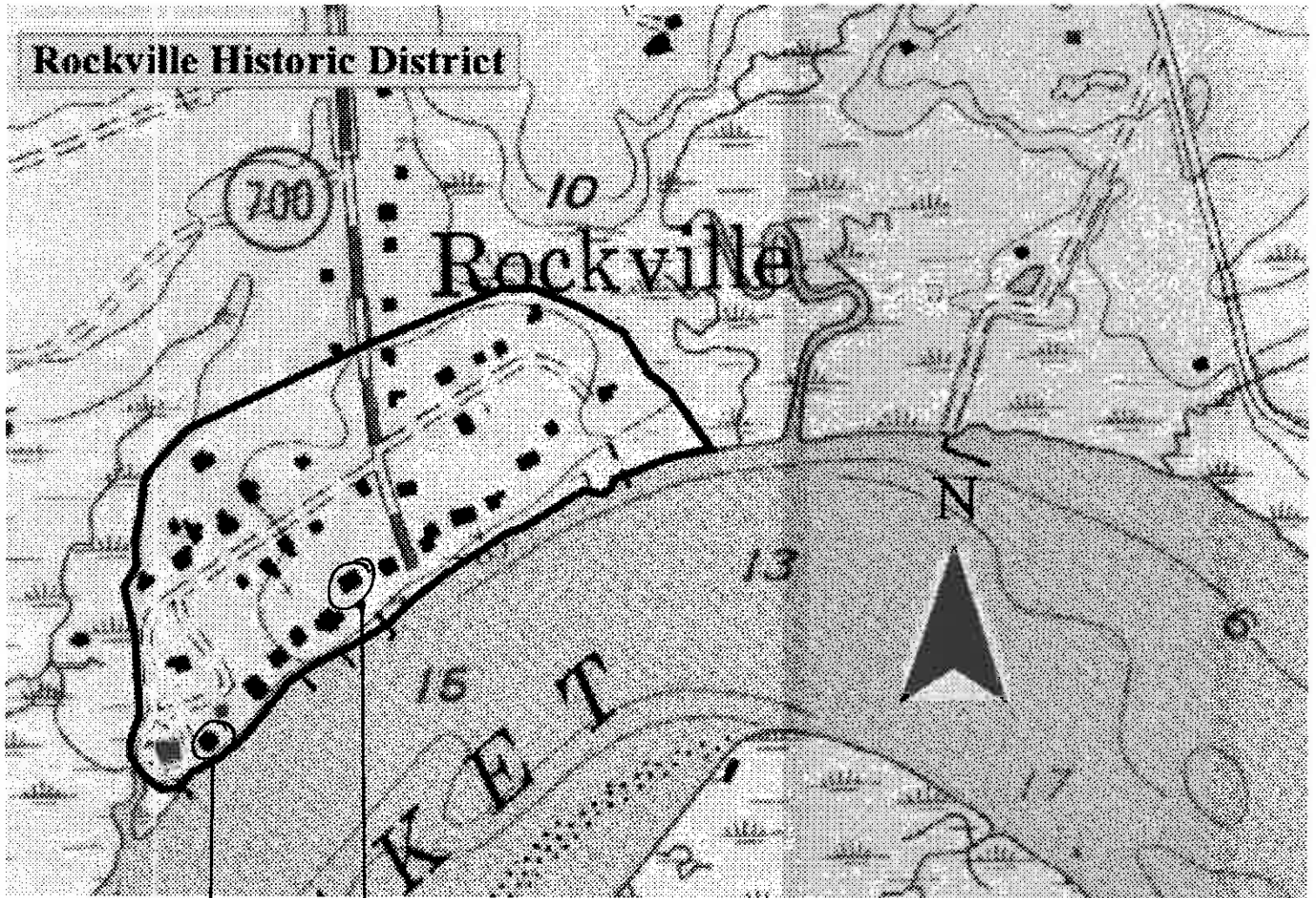
Renovated ca. 1995 with side pavilions, back porte-cochere reworked with posts to match front porch. Garage reworked on historic footprint with all modern materials, non-historic except doors were reused.

