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Building Preservation Plan Richmond Plantation Manor House Cordesville, South Carolina

Hillary Nicole King
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Building Preservation Plan
Richmond Plantation Manor House
Cordesville, South Carolina

Hillary King
Clemson University, College of Charleston
Master of Science, Historic Preservation
May 2008
BUILDING PRESERVATION PLAN
RICHMOND PLANTATION MANOR HOUSE
CORDESVILLE, SOUTH CAROLINA

A Thesis
Presented to
The Graduate Schools of
Clemson University
and the College of Charleston

In Partial Fulfillment
of the Requirements for the Degree
Master of Science
Historic Preservation

By:
Hillary Nicole King
May 2008

Accepted By:
Ashley Robbins, Thesis Advisor
Jonathan Poston
Robert Russell
Jennifer McStotts
ABSTRACT

Richmond Plantation has been an active part of the life of the South Carolina low country since the middle of the eighteenth century, when it was developed into a productive rice plantation by Colonel John Harleston. Approximately 153 acres of the original plantation are currently owned by the Girl Scouts of Eastern South Carolina, who maintain it as Camp Low Country. Their land is rich with historic, archeological, and natural resources, but this project is focused specifically on one building: the 1930 manor house designed by New York architecture firm Clinton and Russell for George Ellis.

The Tudor Revival manor house is extremely deteriorated due to years of deferred maintenance. This project provides a brief history, description, condition assessment, and recommendations for repair. In addition, measured drawings were produced in AutoCAD to document and better illustrate the current condition of the building. These drawings are included in the appendix.
DEDICATION AND ACKNOWLEDGEMENTS

Dedicated to:

My parents and sisters, for always aiding and encouraging my academic endeavors.

Phil, for your patience, your support, and a constant supply of meals.

Piedmont Area Girl Scout Troop 27, for the childhood experiences that inspired my choice of thesis projects.

Thank you to:

Ashley Robbins for her guidance, advice, and suggestions as my thesis advisor.

The Girl Scouts of Eastern South Carolina for allowing access to the manor house and including me in discussions about its future.

Heather Trebil, for always making sure I got into the manor house, sharing her knowledge of the camp, and making sure I didn’t fall through any holes in the floor.
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INTRODUCTION AND METHODS

Richmond Plantation is located in Cordesville, South Carolina, approximately thirty miles from downtown Charleston. It is situated on the East Branch of the Cooper River, which originally provided its livelihood through tidal rice production. Richmond is a unique property with many architectural and archeological resources dating from the eighteenth century to the twentieth. Currently, the Girl Scouts of Eastern South Carolina own approximately 153 acres of the original plantation land, which they operate as a camp. This acreage contains the entire "Richmond Settlement," as outlined on a 1790 plat,\(^1\) as well as the circa 1930 structures on which this project is focused. The surrounding land is owned by paper company Mead Westvaco.

The historic buildings that are now a part of Camp Low Country

\(^1\)See Appendix.
include a manor house, carriage house, guest house, kennel, log cabin, and boat house, all built around 1930, and two early twentieth century cabins. Since their acquisition of the property in 1963, the Girl Scouts have added several camp sites, a dining hall, a trading post, a maintenance building, and a stable. Several of the historic buildings have fallen into disrepair. The manor house and two cabins are no longer considered operable program space, and several other structures are dangerously close to becoming unusable.

This thesis project is focused on the manor house, and provides documentation, a condition assessment, and recommendations for repair. The documentation was completed using the original 1930 architectural drawings combined with on-site observations, measurements, and photographs. The condition assessment of the exterior and first and second floor rooms was conducted over several visits. Access to the basement and attic was limited, so previously completed assessments conducted by professional architects and engineers were used to supplement observations. The first and second floor interior spaces were assessed room by room, with special attention paid to the first floor central block and master’s wing, which contained the most detailed architectural and decorative elements and were the spaces used most frequently by the original owners of the house. These rooms also contained some of the greatest variation in levels of deterioration.

The concluding recommendations are based on the guidelines laid out in the Secretary of the Interior’s Standards for the Rehabilitation of Historic Structures coupled with literature reviews of current practices for the present materials. The decision to follow the rehabilitation standards rather than restoration or preservation standards was chosen because the manor house, while unique and historically important, is also an incredible potential resource for the Girl Scouts of Eastern South Carolina. It should be able to be reasonably maintained as program space for their members and the community at large, so

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2 The stable was built in the early 1970s to replace the circa 1930 stable that burned after being struck by lightning. Brailsford, “A History of Camp Low Country,” p. 6. (Girl Scouts of Eastern South Carolina property file, Cordesville, SC)
3 These assessments were completed by Cummings and McCrady, 1990 and Glenn Keyes Architects, 1999. (GSESC property file, Cordesville, SC)
4 See Appendix for the Secretary of Interior’s Standards and Guidelines for the Rehabilitation of Historic Structures.
an extensive restoration or conservation project would be impractical.\(^5\) By focusing on zones of very important, moderately important, and flexible rooms, spaces, and elements, costs can be lowered and potential program space expanded. The suggested repairs are broken into three phases that can be conducted in quick succession or with time between. This approach establishes a feasible project for an organization with limited funds and resources available to allocate to this project.

This report covers several topics regarding Richmond Plantation, the 1930s buildings, and the camp, including a brief history, site and architectural descriptions, a rough history of care and maintenance, and basic suggestions for use and funding. The main focus, however, is on the condition assessment, documentation, and the rehabilitation recommendations. The building is in danger of being lost, and therefore, these elements were the most important to address. It is imperative that work begins immediately to prevent a total loss of the camp's most unique feature.

\(^5\) The Secretary of the Interior defines rehabilitation as: “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.” Restoration is defined as: “the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.” Preservation is defined as: “the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property.” Secretary of the Interior’s Standards for the Treatment of Historic Properties.
Richmond became one of the largest and most productive rice plantations on the East Branch of the Cooper River under the ownership of Colonel John Harleston in the latter half of the eighteenth century. John Harleston was the eldest son of Nicholas and Sarah Child Harleston, both of whom wished for him to become a merchant. He began training for this trade as a clerk for Henry Laurens in Charleston. When Harleston met his future wife, Elizabeth Faucheraud, it is said that he then discontinued his work as Laurens’s clerk, which would have sent him to England. Rather, he married Elizabeth, acquired Richmond Plantation, and became a planter and politician. He bought Richmond from Doctor Martine,

6 Chandler et al, National Register Nomination, Cooper River Historic District, sec. 7, p. 24.
8 Irving, pp. 143-144.
9 Elizabeth’s father, Charles Faucheraud, had set up his estate to provide for her as a femme sole, but upon her marriage this maintenance ceased. Poyas, p. 64.
a Huguenot who had “in the olden time” purchased the tract of land and was offering it for sale. The exact date of Harleston’s purchase is unclear, but most likely took place in the late 1760s.

Harleston paid six pounds sterling for uncleared land and another thirty pounds sterling for the land that had been cleared and banked. It is said that Colonel Harleston was almost unable to buy Richmond Plantation because he was thrown from his horse while crossing a bridge, and his money, bills of credit from the Province, was soaked in the river. He attempted to dry the money on the side of the road, but a gust of wind blew it back into the water. He jumped in after it, retrieved the bills, and rode to Richmond, arriving just before the purchase deadline.

Harleston became a large landowner by adding adjacent Villa, Bossis, and Rice Hope Plantations to Richmond. In addition, he owned land in Goose Creek, Dorchester, and Charleston. His holdings in Charleston included a house on Tradd Street and land in the area that would eventually be named for his family - Harleston Village.

Out of Harleston’s vast landholdings, Richmond Plantation became his country seat. From there, he represented the parish of St. John’s Berkeley, in which Richmond was located, in the Twenty-Eighth Royal Assembly (1768) before the Revolution and in the Third General Assembly after the war (1779-1780). The Harlestons likely left Richmond in the summers, moving to town or to landholdings away from the mosquito-filled rice fields. This was the custom of most low country planters, who avoided living on their rice plantations during the “sickly season.”

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10 Irving, p. 145.
11 Ibid.
12 Ibid, pp. 145-146.
13 At the time of purchase, Richmond also included Farmfield Plantation. Edgar, p. 307.
14 Will of John Harleston. (South Carolina Room, Charleston County Public Library)
15 Ibid.
16 Ibid.
18 Kovacik and Winberry, p. 83.
Richmond’s land was used primarily for rice production, but its other resources increased its prosperity. The wood from the forest surrounding the settlement and planted fields was used for firewood, cooperage, and fencing. Colonel Harleston’s will laid out plans to construct a “Brick Vault” at Richmond, to be used in conjunction with “one quarter of an acre of Land…to be properly enclosed and kept in that State,” indicating that brick-making was either planned or already in process. Brick-making was common along the Cooper River as early as 1740, supplying building material to the Charleston peninsula. It supplemented the plantations’ incomes while agriculture was slow in the winter and spring.

A 1790 map, commissioned to detail the splitting of the plantation into Richmond and Farmfield, illustrates how Richmond was organized near the time of Colonel Harleston’s death (Fig. 2-2). It shows the “Richmond Settlement” with the main house, several unlabeled outbuildings, an extensive formal garden, a cemetery, the entrance road, and a collection of seven unlabeled buildings in a U-shape that are probably slave cabins. The map also delineates the rice fields and shows the locations of levees and rice trunks. The physical evidence of rice production is still visible at the plantation today (Figure 2-3).

When John Harleston died in 1793, his plantation lands were split. Both Richmond and Farmfield went to his wife, Elizabeth, with directions left for their passage to their daughters upon her death. Elizabeth died in 1805.

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19 Will of John Harleston. (South Carolina Room, Charleston County Public Library)
20 Ibid.
21 Chandler et al, National Register Nomination, Cooper River Historic District, sec. E, p. 9.
22 See Appendix for full map.
23 The cemetery is probably a slave cemetery; the walled Harleston-Rutledge cemetery near the manor house was not used until Colonel Harleston was buried there in 1793.
Farmfield Plantation was passed to Eliza, their younger daughter, who was married to Thomas Corbett. Richmond went to their elder daughter, Jane, and her husband Edward Rutledge, whom she had married in 1794. Edward Rutledge was the son of South Carolina governor John Rutledge, and the nephew of Edward Rutledge, signer of the Declaration of Independence. Like Colonel Harleston, Jane's husband served in the General Assembly. His terms lasted from 1792-1799. Jane and Edward had one son, Nicholas, to whom Richmond passed upon their deaths. He died childless in 1835, so Richmond became the possession of his sister, Sarah Harleston, who was married to Dr. Benjamin Huger.