Per Lish Thompson's book, *Images of America: Rockville*:

Edwin Bates Wilson built ca. 1920 on an open area formerly called The Green.

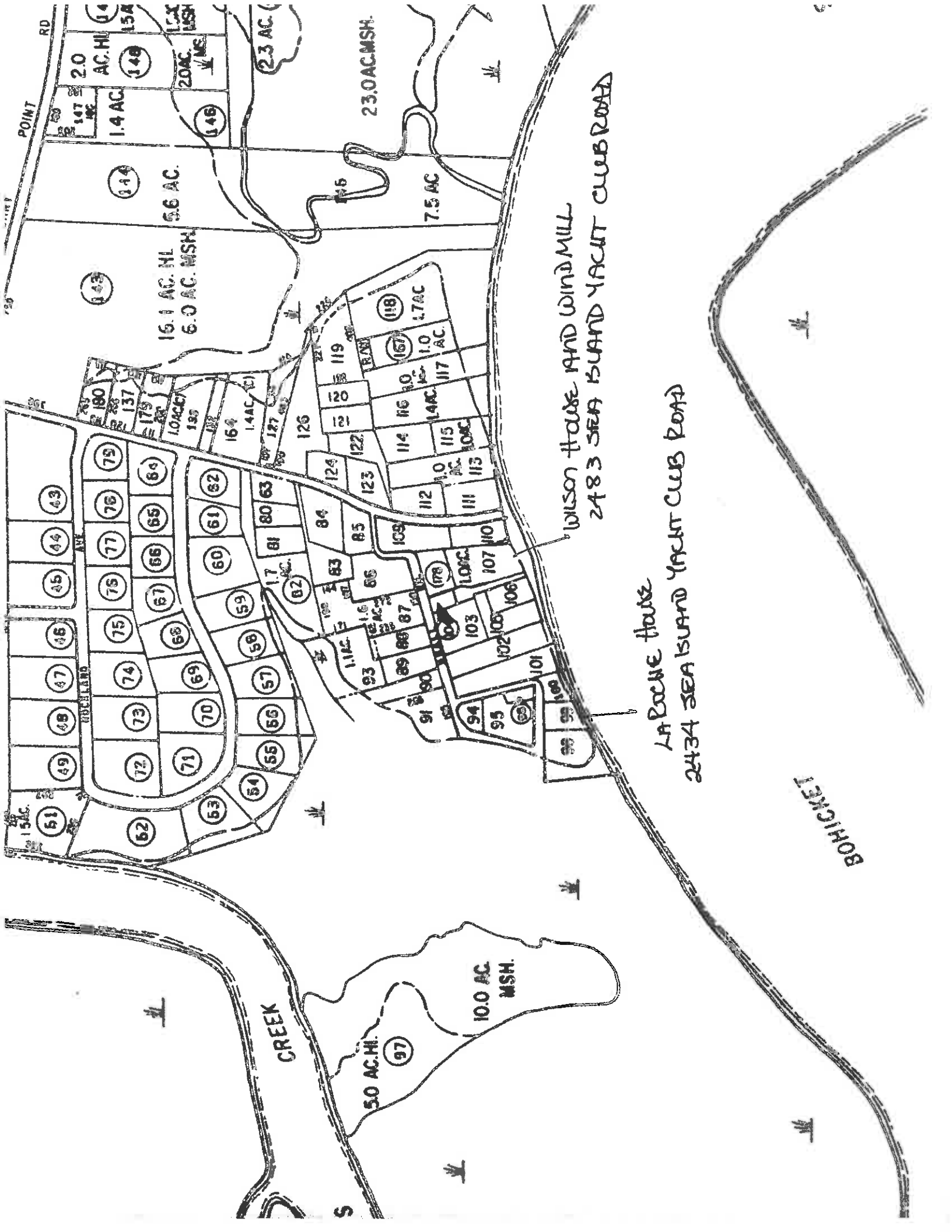
Photos show the two-story house with hipped roof, rear extended with one-story hipped wings, one room deep; porch wraps around both sides to meet south wall of wings; hipped porte-cochere at rear with brick supports.

Citing Elias Bull: windmill installed ca. 1922 [Bull gave no source for that date]



LAROCHE HOUSE
2434 S. I.Y.C. ROAD

WILSON HOUSE & WINDMILL
2483 SEA BLAND YACHT CLUB ROAD



WILSON TRAIL AND WINDMILL
2483 SEA ISLAND YACHT CLUB ROAD

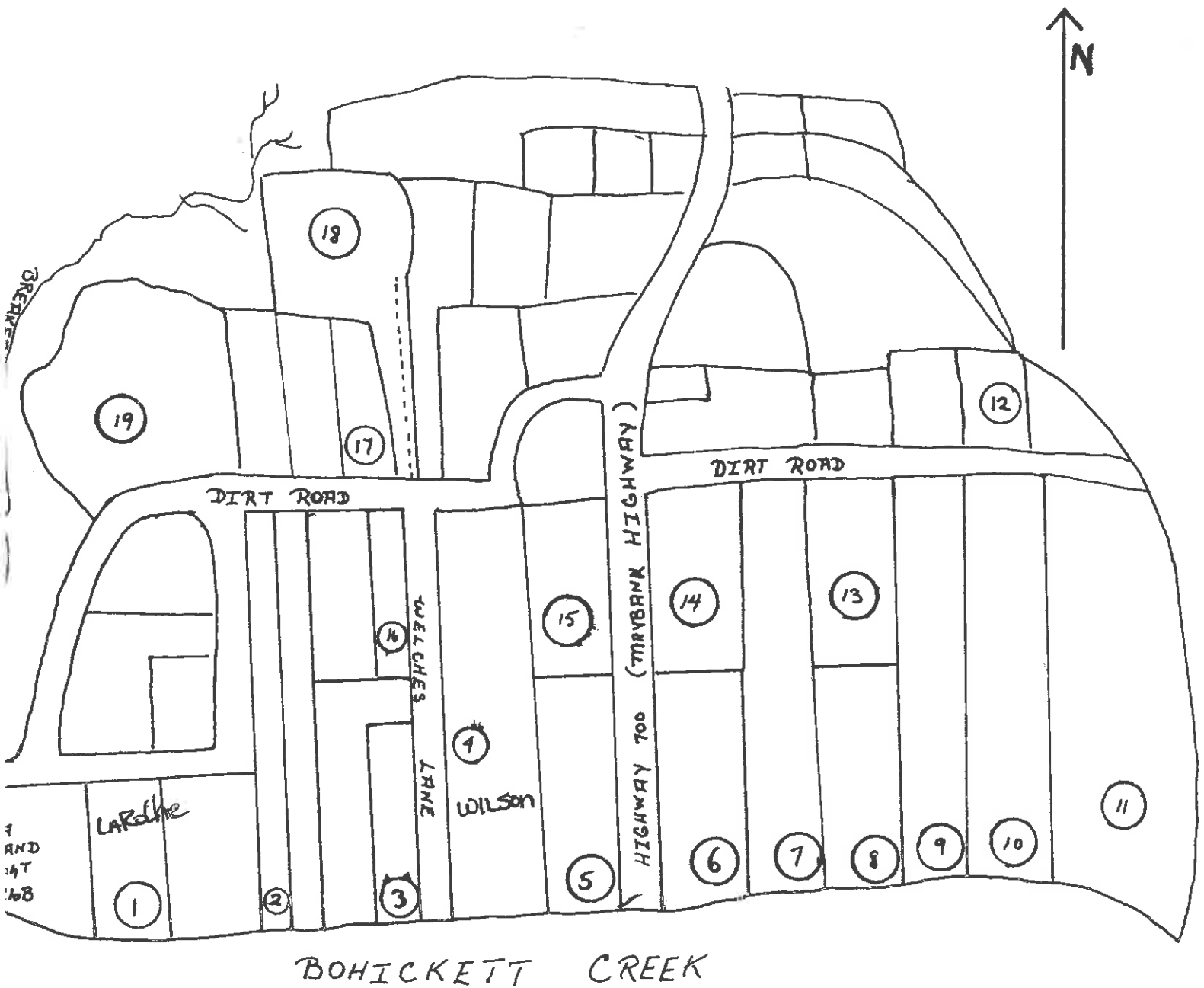
LA BOCNE TRAIL
2434 SEA ISLAND YACHT CLUB ROAD