Sarah and Benjamin Huger were the owners of Richmond when Dr. John Irving wrote his book, *A Day on Cooper River*. In his description of the plantations along the river, Irving describes Richmond as:

"A noble mansion...standing on the brow of a gently rising hill, about two hundred yards from the riverside. Having recently undergone a thorough repair - its white exterior - neatly fenced garden - carefully swept lawn of greenery, shaded here and there by majestic oaks...betoken a commendable taste, and refinement in its inmates. Every thing about the premises is in the same excellent order and condition. The accommodation for the domestics - the stables - the negro houses - the barn, are all painted and whitewashed, and as seen from the river, have a very imposing appearance. Dr. Benjamin Huger, the present proprietor, is regarded as one of the most diligent planters on the river."

This description is visually confirmed in three paintings by Charles Fraser completed in the first years of the nineteenth century (Figure 2-1). They show that the two-story white house was situated on a raised brick basement. The house had large piazzas and a brick staircase. A formal garden filled the space next to the house at the top of the sloping green lawn. One painting also depicts three slaves tending sheep along the bluff.

On a productive rice plantation like Richmond, slaves would have made
up the vast majority of the residents. Richmond’s parish, Saint John’s Berkeley, led the Cooper River region in number of plantations with over one hundred slaves; in 1860, it contained eleven of these plantations. Richmond was probably one of these eleven. When John Harleston died, there were 138 slaves on the plantation. In 1811, when Edward Rutledge died, there were at least 100 slaves at Richmond. An overseer’s journal, kept from January of 1859 through June of 1860 lends some insight into the daily lives of the “hands” at Richmond and the workings of the plantation as a whole. In addition to work at Richmond, it is implied in several cases that slaves were sent across the river to “commence[] turning land at Middleberg.”

Rice required a significant amount of work to be successfully grown. Fields had to be created along the banks of tidal rivers, so that the tide could be used to flood the fields. Embankments, typically five feet high, were built along the edges of the fields. Smaller embankments subdivided the interior. These embankments had to be carefully molded to incur as little erosion as possible. As the rice grew, it needed constant weeding; as the marsh-like fields created ideal growing conditions for many local species of plants. Trunks and flood gates were installed along the river to control the amount of water entering the field. The last rice trunks constructed at Richmond Plantation were built in 1859 out of cypress; their

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31 Chandler et al., National Register Nomination, Cooper River Historic District, sec. E, p. 15.
33 Edgar, vol. IV, p. 496.
34 Huger, Richmond Plantation Journal, 1859-1860. (South Carolina Historical Society)
35 Ibid.
36 Chaplin, p. 36.
37 Ibid, p. 33.
38 Ibid, p. 36.
construction is noted in the overseer’s journal.\(^39\)

In addition to the labor-intensive rice crop, the slaves at Richmond Plantation also tended to corn, potatoes, peas, horses, cows, sheep, and pigs.\(^40\) Much of this work may have been done on land specially set aside for the slaves to work after completing their daily task. Richmond, like many low country rice plantations, operated under the “task system,” which required slaves to complete a standardized amount of labor each day. \(^{41}\) Slaves were permitted to use the remainder of the day for growing their own crops and livestock.\(^42\) By the late eighteenth century, this organization of labor was engrained in low country life, and tasks had been set for nearly every type of labor that might be required of a slave.\(^43\) A typical measurement was tending to one-quarter of an acre of rice daily.\(^44\) Sarah and Benjamin’s son, Dr. William Harleston Huger, known as “Buck,” inherited Richmond Plantation from his parents. He was the physician at the Charleston Orphan House for 52 years, during which time there was a mortality rate of less than one tenth of one percent.\(^45\) He was described as “a beloved physician, a leader in the life of the community, an ardent sportsman.”\(^46\)

\(^{39}\) “Tidewater Trunk Gates to be Preserved,” Charleston Museum Newsletter, April-June 1989. (Charleston Museum Archives)

\(^{40}\) Huger, Richmond Plantation Journal, 1859-1860. (South Carolina Historical Society)

\(^{41}\) Morgan, Philip D, p. 566. The overseer in 1859-1860 refers several times to “tasks” or to days when the slaves had been assigned “half task.” Huger, Richmond Plantation Journal, 1859-1860. (South Carolina Historical Society)

\(^{42}\) Morgan, Philip D, p. 575.

\(^{43}\) Ibid.

\(^{44}\) Ibid, p. 566.

\(^{45}\) Irving, p. 146.

\(^{46}\) Ibid, p. 145.
He was the final descendant of John Harleston to own Richmond Plantation. In 1876, Huger sold the land to another rice planter. It was not unusual for land that had been in a family for generations to be sold in the years following the Civil War. Many were forced to sell to pay debts or for tax delinquency, others opted to sell because they were offered a good price. Rice enjoyed a short post-war revival beginning around 1880, but most planters found it difficult to continue growing rice using paid labor and fields that had not been kept up during the Civil War years. The crop’s inherent difficulty likely led to the subsequent sale of Richmond Plantation in 1896 to J. Sinclair White, a third planter who would make the attempt to prosper from rice in the postbellum economy.

Colonel Harleston’s house had survived war, hurricanes, and an earthquake, but around 1900 it was destroyed by fire. Its destruction coincided with the end of rice production in the low country. Around the turn of the century, hurricanes, a changing economy, and competition from the southwest threatened the survival of the low country rice economy. Between 1893 and 1913, the area was hit by hurricanes and tropical storms in eleven years of the twenty. Storms such as these could erode banks and drown crops, making it impossible to produce a profitable crop at harvest. The 1911 hurricane, in particular, is said to have “broken the back” of the rice economy.

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47 Kovacik and Winberry, p. 108.
49 In the notes of Irving’s book, added c.1930, there is mention of St. Clair Whites living in the area, which may refer to J. Sinclair White and his family. The St. Clair Whites owned Villa Plantation, but an 1899 fire forced them to move into Bossis, with Harleston descendants who were living there. The St. Clair Whites soon purchased Bossis, but this house also burned in 1909. The St. Clair Whites stayed in the area and managed the lands acquired by the Ellises in 1927. (Irving, p. 162) There is currently a house at Bossis, built c.1910, presumably by the St. Clair Whites. (Chandler et al, sec. 7, p. 24) It is possible that they were allowed to continue living here while managing the Ellis lands because the new buildings were instead placed on the Richmond site.
50 Irving, p. 146.
51 Tuten, p. 327.
52 Ibid, p. 392.
These storms and other factors drastically reduced the number of people able to make a living from rice production in the South Carolina low country. In 1860, for example, there had been over two hundred and fifty rice planters in South Carolina. If White was still planting rice at Richmond in 1913, he would have been one of only two dozen rice planters remaining in the area.

Simultaneous to the decline of the southern plantation economy was a northern industrial boom that made a handful of people extremely rich. Many plantation owners eventually sold their land to these “northern capitalists” in the early twentieth century. A number of low country plantations were soon under the ownership of Vanderbilts, DuPons, and Guggenheims. Charlestonian Albert Simons referred to the group as the “Wall Street Planters.”

In 1932, Louisa Cheves Stoney wrote in A Day on Cooper River:

“In the last few years nearly all of the plantations have been bought by wealthy sportsmen who, attracted by the abundant wild life, have come to hunt and may remain to live. All along the river they have been repairing old houses or building new ones on the fine old empty sites... Many of these men have planted small crops of rice to attract the wild duck.”

As suggested by Stoney, when the old plantation house did remain, it was often restored and updated, but in many cases, like at Richmond, the plantation house was no longer extant. In these cases, the newly constructed house frequently evoked a similar architectural style, age, or grandeur. These houses and newly acquired lands were part of the effort, as explained by Josephine Pinckney, “to emulate the Southern tradition - the gentleman farmer, the sportsman, the aristocrat.”

George A. Ellis, who purchased Richmond Plantation in 1927, was the epitome of a “Wall Street Planter.”

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54 Ibid.
56 Tuten, p. 332-333.
58 Yuhl, p. 284.
59 Irving, p. xv.
60 Kovacik and Winberry, pp. 108-9.
61 Chandler et al, National Register Nomination, Cooper River Historic District, sec. E, p. 20.
62 Yuhl, p. 286.
was a co-founder of the E.F. Hutton brokerage firm in New York City. Ellis was born in 1875, attended college at Yale, and married Florence Adams, heiress of Adams Chewing Gum, in 1900. He established E. F. Hutton in 1904. The Ellises had two children, a son Thomas and a daughter Jean. Ellis’s brokerage firm was successful; it was described as “one of the principal members of the New York Stock Exchange.” By 1923, the Ellises were in the process of building a “lodge” at the foot of Brush Mountain in Hot Springs, Virginia, a New York society vacation ground.

Only a few years later, the Ellises purchased Richmond Plantation and began designing an extensive country estate. Mr. Ellis commissioned the New York architecture firm of Clinton and Russell to design a manor house, gate house, carriage house, dog kennel, and gate house. Despite the firm’s reputation and fame for designing skyscrapers, the Ellis buildings were meant to emulate an English country manor. For an approximate cost of $195,000, the Ellises’ new hunting retreat was completed in 1930.

The estate became their winter home. They used it for duck hunting, deer hunting, and horse and dog breeding. They also kept a fifty-foot yacht and eight to ten cars on the property for boating and driving.

Thirty-three servants were employed at Richmond; some traveled with the Ellises between Charleston, Hot Springs, and Long Island, others remained on the plantation year-round. The employees included cooks, housekeepers, and butlers for the manor house, grounds keepers, building managers, a chauffeur, a mechanic, a chief engineer, an electrician, a woods rider, a hunter, and a veterinarian. The veterinarian cared for many animals - sometimes over fifty dogs, mostly Cocker Spaniels, Springer Spaniels, Labrador Retrievers, and Irish Setters, and up to fifty Palomino horses.