BOHICKET

LEGEND

Rockville Historic Dist. 1972 NR nomination MAP

- | | | |
|----------------------------------|--------------------------------------|---|
| Joseph La Roche House - c. 1834 | ⑧ Micah Jenkins House - c. 1784 | ⑤ Fripp-Morse House - c. 1835 |
| John R. Townsend House - c. 1834 | ⑨ Fanny Wilson House 1897 | ⑫ Weddellaw Presbyterian Church - c. 1850 |
| T. Ladson Webb House - pre. 1860 | ⑩ Henry Bailey Whaley House 1897 | ⑦ Presbyterian Manse - c. 1903 |
| Windmill - c. 1922 | ⑪ Sosnowski House 1897 | ⑬ Welch's Lane House - c. 1809 |
| Old Rectory 1829 | ⑫ Mary A. Whaley House 1902 | ⑭ Edward D. Bailey House 1855 |
| Perry House - c. 1838 | ⑬ Grace (Episcopal) Chapel - c. 1840 | |
| Stevens House - pre 1834 | ⑭ W.E. Jenkins House 1838 | |



NOT DRAWN TO SCALE

Southern Medical Association and vice-chairman of the Southeastern Mosquito Congress.

Dr. Banov belongs to the Medical History Club of Charleston and is an Elk, a Mason, being a past Master of Friendship Lodge. He is also a member of the District Grand Lodge of B'nai B'rith.

He married Minnie Monash of Charleston and they have three children, Leon, Jr., Morton, and Roslyn, all born in Charleston.

E. BATES WILSON

Among the largest and most progressive of the market gardeners in coastal South Carolina is E. BATES WILSON. He owns three large farms and has a half interest in the 1,700-acre Rosebank Farm; S. S. Sampson, president of the Raybestos Company of America, owns the other half of this property. Mr. Wilson grows the principal "truck" crops and his produce rolls to the chief marketing centers of the United States; some of his white potatoes find carlot purchasers in Canadian provinces. Mr. Wilson's field stuffs are moved by railroad, automotive truck and power freighters.

A market gardener in his own name since early manhood, Mr. Wilson is one of the past masters at the industry. The whole range of choice and fancy vegetables is an open sesame to him. He has experimented from time to time while devoting his attention in the main to the staple crops. He has been particular in grading, selecting and packing his field stuffs with the result that his produce is favorably known for its consistent quality. This is one of the secrets of Mr. Wilson's success as a planter on a wholesale scale. In marketing he is scrupulous with respect to all the conditions.