Several of the Ellises’ activities in the low country mimicked those of an

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64 Ibid.
68 Ibid.
69 Ibid.
70 Ibid.
earlier time. Horse breeding and racing had been popular along the Cooper River throughout the eighteenth and nineteenth centuries; the Harlestons may have been among those planters in the area who bred horses.\(^7\) Social life would have centered on nearby families and out-of-town visitors, as it did for the Harlestons. The Ellises probably socialized most frequently with other northerners; the majority of Charlestonians and low country families would have perceived them as outsiders.\(^7\) Vast improvements made to the road system between the two world wars would have opened up other possibilities in the area,\(^7\) but the

Figure 2-4: Overgrown camellia garden

amenities located at Richmond Plantation imply that most of their winter season would have been spent on their own land. Mrs. Ellis also created a large garden, though it was in a different location from the earlier Harleston-era formal garden. She purportedly spent a decade and $100,000 perfecting her formal walled garden and four-acre camellia garden.\(^7\) When the property was sold, it was estimated that the garden contained approximately 15,000 plants.\(^7\)

Between 1890 and 1940, many large, planned gardens were installed on properties owned by families with more than one estate.\(^7\) These gardens fit into an overall landscape plan and followed general patterns at similar estates across the country.\(^7\) Richmond provided some elements of this pattern already: a tree-lined drive, a grassy lawn, and water. Mrs. Ellis added the remainder: a formal garden and an unenclosed garden leading into the natural wooded landscape around

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\(^7\) Chandler et al, National Register Nomination, Cooper River Historic District, sec. E, p. 11.
\(^7\) Legendre, p. 76.
\(^7\) Stoney, p. 42.
\(^7\) Wiles, "Girl Scout Plantation History - Rumors and Hear-Say," undated. (Historic Charleston Foundation Archives)
\(^7\) Richmond Plantation Sales Brochure, The National Real Estate Clearing House, c.1962. (GSESC property file, Cordesville, SC)
\(^7\) Griswold and Weller, p. 14.
\(^7\) Ibid, p. 18.
Her gardens are still intact, though overgrown. The camellias are recognizably part of a garden among the local species because they are still growing on small embankments in tidy rows (Fig. 2-4).

Thomas Ellis and his sister Jean Ellis Summers inherited Richmond following the deaths of their parents George and Florence Ellis in 1942 and 1956, respectively. In 1962, they sold all 4,500 acres of their land to the West Virginia Pulp and Paper Company. In January of the following year, 153 acres containing the Clinton and Russell-designed buildings were sold to the Girl Scouts of the Carolina Low Country for $145,000, famously raised through cookie sales.

The group, now known as the Girl Scouts of Eastern South Carolina, immediately made cosmetic repairs to the present buildings and added new buildings to meet the needs of a summer camp with some year-round programs. The manor house was used for dining until the current Dining Hall was built several years later. It was also used as staff housing, a library, and a “relaxation area” for campers.

As the hunting reserve was turned into a camp, early- to mid-twentieth century precedents were likely looked to for inspiration and guidance. Many early twentieth century camps had begun to provide rustic lodges as central recreation areas for campers, especially for evening and rainy day activities. These lodges were often equipped with fireplaces, libraries, and gathering places for relaxation. The manor house would have proven to be a superlative structure for such needs.

The other buildings on camp, and the early additions by the Girl Scouts, correspond to the philosophical shift to the “unit” design of camps in the mid-century. This required the decentralization of activities and the creation of separate “architectural containers” for each. Even though the manor house was an excellent lodge, this camp design would have de-emphasized its importance by increasing the use of

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78 Ibid.
79 Now called Mead Westvaco.
80 “A Plantation Financed with Cookies,” Sandlapper Magazine, p. 39. (South Carolina Room, Charleston County Public Library)
81 Ibid.
83 Ibid, p. 7.
84 Van Slyck, pp. 64-74.
other buildings and dictating the construction of several new "containers" for activities.

In the decade and a half preceding the Girl Scouts' purchase of Richmond Plantation, typical resident camps across the country developed even further to provide electricity, bathrooms, and other amenities meant to entice campers used to city life. Nationally, the Girl Scouts adopted planning guidelines based on those established for the National Park Service earlier in the century. These plans called for "naturalistic clumps of trees subdivid[ing] the landscape into distinct living units connected by curving paths...[with] no hard-edged playing fields." The only permanent recreation area was to be a waterfront, and the camp as a whole

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86 Ibid, p. 35.
87 Ibid, p. 93.
was to provide a "range of intimate places to be." The site purchased for Camp Low Country in 1963 would have required few immediate changes to meet the guidelines suggested by the national Girl Scout organization (Fig. 2-5).

Throughout the 1970s, the Girl Scouts of the Carolina Low Country enthusiastically developed their new camp and held many large events there, including horse shows and the 1971 national Jubilee of the Arts. The Girl Scout Council paid off their mortgage in 1980, and nominated Richmond Plantation to the National Register of Historic Places the same year. It was listed on the register again in 2003 as a part of the Cooper River Historic District.

Camp Low Country has continued to evolve with the changing expectations for resident camps. Unfortunately, additions and positive changes have not prevented the loss of several historic and beneficial elements. Deferred maintenance has been the cause of losses such as the boat house (restored in 2000, but the entrance is now too silted to use), the log cabin (repaired in 1986 and after Hurricane Hugo, but now structurally unsound and threatened by demolition), the canoe pond (overgrown), the gate house (demolished), and the manor house. Even with these losses, the camp has continued to thrive in many other areas. In the summer of 2007 over 700 Girl Scouts attended camp and over 800 participants came to Richmond Plantation for the 2007 Spring Fling, "a full day of educational fun and activities." At the conclusion of the 2007 camping season, Camp Low Country was voted the best summer residential camp in the area by Lowcountry Parent magazine. Camp Low Country received this honor because of the unique experience it is able to give its attendees: "The picturesque architecture and landscape of Camp Low Country...provide campers and guests with a historic atmosphere that is unparalleled." The accolades received by the architecture and historic atmosphere have not saved them from deferred maintenance and lack of funding. Summer camping sessions and annual events like the Spring Fling continue to be held at Camp Low Country - with the languishing manor house as a backdrop.

88 Ibid, p. 93.
90 Ibid.
91 Morgan, National Register Nomination, Richmond Plantation.
92 Chandler et al, National Register Nomination, Cooper River Historic District.
93 "Camp Low Country Voted #1 Resident Camp in the Charleston Area," The Connection, Summer 2007, p. 5. (GSESC newsletter)
94 Ibid.
PHYSICAL DESCRIPTION

Site Description

Richmond Plantation’s location along the East Branch of the Cooper River placed it among many rice plantations and the country seats of some of Charleston’s earliest prominent citizens including the Comings, Balls, and Harlestons. The later influx of money, like that of the Ellises, helped this land survive, even during agricultural and economic decline. Because of this, many of the buildings and archeological sites remain “remarkably intact,” representing the history of the area from the eighteenth through twentieth centuries. Collectively, they have become part of the Cooper River Historic District, listed on the National Register of Historic Places.

95 Chandler et al, National Register Nomination, Cooper River Historic District, sec. E, p. 11.
Richmond is located several miles up the river from the “T,” where the east and west branches split from one another. The manor house is located on a bluff overlooking the river, though the view of the water is now mostly obscured by trees. Mead Westvaco owns over 4,000 acres of land around Richmond Plantation; their property is undeveloped and used primarily for forestry management. There are other large undeveloped parcels of land across the river and surrounding Richmond. These include the lands associated with Middleburg Plantation, Halidon Hill, Bonneau Ferry, and the Francis Marion National Forest.

Camp Low Country is approached from Highway 402 by a three-mile long dirt road. The road runs through the land now owned by Mead Westvaco, but once part of the Ellis estate. A small parking area and wooden gate mark the entrance to the Girl Scout Council’s property. Just beyond the

Figure 3-2: Plan of Camp Low Country, circa 1988
GSESC property file, Cordesville, SC
wooden gate is an Ellis-era brick gate. To the west is the location of the original gate house, recently demolished (Fig. 3-3, 3-4). This structure was a small one-story brick house with a steeply pitched roof designed in the same style as the manor house. It contained two bedrooms, a living room, dining room, kitchen, and three fireplaces.

Until March of 2008, the gate house served as housing for the camp ranger. In 1988, a wooden addition was constructed to serve as the ranger’s office. Several other alterations were made: the slate roof was replaced with asphalt shingles, the historic windows were replaced with new aluminum frame windows, and the lead covered copper gutters were replaced. Some historic integrity did remain, however, including interior details like the pecky cypress beadboard wood paneling, doors, and the glass kitchen cabinets that matched those in the manor house.

Accumulated deterioration, water infiltration issues, and an extensive mold outbreak made the building uninhabitable. Repair was considered, but was determined to be prohibitively expensive and may not have solved the water issues that were the root of the other problems. Due to the alterations already made to the historic fabric of the structure, the council decided that the gate house lacked a level of historic integrity that would justify the cost of repair. It was demolished in April of 2008 and will be replaced by a new building in the same footprint.

The main road continues

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99 Some of these elements were salvaged in the hope that they can be used again in new construction or repairs. Ruth A. Metzger (Board Chair, GSESC), Personal Communication, March 22, 2008.
100 Ruth A. Metzger (Board Chair, GSESC), Personal Communication, March 22, 2008.
southeast down an oak avenue from the gate towards the carriage house. The “carriage house” was designed by Clinton and Russell to be a generator house and garage.\textsuperscript{101} It is comprised of two buildings with a walled courtyard between (Fig. 3-5). Both one-story structures are brick with steeply pitched slate roofs that were completely replaced after Hurricane Hugo.\textsuperscript{102}

The building facing the road is divided in half by an open central hall and topped with a dovecote with a decorative fox weather vane (Fig. 3-6). The south half of the building serves as office space, the north as storage.

The far building was originally the garage for Mrs. Ellis’s numerous cars (Fig. 3-7). It has retained its large doors and concrete floor. It is now used for camper housing, and is furnished with bunk beds. The original architectural

\textsuperscript{101} Clinton and Russell, Architectural Drawings, 1930 (GSESC property file, Cordesville, SC).
\textsuperscript{102} “1997 Council Properties,” progress report for properties post-Hurricane Hugo (GSESC property file, Cordesville, SC). During the storm, a tree fell on the roof, opening a hole from ridge to eave approximately ten feet wide. Cummings and McCrady, “A Preliminary Study for Repairs and Renovations to the Carriage House,” 1990. (GSESC property file, Cordesville, SC)
drawings for these two buildings have been kept on the property (Fig. 3-8).

A small play house, filled with dolls, is located behind the garage. It is kept locked with the intention that the collection of dolls be viewed from the windows. Across the road from the carriage house is the walled formal garden. Mrs. Ellis's four-acre overgrown camellia garden is located to the north of the walled section.

Just past the carriage house, the road curves to the west and leads to the north entrance of the manor house. Based on the location of the oak avenue (Fig. 3-9), the manor house was built slightly to the west of the site of the original Harleston plantation house. It is sited at the top of a sloping grassy lawn dotted with trees. A line of trees and undergrowth delineates the end of the high land and the beginning of almost thirty-five acres of old rice fields that are part of this land parcel.103

The guest house is located across the road from the northwest corner of the manor house (Fig. 3-10). It is referred to as the "Brownie Bungalow," and is capable of housing twenty-two campers.104 This one-story building has three bedrooms (one was originally a living room), each with a fireplace and wainscoting that are original to the structure. The guest house also has two full bathrooms. Like the gate house and carriage house, it mimics the style of the manor house. It has retained its original slate roof.

As the road continues roughly west, it passes just south of a small walled cemetery containing the graves of several Harlestons and Rutledges (Fig. 3-11, 3-12). Colonel John Harleston was the first to be buried here in 1793. Eight other family members are interred here as well, the last in 1851. The walled area contains all nine gravestones and two

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large live oaks. Two damaged markers were replaced after Hurricane Hugo. One is an unmarked headstone. The other replacement is the top slab of Colonel John Harleston’s box tomb bearing the original inscription.

The kennel is located southwest of the cemetery (Fig. 3-13). The Girl Scouts used this space as an infirmary for many years, but it has recently been converted into a residence for the Resident Camp Director. The building is roughly the same size as the gate house, and is also constructed of brick with a steeply sloped slate roof in the same style as the other Clinton and Russell-designed buildings on the property. The kennel also has pecky cypress paneling in the living room.

Several campsites are located along the western edge of the property. They include platform tent units, campfire circles, and nearby bathhouses. The capacity of each of these sites is approximately twenty campers. The dining hall, located to the east of the overgrown canoe pond, was built in the early 1970s and serves the entire camp.

The Girl Scouts have added several other buildings since purchasing the property, including a trading post, maintenance shed, and quarantine barn. The larger stable was constructed in 1974 by Navy Seabees to replace the Ellis-era structure that was struck by lightning and destroyed by fire in 1972. The pavilion at the east side of camp is another structure built by the Navy Seabees in the 1970s. It served as a recreation hall for the Youth Conservation Corps, who shared the camp with the Girl Scouts at
Several other historic buildings are located on the property, but do not match the English style of the Clinton and Russell structures. The log cabin (Fig. 3-14, 3-15) and boat house (Fig. 3-16, 3-17) date to the Ellis era. Both have fallen into disuse. The log cabin, which has sustained significant structural damage from termites, rot, and water infiltration during the past two decades, is scheduled to be demolished this year. The boat house, restored in 2000, is in good condition structurally, but is currently unusable because the creek leading to it from the river has become filled with silt and now requires dredging.

Stono House, which predates the Ellises, was probably a property manager residence around the beginning of the twentieth century. It was “rebuilt” in 1999 after Hurricane Floyd, and will serve as the camp ranger’s residence until the gate house is replaced. Two similar cabins, referred to as Hilltop House and Riverview, were located nearby. Hilltop House is in ruins but remains in its original location at the eastern edge of camp. Riverview was removed due to termite damage.

Figure 3-14 (above): Log cabin, northwest corner
Figure 3-15 (top right): Log cabin, south porch
Figure 3-16 (middle right): Boat house, interior
Figure 3-17 (bottom right): Boat house, exterior

110 Ibid.
111 Heather Trebil (Resident Camp Director), Personal Communication, March 16, 2008.
113 Ibid.
114 Ibid.
115 Heather Trebil (Resident Camp Director), Personal Communication, March 16, 2008.
Building Description

The manor house was designed by the firm of Clinton and Russell in 1930. The two founding architects of the firm, Charles W. Clinton and William H. Russell, worked with prominent contemporary architects before beginning their own practice together in 1894. Clinton apprenticed with Richard Upjohn and then worked with Edward T. Potter prior to 1894. Russell was educated in architecture at Columbia in New York and then began his career in the office of his great-uncle, James Renwick.

Clinton and Russell were best known for their work on commercial buildings in New York, where they designed within the style of Louis Sullivan. In 1896, the pair finished designing one of New York’s first "skyscrapers," the 22-story Hudson Terminal Building. The building consisted of two towers constructed over a train terminal (Fig. 3-18). The Hudson Terminal Building was demolished in 1971 to make way for the twin towers of the World Trade Center.

The firm also designed the Wall Street Exchange in 1903 and the Apthorp Apartments, among others. Their work in commercial architecture was highly regarded by their contemporaries.

After Russell died in 1907, Clinton continued working under the

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116 Clinton and Russell, Architectural Drawings, 1930. (GSESC property file, Cordesville, SC)
117 Withey, p. 126.
118 MEA, vol. 1, p. 426.
119 Withey, p. 533.
120 MEA, vol. 1, p. 426.
121 <www.emporis.com/en/wm/bu/?id=hudsonterminalbuildingnorth-newyorkcity-ny-usa>
firm’s name. He continued to design commercial buildings, such as the Mutual Life Insurance Building on Nassau and the Bank of America Building on Wall Street, but also was involved in the design of a number of private homes. Clinton died in 1910, but the firm continued into the 1930s.

Richmond’s manor house may have been specifically designed to coordinate stylistically with elements brought from England by the Ellises. This could explain the choice of the Tudor Revival style. Although Tudor Revival became popular with upper-class families after World War I, it is an unusual style in the South Carolina low country. The Ellises’ hunt manager claimed that Mrs. Ellis discovered a castle that she liked on a trip to England, so she purchased the castle, dismantled it, and had it shipped to Richmond Plantation. The Ellises did make a trip to England, in 1923, and perhaps this is when the castle was discovered.

If Mrs. Ellis did not find the castle herself, the Ellises could have purchased the interiors and other decorative elements from architectural salvage dealers. This trade had grown substantially around the turn of the century. After World War I, many English country estates were abandoned, thus promoting the sale of salvage materials from and within England. Between 1920 and World War II, an estimated 500 English houses were demolished, and their interiors were often sold to dealers or individual buyers. It is estimated that hundreds of American residences were decorated with English Tudor salvages.

The architectural drawings for the manor house specify salvaged material in several areas. “Panelling by owner” and “door by owner” are called for in the living room (Fig. 3-19). “Owner’s bricks” are used on the

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123 MEA, vol. 1, p. 426.
124 Withey, p. 127.
125 Foster, pp. 318-320.
128 Harris, p. 111.
129 Ibid.
130 Ibid, pp. 112-113.
131 Ibid, p. 216.
exterior, and “old wood” is specified in many locations where structural beams were to remain visible, such as on the porches. Unfortunately, the drawings do not specify a source for these elements. This is standard for architectural salvages of this era; they are rarely labeled with their original location. In this case, the architects may not have known the provenance of the salvages, which probably came from multiple locations in Europe and America.

The manor house is laid out in several zones(Fig. 3-20). The central block of the house is one and half stories. The first floor of this section contains the living room, dining room, and library, and serves as the social center of the house. These three rooms were the recipients of the salvaged paneling. The second floor contains three bedrooms, each with an attached bathroom. The second floor is a private space, but did not serve as the family’s main bedrooms. These rooms have matching decorative elements and probably served as guest bedrooms. Two wings project from the central section, one to the west and the other to the east. Each is turned approximately fifteen degrees northward.

The west wing of the house is the master’s wing. It contains three large bedrooms with attached bathrooms and fireplaces. These rooms differ from one another in style and contain more personalized decoration. They were the bedrooms of Mr. Ellis, Mrs. Ellis, and Jean Ellis. Jean’s bedroom includes a small brick staircase outside of a window so that she could let her dogs in and out of her room without disturbing the rest of the family.135

The east wing was the service wing. It is one story but includes finished basement space below. This wing was used by the Ellis employees. It includes a kitchen, several pantries, storage, social space, bedrooms, and bathrooms. It is very separate from the rest of the house; the corridor leading into the service wing runs between the staircase to the second floor and the dining room. This corridor can be hidden altogether by closing two doors.

The manor house is a masonry structure: brick laid in five course common bond on a concrete basement and foundation. The “owner’s bricks” are

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132 Clinton and Russell, Architectural Drawings, 1930. (GSESC property file, Cordesville, SC)
133 Harris, p. 216.
134 Room uses are based on the architectural drawings, the National Register nomination, and information provided by the Girl Scouts.
135 “Manor House Tour Notes,” undated. (GSESC property file, Cordesville, SC)
pitched gable roof is interrupted by nine dormer windows and several additional smaller gables. The English architectural inspiration is expressed through the choice of slate and patterning. Rather than selecting more readily available American slate for the shingles, the Ellises instead imported gray, green, and purple Welsh slate. Grey is the predominant color, with green and purple slates mixed randomly. The roof was installed in a graduated design: common in England due to the irregularity of Welsh slates, and therefore seen on some American Tudor Revival homes in imitation. To achieve this design, larger and thicker slates are placed at the eaves and each course shrinks progressively towards the ridge. Originally, the slate was installed over 30 pound building felts using copper nails.