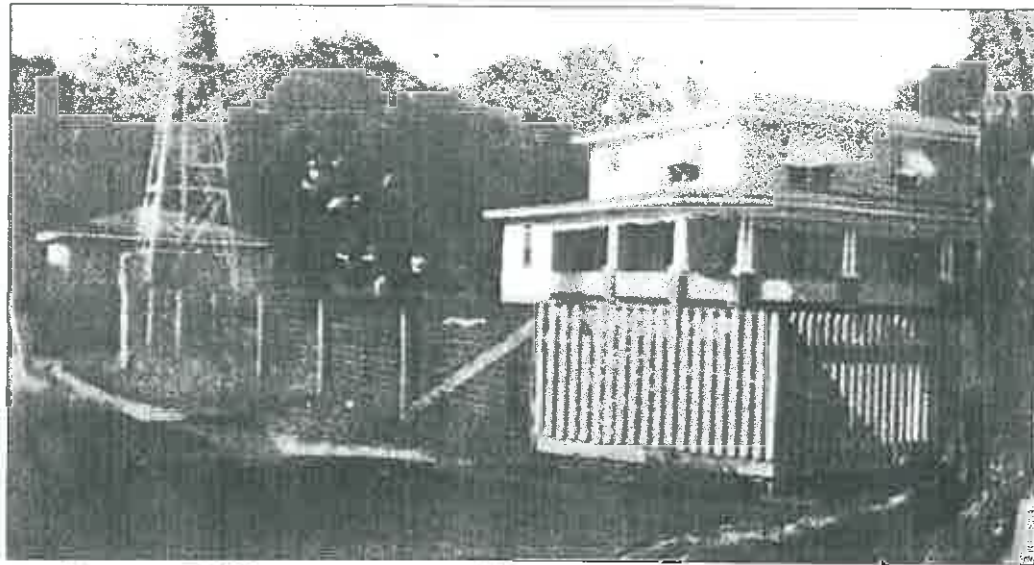
Mr. Wilson comes of a long and distinguished line of planters. The Wilsons have been prominently identified with Wadmalaw Island for many generations. E. Bates Wilson was born at Bear's Bluff, Wadmalaw Island, October 4, 1881, a son of Joseph Jenkins and Annie E. Wilson. Both of his parents were natives of Wadmalaw. Receiving his elementary education in county schools, he came to the Porter Military Academy for his high schooling. For a year he was engaged in the produce business in Washington, D. C.

Returning to his coastal South Carolina, Mr. Wilson began planting on his own account at the old Yellow House Plantation. At this season he owns: the Enterprise Plantation of 200 acres, 600 acres on the Wadmalaw and North Edisto Rivers, and 310 acres on the Wadmalaw River. His half interest in the Rosebank Farms, Incorporated, is additional to these. He devotes about 500 acres each season to the production of field stuffs for the principal markets. White potatoes are, of course, a main activity.

Overlooking the Bohicket River, Mr. Wilson owns and occupies one of the most attractive residences in Charleston County. This is in the well-known Rockville neighborhood. The rivers and creeks of the vicinage offer sport in plenty to the fisherman. The choicest of seafoods come out of them, from shrimp to large sea bass.

A member of the Ancient Free Masons, Mr. Wilson is a noble of Omar Temple of the Mystic Shrine. He is a communicant of the Protestant Episcopal Church, a Vestryman of Grace Chapel.

He married Agnes Wilhelmina Wilkinson, a daughter of Edward C. Wilkinson,



THE EDWIN BATES WILSON HOUSE. Bates Wilson built this two-story house in 1920 on "The Green." (Photograph courtesy of Emily Leland.)



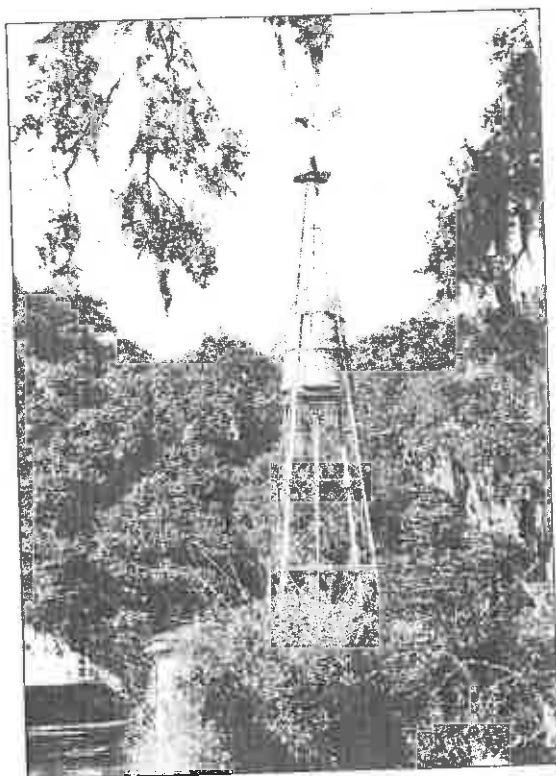
THE "WEDDING CAKE" HOUSE. After Bates Wilson added a third floor to his house, it was often referred to as the Wedding Cake House. The three-tiered effect looks especially pretty in this photograph taken after a rare snowfall. (Photograph courtesy of Dellie Eaton.)

24

2483 314C RD.

Probably from Rockville by Alicia Anderson Thompson

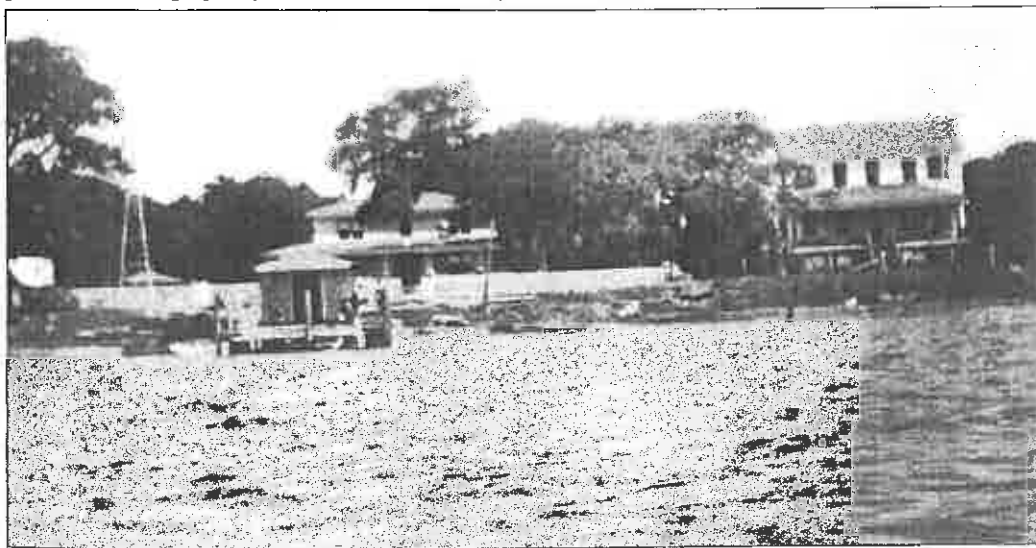
THE AGNES WILKINSON WILSON WINDMILL. Elias Bull reports that "this windmill, bought and installed about 1922 to supply water to a nearby residence, is one (of two) in Rockville. With the increasing impact of technology which allows every isolated home to receive the amenities of contemporary life and the ever accelerating tempo of day to day living, it is refreshing to find evidence of a slower and more relaxed day and age." (Photograph by Elias B. Bull; courtesy of Charleston County Public Library.)



AGNES WILKINSON WILSON. Agnes was born on April 29, 1883, the daughter of Edward Girardeau and Mary Ida Warren Wilkinson; she married Edwin Bates Wilson; had one daughter, Martha Mary "Mattie" Wilson on July 1, 1906, and died on March 25, 1955. Her sister was Tahloulah W. Wilkinson LaRoche. (Photograph courtesy of Dellie Eaton.)



THE EPISCOPAL RECTORY. Elias Bull considered this residence to be "the most perfectly symmetrical house in all of the village of Rockville: the perfect matching of the bays above and below the roof lines; the front and rear hipped roofs, the nearly perfect placing of the columns supporting the roof; and the location of the front porch stairs. The rear façade matches that of the front, the only difference being that it is entirely enclosed as opposed to the open front porch." (Photograph by Elias B. Bull; courtesy of Charleston County Public Library.)



A VIEW FROM THE WATER. This photograph shows Edwin "Bates" Wilson's windmill, dock, and house (left) before the third story was added, and the Episcopal rectory (right). Before Bates built his house in 1920, this area had been used for recreation and was known to everyone as "The Green." (Photograph courtesy of Emily Leland.)