Six chimneys are located on the manor house. The two largest are on the east and west ends of the central section. Both are decorated with coursed slate accents. Two octagonal chimneys are located in the center of each wing. The master’s wing also has one other small rectangular chimney with two cylindrical terra cotta caps rising approximately two feet from the top of the bricks. A larger chimney is located at the end of the northern projecting gable of the master’s wing. This chimney has coursed slate accents matching the central chimneys. All three non-octagonal chimneys are decorated by grotesque iron mascarons described as being “King Charles I”

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136 Morgan, National Register Nomination, Richmond Plantation, sec. 7, p. 1 and Wiles, Girl Scout Plantation History - Rumors and Hear-Say, undated. (Historic Charleston Foundation Archives)
137 The architectural drawings specify a 45 degree pitch on the main roof and 52 1/2 degrees on the projecting gables. Clinton and Russell, 1930.
138 The slate was identified as Welsh after Hurricane Hugo when replacements had to be ordered. The Girl Scout council had to spend significantly more money to import new matching slate from Europe to complete repairs than it would have had to for American slate. Sandy Lopez (Board Chair, Girl Scouts of Carolina Low Country, retired), Personal Communication, December 1, 2007.
139 Levine, p. 3.
140 Ibid.
141 Cummings and McCrady, “A Preliminary Study for Repairs and Renovations to the Carriage House,” 1990. (GESC property file, Cordesville, SC)
masks purchased by Mrs. Ellis (Fig. 3-21).

The building has irregular fenestration; continuity is visible from the interior, but because the size of the windows changes by room, the exterior is not uniform. All are metal casement windows, some with rectangular panes and some with smaller diamond panes of glass. The diamond-paned windows are placed in each dormer and on the north side of the central section of the building. In several of the corridors, the presence of diamond-paned casement windows provides the impression of being in a medieval castle.

The basement can be reached by one of two staircases: an exterior set of stairs on the east end of the building and an interior set located along the side of the main corridor in the service wing. According to the specifications of the original design, seven rooms and the corridor are finished with plaster on the walls and ceiling. This includes three storage rooms, a refrigeration room, a cook's pantry, a laundry, and a servants' bath. There is also a large boiler room. The remainder of the basement, located under the central and western sections of the house, is excavated to provide a crawl space three feet high.

The main entrance to the house is located on a projecting gable on the north side of the building, at the west end of the central block (Fig. 3-22). The front door is a heavy wooden door, another purported salvage from the King Street theater. A metal winged fish has been hung on the wall above the door. The jack arch over the door is accented with coursé slate. Another gable, though not projecting, is located on the eastern end of the center section to balance the look of the entrance. This gable contains a tall, diamond-paned window that opens to the stair hall. Three identical dormer windows are evenly spaced between these two gables.

The south façade, facing the Cooper River, contains a French door at its center that opens to the living room (Fig. 3-24). To either side of the entrance are two identical large bay windows, one in the living room and one in the dining room. The roof is interrupted by five dormer windows; three large dormers that are separated by two smaller ones. Another small dormer window is located against the western edge of the central section of the house. A smaller bay window is placed at the end of the western projecting gable. Two similar small porches are the dominating features of the east and west elevations (Fig. 3-23).

Very few changes have been made to this building since the Ellises owned it. Some cosmetic changes, such

142 Morgan, National Register Nomination, Richmond Plantation, sec. 7, p. 1.
143 Clinton and Russell, Architectural Drawings, 1930. (GSESC property file, Cordesville, SC)
144 Morgan, National Register Nomination, Richmond Plantation, sec. 7, p. 1.
as paint color and wallpaper, were made by the Girl Scouts, and some additional appliances were added. Some updates were completed in the butler's pantry to accommodate the building's use as a dining hall. A percentage of the slate roof is also new, but was intermingled with the old material. In general, the original materials and designs still exist, though many are suffering from extreme deterioration.

Figure 3-21 (top left): Iron mascaron
Figure 3-22 (bottom left): Manor house, north elevation
Figure 3-23 (top right): Manor house, west porch
Figure 3-24 (bottom right): Manor house, south elevation
Soon after the Girl Scouts purchased Richmond Plantation, they began work to restore the property and develop it into a camp. Several newspaper and magazine articles from the early 1970s mention restoration attempts. A 1973 article states that there were exterior elements in need of restoration upon purchase of the plantation and that many repairs had been completed. For the camp as a whole, the article claims that: deteriorated items were replaced, mold and growth removed, cleaned, painted, gardens cleaned, campsites created, pool built, stables repaired, horses added, dining hall built.145 These repairs and additions were likely made with the help of a $90,000 loan procured for camp development in 1970.146

In 1980, a goal was set to

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145 “A Plantation Financed with Cookies,” *Sandlapper Magazine*, p. 39. (South Carolina Room, Charleston County Public Library)
146 “Facts and Figures About the Girl Scout Plantation,” brief history and simplified budget, 1981. (GSESC property file, Cordesville, SC)
establish an “endowment fund, the interest to provide annual funds to restore, maintain and improve the site and buildings as well as girl program and adult training.”

The following year, the Plantation Preservation Endowment was established, and cost of maintaining the plantation was determined to be $69,000, which included three salaries, utilities, repairs, equipment, and supplies. In the early 1980s, the manor house, carriage house, guest house, kennel, and log cabin were already requiring repair, though it is unclear to what extent.

In 1984, a Master Development Plan was compiled by Wilbur Smith and Associates. The report reveals much about the care given to the manor house under the ownership of the Girl Scout Council. The manor house is recognized to be “the nucleus” of the property, and the report notes that “without it, the operations currently taking place on the Plantation could be easily relocated to any site along one of the many rivers of the Lowcountry.” In spite of its rather obvious importance, the manor house has been allowed to deteriorate. The development plan refers to recent maintenance as “sporadic” and “haphazard with low-quality workmanship.”

In February of 1989, the Girl Scout Council created a “wish list” to solicit donations, support, and volunteer work. The manor house is mentioned as needing “major” repairs to its slate roof estimated at $10,000. These repairs were required to “stop damaging leaks in almost every room.” This document also notes that the basement is flooded to the point of being unusable. Furthermore, recent damage from termites is mentioned, but that the infestation had been “brought under control.”

The roof was probably still in bad shape when Hurricane Hugo hit the

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147 Ibid.
149 Ibid.
150 Ibid. Several letters of complaint were written to the council by groups who had stayed in the manor house. These are located in the property file.
151 This planning firm has many branches today, including one in North Charleston. Its international corporate headquarters are located in Columbia, SC. Wilbursmith.com
153 Ibid.
155 Ibid.
area in September of 1989. The compounded damage necessitated the removal of the entire slate roof. This was not completed, however, until 1994.  
At this time, rotting wood from old leaks was replaced, and new felt and flashing was installed. New Welsh slate was purchased and intermingled with non-damaged slate from the original roof. A new heating unit and water heater were installed, along with “major repairs” to the steam piping system. These repairs were completed by 1997, but the actual timeframe is unclear. Also in 1997, some attention was paid to vine removal and removing debris from the gutters. It is also unknown whether this was part of routine maintenance or was mentioned in this report because of its rarity.

Beyond this incomplete and sporadic record of care, it is unclear how much other work was completed or even planned for. However, it is obvious that any maintenance that did occur has not kept up with the needs of the manor house. This is also true of the other historic structures on the property. In March of 2006, the Girl Scouts of the Carolina Low Country donated a conservation easement to the Lowcountry Open Land Trust. The easement is focused primarily on the landscape features of the property, and prevents subdivision and uses inconsistent with the maintenance of the historic features of the land. It does not offer any specific protection to the historic buildings, however, it prohibits the construction of additional structures exceeding the footprint of the existing buildings. In some cases, this may encourage rehabilitation in order to expand program space. Unfortunately, it can also have the opposite effect. For example, the gate house was demolished so that a new building could be built in its place. Had the easement not been in place, it may have been possible to build in another location and allow the structurally sound gate house to remain in the hopes of securing future funding for its rehabilitation.

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158 Ibid.
159 Ibid.
160 LOLT is a South Carolina 501(c)(3) nonprofit organization. Their mission is “to protect, through private voluntary conservation measures, the irreplaceable Lowcountry forest, farmland, open spaces, wildlife habitat and wetlands thus helping to preserve forever our community’s unique sense of place and quality of life.” (www.lolt.org) The easement donation is recorded in the Berkeley County Register of Deeds, Book R, Vol. 5445, pp. 254-270.
161 Ibid, p. 260
162 Ibid.
CONDITION ASSESSMENT

Damaged building materials typically fall into one of two categories: those with inherent defects in design, quality, or installation, and those suffering from deterioration. The two are closely related and affect each other, however, most of the damage cited in this assessment is due to deterioration that can be traced back to poor maintenance. Deterioration can be caused by numerous factors, such as weathering, biological forces, sustained and periodic stresses, incompatibility with adjacent materials, and improper use or poor maintenance. All of these causes have in some way contributed to the poor state of many of the elements of the manor house.

The observations recorded in this assessment were determined on-site using non-invasive, visual inspections. Additionally, the conditions of the
The exterior of the building, the living room, the dining room, and the library are illustrated on the elevations located in the Appendix. The condition of the exterior elevations is addressed by material or specific element because the issues and damage associated with these components are fairly uniform throughout. The interior rooms vary more in materials, cause of damage, and extent of deterioration. Therefore, the assessment of these spaces is organized by room.

**Exterior**

**Masonry**

The masonry is in relatively good condition throughout with a few localized exceptions. These areas have had extensive exposure to moisture due exclusively to poor water removal. Damage has occurred more frequently on the north side of the building, where gutters have been left uncovered and filled with debris and where grading is not optimal. Damage is focused around clogged downspouts, especially in corners where water collects against the building. In these locations, black and green molds, mildews, mosses, and other biological growth are present. Their persistence can cause irreversible damage to bricks and mortar. Mortar damage is already visibly present in several of these areas (Fig. 5-2).

Similar damage can occur where vines are left to grow on walls of the building. Most of the vines that had been present were removed in December of 2007, but their size at that time indicated that they had been left to grow for an extended period. If this continues to occur, the mortar will be weakened by roots and retained moisture from the plants.

One other type of damaged noted were two cracks that are present in the masonry: one at the east end of the north elevation and the other on the west elevation (Fig. 5-3). They are narrow and extend from window sill to grade. A survey conducted in 1998 also notes these cracks and assesses them as non-structural. Since there has been no change in the ten years following that report, it is probable that they are not a threat to the building.

**Figure 5-2:** Mortar damage caused by water seeping behind a damaged gutter and clogged downspout

**Figure 5-3:** A hairline crack runs from this sill to grade on the west elevation

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165 Glenn Keyes.
Porches and Exterior Stairs

The west porch at the end of the master’s wing exhibits signs of severe wood rot. The wooden posts and railing are deteriorating (Fig. 5-4). Some of the rails have collapsed, unable to support their own weight. Furthermore, the ground has washed away from the bottom of the porch, revealing the edge of the concrete base.

The porch on the east façade of the building opens to the service wing. The wood is rotting at the bottom of each post (Fig. 5-5). Wasp nests are abundant under the roof. A steel downspout has been added to the north side of the porch. It is rusting and is no longer connected to, or in close proximity to, any gutters.

The stairs to the basement are covered with debris, moss, and lichen (Fig. 5-6). The basement window along the stairs has been covered with OSB boards. The bottom landing is filled with standing water and debris in the form of trash, leaves, bricks, and slates. Moss and other biological growth cover the concrete walls.
Windows and Doors

Several windows have cracked or broken panes. These are noted on the condition drawings. Every window frame and muntin is in need of repainting. The paint is currently peeling off of the metal muntins and wooden framing, allowing for more rapid corrosion and deterioration (Fig. 5-7). Most have very little paint remaining.

All five wooden doors (main entrance, basement, gun cleaning room entrance, and one at each porch) show varying degrees of rot and deterioration. The main entrance, gun cleaning room, and basement doors have serious rot along the bottom of the door and jambs. This is due to prolonged water exposure. The basement door and main entrance have developed holes from the extensive and continuous rotting (Fig. 5-8).

The metal doors located on the south and east elevations are rusting where the paint has been allowed to deteriorate. Similar to the windows, the rust is currently only a thin surface layer.

Roof

Although the roof underwent extensive repairs in 1994, the work was poorly executed. New aluminum flashing was installed around the chimneys, but the many valleys and ridges were neglected or the flashing has failed. It is apparent that leaks have been traced to those areas because caulking has been added. The caulking was applied sloppily and covers the slates bordering the valleys. In all probability, the caulk has done little to stop the entrance of water into the roof.

The most obvious damage to the interior has occurred at each dormer window. On the second floor, the plaster ceiling in these locations was so badly damaged that it had to be removed. Mold is rampant throughout the building, a result of the presence of water entering through the roof and faulty water-removal systems.

The top ridge is another cause for concern: here, a disproportionately high number of slates are loose or
missing. This could indicate faulty work when the roof was reinstalled. This assumption seems justified when one looks at the carriage house; here the sky is visible from the interior all along the ridge.

It appears that a large percentage of the slate is deteriorating. While many of the loose pieces along the ridge and elsewhere could be placed back in their original location, other slates on the roof are broken, missing, or delaminating. The approximate locations of much of the damaged slate is indicated on the condition drawings, however, a closer inspection and tests at roof-level would almost certainly reveal more slate in need of replacement.

Figure 5-9: Caulking has been used in a failed attempt to mitigate the water infiltration problem

Figure 5-10: A significant percentage of slates along the ridge are loose or missing

Figure 5-11: Water can enter the roof where slates are missing

Figure 5-12: Delaminating and broken slates

Figure 5-13: A large proportion of slates are delaminating in this section of roof
Water Removal Systems

The lead-covered copper gutters and downspouts are original to the manor house. The downspouts were designed to drain underground and are easily clogged, causing the entire system to fail. On the south side of the building, screens over the gutters have mitigated this problem somewhat. However, the north side of the building is completely lacking screens. Also, this side of the building has several overhanging branches that compound the problem by dropping leaves into the gutters. The gutters have been cleaned only rarely, and an inspection in December 2007 revealed that they were filled with vines, dead leaves, and rich soil. The presence of soil is presumably from years’ accumulation of decomposing leaves (Fig. 5-14).

The downspout in the corner where the “T” of the west wing meets the north side of the building is in the worst condition (Fig. 5-15). A valley in the roof deposits leaves and other debris directly into the downspout. Years of neglect have allowed the downspout to fill with dirt from bottom to top and into the gutter. Through this accumulation, dozens of earthworms made their way into the rich dirt in the gutter system, illustrating the extent to which this particular section of the gutter system has failed. When water hits this portion of the roof, it has nowhere to go except against and into the building.

In several locations, the gutters have been bent and are no longer correctly diverting water to downspouts. Visible signs of water damage were found in some of these areas (Fig. 5-2).
Chimneys

All three large chimneys have been covered with vines that have been recently removed. The large chimney to the west has a crack running from the top downward approximately five to ten feet (Fig. 5-16). It is a thin crack, and was classified in the 1998 condition assessment as non-structural.\footnote{Glenn Keyes.} It can be tentatively assumed that since the crack has existed for eleven years without increasing or destroying the chimney, that it will not adversely affect it now. However, this should be corroborated with a closer inspection.
First Floor Interior

Main Entrance and Corridor

The main entrance opens into a small vestibule with three doors: two lead to closets and one to a half bathroom. Like the rest of the house, the walls are plaster over metal lath. A lantern-style light fixture hangs over the middle of the room. The vestibule is floored with octagonal and diamond shaped red quarry tiles, the bathroom with red and white Zenitherm tiles laid in a checkerboard pattern. The bathroom contains a toilet and sink. The sink and associated hardware (including a hand towel rack and soap dish) are similar to those in the other bathrooms, and appear to be original to the house.

The front door has been covered with a sheet of plywood on the interior to seal the opening left by deteriorated wood (Fig. 5-18). The other three doors in the entrance vestibule are in good shape. The paint in this room is peeling extensively, but the plaster currently remains stable.

The half bathroom is in significantly worse condition than the vestibule (Fig. 5-19). Not only is the paint peeling off, the plaster is also extensively damaged, and much of it has fallen off of the walls. A wallpapered metal panel has been placed over a hole behind the toilet. Furthermore, the baseboard along the exterior wall of this

Figure 5-17: First floor plan

167 Zenitherm was a material developed by the Structural Gypsum Corporation in the early twentieth century for flooring, stair treads, and walls. It was designed to be durable, with "all of the advantages of wood and stone with none of the disadvantages." <http://zenitherm.ftldesign.com>
room is extremely damaged. The sink, hardware, and flooring all remain in fair condition.

The vestibule opens through an archway to the main corridor (Fig. 5-20). The corridor contains three identical diamond-paned casement windows along the north wall. The ceiling is coved. Two medieval style chandeliers light the corridor. Doorways to the living room, dining room, and service wing are located along the south wall. A wooden staircase is located at the east end of the corridor and leads to the second floor. To the west end of the main corridor, there is a doorway leading to a narrower library corridor.

The main corridor also shows limited signs of water damage. Like the entrance vestibule, the plaster is stable, but the paint has peeled extensively. The windows in this space have no cracked panes and open and close easily.
Living Room

Opposite the entrance vestibule is a set of double doors opening to the largest room in the house, the living room, measuring approximately 32'x22' (Fig. 5-21, 5-22). This room has three-quarter height oak paneling, which varies slightly in width by section throughout the room. The cornice, also of wood, is located along the top of this paneling.

A large marble mantelpiece decorated with carved cherubs and bas-relief faces surrounds the fireplace on the west elevation. The paneling and mantel are said to be part of the English castle purchased by Mrs. Ellis, and are rumored to date to 1618. Exposed heavy wooden beams cross the length and width of the ceiling. The beams are hand hewn. Wooden pegs and open mortises reveal use in previous construction. The wooden beams are rumored to have been used originally in the rice mill at Rice Hope Plantation. Wide oak planks, approximately six inches in width, are used for the flooring. Two styles of light fixture are used in this room: a brass bird and an iron dragon (Fig. 5-23). Both are wall-mounted.

Many of the individual panels have cracks running through them. This is probably the result of having the thin wooden elements in an environment with extreme fluctuations in temperature and humidity. Some of these cracks show signs of attempted repair using glue or epoxies. This may indicate that some cracks existed before being installed at Richmond, or they may be early repairs conducted by the Ellises or the Girl Scouts. Currently, most of these repairs have failed, leaving only stains or mismatched remnants behind. Epoxy has been used to fill knots, holes, cracks and missing beads in the cornice throughout the room (Fig. 5-24). It likely dates to installation. It is a much lighter brown

\[\text{168} \text{ Richmond Plantation Sales Brochure, The National Real Estate Clearing House, 1962. (GSESC property file, Cordesville, SC)}\]

\[\text{169} \text{ “Manor House Tour Notes,” undated. (GSESC property file, Cordesville, SC)}\]
than the wood and is visually jarring.

The paneling in this room has suffered discoloration due to ultraviolet light entering through the windows (Fig. 5-25). In the areas noted on the condition drawings, the discoloration is extreme. Here, the wood has turned almost or completely gray in tone. It can be assumed that the entire room, even where not marked, is suffering from some level of ultraviolet damage.

Some localized evidence of insect damage was found in the living room. Some is barely noticeable and could date back to well before the Ellises imported these interiors. These small holes could be the product of furniture beetles or another woodborer. There are no signs of an active infestation. Other damage, most visible on the window seat, was caused by termites (Fig. 5-26). This is likely the product of the termite infestation in 1989. The attack appears to be dormant and old, but nevertheless, it should be monitored for activity.

The wooden panels and borders are bowing away from the wall in two locations. This could be due to water damage to the plaster behind the paneling, or, more likely, it is due to the failure of one or more connections between the paneling and the wall. The bowing is very slight, but is noted on the condition drawings so that it can be monitored.

The flooring is in excellent condition with the exception of two boards in front of the exterior door that are cupping and deteriorating. The floor is covered with a layer of dust and dirt. There are a few scrapes across the floor, probably from heavy furniture being dragged across the wood.

The ceiling beams appear to be in good condition. Between the beams and on the wall between the paneling and ceiling, the surfaces are poorly painted (Fig. 5-27). Potentially, paint has been applied over wallpaper; the surface seems wavy. This has caused visible brush strokes and a poor uniformity in color.
The large marble mantelpiece is carved with cherubs and faces. The cherubs' faces are wearing and many of the details are now hard to see (Fig. 5-28). The details in the vertical sections are rubbing away as well. The mortar used to put the mantel in place in this room does not match the marble. This may be due to color changes over time or it may have never matched completely. There is also some damage present in the firebox floor, where the back edge of the hearth stone is cracking and the bricks are loose.

Figure 5-26 (left): Termite damage on the window seat
Figure 5-27 (above): Visible brush strokes and non-uniform color
Figure 5-28 (below): The details on the cherubs are wearing off.
Dining Room

A door on the east wall of the living room leads to the dining room, measuring approximately 20'x18' (Fig. 5-29, 5-30). The pine paneling, wainscoting, mantel, and architraves are comprised of imported elements. The eastern wall is the most ornate, featuring floor to ceiling paneling and a wooden cornice. This wall contains a fireplace with a semi-circle, arched niche to either side. The wooden mantelpiece is decorated with an elaborate carved eagle and floral swags. Green marble provides the facing and the hearth. The fireplace also contains an iron fireback with a floral motif.

The other three walls have pine wainscoting. This is interrupted on the south wall by a large bay window identical to that of the living room. The west wall contains one door, leading to the living room. The north wall has two doors, one to the main corridor and one to the service wing corridor. Heavily ornamented wooden architraves surround
all three doors and feature ornate floral carvings. Small, intricate carved floral patterns adorn the baseboard, chair rail, and cornice.

Unlike the rest of the rooms, which all have metal light fixtures, the light fixtures in this room are carved wood (Fig. 5-31). The flooring is oak parquet laid in a herringbone pattern.

The most obvious damage in the dining room is discoloration caused by ultraviolet light. Some small nicks and scratches are visible in the wainscoting, doors, and door frames. A few cracks are present throughout the room, but are generally very small. Several sections of the cornice and baseboard are mismatched from installation (Fig. 5-32). The original room for which the decorative elements were carved may have been smaller or shaped differently.

On the west wall, a 14 inch section of the baseboard has fallen out of the, but is still in the room. A smaller piece of floral banding is also missing (Fig. 5-33). On the north, one of the light fixtures is missing three pieces, but these are also still present in the room. The ceiling shows some signs of water damage: a little bit of staining and a slightly larger area with peeling paint.

The mantelpiece and green marble facing are in excellent shape, as are the door surrounds and the firebox itself. The iron fireback is badly rusted and has a large crack running diagonally across its face (Fig. 5-34).
The library is located on the far side of the living room (Fig. 5-35). It is accessed by the library corridor, which connects to the main corridor. This is the final room to have received a complete salvaged interior. At approximately 17' x 16', the library is significantly smaller than the living room, but repeats the decorative motif of three-quarter height oak paneling.

The east wall contains the fireplace with marble mantelpiece and an iron fireback featuring a family crest, as well as two doors. The door to the left leads to a small closet. A jib door to the right completes the symmetry of the wall. Opposite this wall, the pattern is mimicked; set back shelves are placed in the center of the wall with a door to each side. Here, the door to the left opens to a closet. The door to the right leads to chamber 1.

The north and south elevations of the are library coved at the ceiling. Oak parquet flooring identical to that of the dining room covers the floor. The light fixtures in this room are identical to the brass fixtures of the living room (Fig. 5-36).

The damage to the paneling in the library is similar to that of the living room, with many vertical cracks visible through the thin wood panels (Fig. 5-37). The ultraviolet discoloration is more extensive in this room. One of the closet doors on the east wall has splintered at the hinges. It is currently leaning against the wall. The mantel and fireplace are in good condition, though the fireback is rusting. Faint mold is present above the paneling and on the ceiling. Paint is also peeling from small areas of the ceiling.

Figure 5-35 (top): Library, east wall
Figure 5-36 (middle): Brass light fixture
Figure 5-37 (bottom): Crack through one panel
Master's Wing

The library corridor terminates into the main corridor of the master's wing (Fig. 5-38). This corridor is narrow with a coved ceiling. Two small casement windows light the hallway from the north. The flooring shifts from quarry tile to wood boards at the threshold between the library and master's corridors.

The main corridor of the master's wing has extensive damage at the west end. The wood floor has rotted away near the door threshold; it is now covered by an OSB board. Cupping and signs of rotting extend from the covered area. The plaster at the west end of the hall is cracked, warped, and in some areas has fallen out completely. Mold and peeling paint are rampant, but concentrated to the west.

Chamber 1 was designed as Mr. Ellis's bedroom (Fig. 5-39). This room measures approximately 16'6"x15'6," excluding a closet on the east side of the room. A fireplace with a wooden mantelpiece is also located on the east wall. A large window dominates the south wall. The attached bathroom is west of the bedroom (Fig. 5-41). It features an oversized, green-tiled bathtub provided "by owner." 170 Black and green Zenitherm tiles are laid in an alternating pattern of insets. The west exit of chamber 1 leads to a small (approximately 5'x6') room containing a built-in dresser (Fig. 5-42). This room, in turn, opens westward into the back corridor.

The ceiling of chamber 1 is covered with mold that extends to the walls, staining the wallpaper. All but one of the window screens has fallen or been removed. The top of the wooden mantelpiece is separating from the body; approximately half an inch of space is visible from the front (Fig. 5-40). In the attached bathroom, some mildew staining is visible on the wallpaper. In the bathtub area, staining has also occurred from water running over the metal hardware.

170 Clinton and Russell, Architectural Drawings, 1930. (GSESC property file, Cordesville, SC)
The back corridor of the master's wing is lined on its western side with three closets. It terminates at the south into chamber 2 and north into chamber 3.

Mold covers the ceiling of the back corridor, including the trap door providing access to the attic. The paint is also peeling extensively. These problems extend down to the walls. The flooring is severely deteriorated where it meets the western end of the main corridor. Several square feet are soft and a hole has formed, approximately 3"x6," adjacent to the threshold of chamber 3 (Fig. 5-43).
Chamber 2 (16′6″x17′), designed for Mrs. Ellis, contains a bay window to the south and a fireplace to the north (Fig. 5-44). The wooden mantelpiece features delicate carvings of a harvest design with floral swags (Fig. 5-45). Pink marble facing is located around the fireplace and in the hearth. The attached bathroom contains a small fireplace and is floored with gold and red Zenitherm tiles (Fig. 5-46). On the west wall, a door leads to the small master’s wing porch.

In chamber 2, the flooring is cupping and rotting near the doorway, where water damage can be traced to the ceiling by mold and peeling paint (Fig. 5-47). This is the only area of concentrated water damage in this room, though some mildew is found throughout the room. The wallpaper has peeled and been removed throughout most of the room, but remnants remain intact. The wooden wainscoting under the bay window has a crack running through the middle of the center panel. The door to the porch appears to have two or three warped and cupping boards. In the attached bathroom, the paint is peeling extensively. An approximately one foot section of the baseboard has fallen out or been removed, but the broken piece is still present.
Chamber 3 was designed for the Ellises' daughter, Jean (Fig. 5-48). The fireplace in this room is located on the north wall, and is serviced by the large chimney on the projecting gable. A wooden mantelpiece similar to that of chamber 1 has been placed in this room as well. A bathroom is attached to the south. Like the other two master bedrooms, chamber 3 is floored with oak parquet of two inch boards laid in a herringbone pattern. Bath 3 contains green, black, and grey Zenitherm tile.

Like chamber 2, this room also has one particular area of water damage near the door (Fig. 5-49). Rotting floorboards have left a hole here, approximately 4”x4” in size. A large crack in the plaster extends from the ceiling to the floor behind the open door, which currently cannot be closed due to warped floorboards. This is accompanied by a crack in the door frame, where softened, deteriorated wood can no longer support the weight above it. The wallpaper in this room is mostly removed and mold is visibly present. The attached bathroom contains mold and has some plaster loss which has exposed the metal lath, allowing it to rust (Fig. 5-50).
Service Wing

The service wing begins in the corridor that is tucked between the staircase and the dining room. This corridor leads to a small (5'x6') “gun cleaning room” with a built-in gun rack (Fig. 5-51). The floor of the gun cleaning room is almost completely destroyed and the exterior door shows signs of water damage through to the interior side. The gun rack, walls, and ceiling, show almost no water or other damage, however.

The corridor then terminates at the butler’s pantry. Within this room, a large dish sink and stainless steel countertops cover the west side. The original cabinets with glass doors have been retained and are located on the east wall (Fig. 5-52). These cabinets are identical to those on the west wall in the adjoining kitchen. The room has some peeling paint and some slight rusting along the metal countertops. The shelves and cabinets remain in excellent shape.

The kitchen contains two large ceramic sinks, one on the north side of the room, the other on the south, and a large iron stove hood, in addition to its glass cabinets (Fig. 5-53). Like the butler’s pantry, these cabinets are still in good shape. A small closet along the east wall has some water damage inside, but less is present in the main part of the room. However, it appears that the two large sinks on the north and south walls are too heavy. There are cracks, bowing, and crumbling plaster present around each location where these sinks are connected to the wall (Fig. 5-54).
A doorway on the east wall of the kitchen leads to the main corridor of the service wing. The cook’s pantry and cold room are located to the south, and the staircase to the basement is to the north. Past the cold room is the servants’ hall, a large room (11’6”x17’) with access to the east porch. Across the corridor from this room is another smaller corridor providing access to the servants’ rooms and bathrooms. The servants’ rooms consist of four bedrooms with sinks, one full bath, and one half bath.

The main corridor of service wing continues past the servants’ hall and leads to the east porch. With the exception of the main corridor, kitchen, butler’s pantry, and the bathrooms, this wing is floored with four-inch wide planks of North Carolina pine. The kitchen and butler’s pantry contain red quarry tile. The bathroom floors are covered by Zenitherm tiles in black and pink.

The main corridor’s pine flooring was at some point covered by vinyl composition tiles, which have deteriorated and caused damage to the wood underneath (Fig. 5-55). The wood is also cupping and deteriorating from the presence of moisture. Several balusters are missing from the stair railing running along the north side of the corridor (Fig. 5-56). Severe water damage has destroyed the plaster wall above the kitchen door.

Mold and peeling paint are present throughout this wing in varying amounts, but generally in much larger quantities than in the first floor rooms of the central block. The servants’ hall is severely damaged. The wood flooring has been stained black in the center, perhaps from a large area rug left in the location. The stain is almost a perfect rectangle. Along the west side of the room, the flooring has been further damaged by water; it is cupping and rotting. Above this spot is an area of the ceiling that has been badly damaged. The plaster has fallen away, revealing beams.
black with mold or some other damage (Fig. 5-57). Cracks in the bowing plaster wall run from here to the floor. Paint is peeling badly throughout this room.

The small corridor has wooden floors, which show signs of damage only in a small area along the west wall to the north (Fig. 5-58). Here, some water damage has caused cupping. All of the bedrooms opening to this hallway have mold and peeling paint on the ceiling and in some cases down the walls as well. The degree varies slightly, but in general, is less severe than the main corridor or servants’ hall. The exception is along the east exterior wall, where water penetration has been higher (Fig. 5-59). The larger bathroom at the end of this hall has extensive paint failure and mold outbreaks (Fig. 5-60). The Zenitherm flooring, has fared well.
Second Floor Interior

The second floor contains three bedrooms and three bathrooms accessed by a hallway along the north wall. Three dormer windows light the corridor (Fig. 5-62). All three bedrooms have wood flooring like that in the first floor service rooms, and painted plaster walls and ceilings. The bathrooms contain Zenitherm flooring and plaster walls. Chambers 4 (easternmost room) and 6 (westernmost room) have identical mantels matching that of chamber 3.

Each bedroom has a large dormer window, while each bathroom is lit by one of the smaller dormers. The corridor terminates at the entrance to chamber 6. Bath 6 has a lower floor level than the bedroom; two steps compensate for the difference in floor height (Fig. 5-66).

The staircase to the second floor does not show any obvious signs of deterioration, though the walls and ceiling above it indicate through mold and peeling paint that water has penetrated this general area (Fig. 5-67). In the second floor corridor, the presence of mold and peeling paint increases. Three dormer windows light this corridor along the north wall. All three have extreme plaster failure from water entering through the roof. Where the plaster has not already been removed, it is warping badly and near falling. The wooden beams and eaves once covered by plaster do not appear to have deteriorated. These may have been replaced when the roof was repaired in 1994.

Figure 5-61: Second floor plan
Chamber 4 has the largest mold outbreak of any of the upstairs bedrooms (Fig. 5-63). It seems to be concentrated along the east wall and covers the mantelpiece as well as the walls and ceiling. Most of the plaster under the dormer window has been removed due to extreme damage. The wood does not appear to be deteriorating.

In chamber 5, the mold and peeling paint are concentrated along the south wall, especially around the dormer window (Fig. 64). The plaster has been removed from the dormer. In contrast to the corridor and chamber 4 on this floor, the wood under the dormer does show signs of rot in one section, including beams and nailers. This is also true in chamber 6, but the damage is not present in as large an area. This room has some mold, but less than the other two bedrooms (Fig. 5-65). All three bathrooms have small amounts of mold, peeling paint, and staining around the bathtub hardware.
Figure 5-65 (top): Chamber 6
Figure 5-66 (bottom): Bath 6
Figure 5-67 (right): Staircase
Light Fixtures and Hardware

In general, the light fixtures throughout the house are in need of basic repairs. Many have light rusting or tarnishing or may be missing screws or other small pieces. Only a few light fixtures appear to be missing completely.

Most of the door hardware is in excellent condition. Some is tarnished or has small amounts of rust. Very little is missing. One door hinge that had been removed from its location revealed a sticker on the back stamped “MADE IN ENGLAND” (Fig. 5-68). From that evidence, it can be assumed that the hardware in this house, which is very repetitive, was made circa 1930 and was not part of the architectural salvage. The light fixtures are probably circa 1930 reproductions of English Tudor designs as well.

The window hinges, through lack of use, accumulation of dirt, and some deterioration, are in many cases very difficult to operate. The screens are missing or damaged in many locations.
Basement and Attic

The basement is partially finished; the rooms under the service wing originally served as laundry, storage, and a servants’ bathroom (Fig. 5-73, 5-74). The walls and ceilings are plastered and the space was heated by a furnace. A large room under the kitchen served as a boiler room and still holds the electrical, heating, and water heater equipment (Fig. 5-75). The remainder of the footprint of the house was excavated for a crawl space three feet high.171

In 1998, it was noted that there were two types of floor joists in the basement; fireproofed in the boiler room under the kitchen and non-fireproofed in the rest of the basement. Creosote treated joists were used in the crawl space under the master’s wing. Steel beams were also used through the center of the house for added support.172

Most of the joists were in good condition, but the fireproofed beams in the boiler room were deteriorating at their bearing ends.173 After this discovery was made, repair work was done. The deteriorating joists in the boiler room were sistered with new joists.174 Standing water in the basement was noted at this time, though it was also stated that this problem had not yet caused any structural damage to the basement walls.175 Constant standing water throughout the basement rooms is still a problem today. Water can easily enter the basement under the exterior door and through broken windows. Furthermore, the plaster is crumbling off of the walls and ceiling, contributing to the debris spread across the floor.

171 Clinton and Russell, Architectural Drawings, 1930. (GSESC property file, Cordesville, SC)
173 Ibid.
The attic was noted in this 1998 to be in good condition, and with one exception, no “deterioration, distress, or excessive sags” in the roof or attic floor framing.\textsuperscript{176} One sag in the roof was noted above the living room where a beam had deflected approximately four inches. The engineer concluded that this was an old deflection from settling post-construction and that it was now stable and not a concern.\textsuperscript{177} Today, an exterior investigation reveals no other noticeable sags. The interior of the attic also appears to be in good condition, with no visible signs of rot in the section over the master’s wing (Fig. 5-76). It appears that most of the rafters and sheathing in this area were replaced in 1994 when the roof was last repaired.

\textsuperscript{176} Ibid.
\textsuperscript{177} Ibid.
Figure 6-1: Basement, first, and second floor plans illustrating the designated preservation zones to be used to guide future repairs and maintenance.

RECOMMENDATIONS

Preservation Zones

All work completed during this project and in the future should be sensitive to the history and architectural detail of the manor house. Guidelines for work can be followed according to preservation zones. Each room is designated a different zone depending on the amount of historic detail and importance of the space. Some rooms must remain as they are, but others are available for conversion to different uses for programming. Even with this flexibility in some areas, the original floor plan should be kept intact. Removal of walls, doors, windows, and light fixtures is discouraged.

Zone 1

Rooms in Zone 1 are central to the architectural character and history of the house. In these rooms, all original detailing should be kept. This includes...
paneling, mantelpieces, hearths, plaster, flooring, cornices, baseboards, paint color, furnishings (if still present), doors, and windows.\(^{178}\) These rooms should be the first priority for maintenance, repairs, upkeep, and restoration. This zone also includes the entire exterior of the house.

**Zone 2**

Rooms in Zone 2 contain character-defining elements, but on a lesser scale than Zone 1 areas. This includes spaces like the master’s wing. Architecturally significant elements include mantels, light fixtures, windows, doors, flooring, wainscoting, cornice, baseboard, plaster walls, and bathtubs and sinks in the bathrooms. These details should be kept in place and in good condition, but elements such as paint color, wallpaper, and décor can change. In the kitchen and butler’s pantry, the cabinets, hood, and flooring should be retained, but the remainder of the space can be modernized with new appliances.

**Zone 3**

Zone 3 areas are flexible areas that can be converted to other uses. In these areas, if flooring or plaster walls are too damaged to repair, less expensive materials may be used, as long as they are reversible. For example, this could include installing vinyl flooring instead of tile or choosing drywall instead of plaster. Even in Zone 3 rooms, however, historic details should be retained unless they have deteriorated or are a strong deterrent to desired program uses.

Several basement rooms are included in Zone 3. These rooms can be used for Zone 4 purposes, but are available should extra finished space be required.

**Zone 4**

Zone 4 refers to the attic and the historically unfinished portions of the basement. This space is available for mechanical systems and storage and should not be converted to finished program space.

\(^{178}\) This includes the mounted animal heads in the living room, which are original furnishings from a London taxidermist.
The recommendations set forth in this section are grouped by importance and urgency. It is preferable, of course, to have the phases completed in quick succession, but this project has been designed to allow time for procuring funds and budgeting between phases, if necessary. It is important to approach these suggestions with the knowledge that they will not restore the manor house without routine maintenance, as outlined at the conclusion of this section, occurring during, between, and following these phases.

**Phase 1**

Phase 1 is intended to stabilize the manor house and prevent any damage from increasing in severity during the rehabilitation process. It addresses the maintenance issues that have compounded other problems in the building. Once Phase 1 is completed, new water damage within the house should cease, and the historic elements within should be safe from further destruction caused by the strongest current force of deterioration.

To meet the goals of Phase 1, the roof and gutter systems need to be repaired. Slate is a metamorphic stone, created when shale is exposed to extreme heat and pressure. Its component minerals are generally stable and non-reactive, making it a very durable building material. The durability of the roof system is affected by the mineralogical makeup of the slates, their fabrication at the quarry and on site, installation techniques, and the amount of regular maintenance provided after installation. Proper installation and maintenance will greatly increase the life of most slate roofs.

As a naturally formed material, there can be a high degree of variation in the durability of individual slates even with perfect maintenance, and some may need to be replaced before others. This can be done fairly easily by removing damaged slate with a slate ripper and using hooks to put a new stone in place. As a general rule, a slate roof will need to be replaced rather than repaired if twenty percent or more of the slates are missing, sliding out of place, broken, cracked, or delaminating.

On the manor house roof, the amount of slate matching these criteria is exacerbated by poor or absent flashing at ridges and valleys. In order to properly install flashing, the slates in this area will have to be taken up and replaced over new flashing. The need for new flashing and the number of broken, missing, or slipping slates will make it more cost effective to replace the roof entirely than to attempt individual repairs.

It is recommended that the Girl

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179 Weaver, p. 249.
180 Levine, p. 8.
Scouts of Eastern South Carolina promptly begin searching for a qualified contractor to complete the roof work. This may require an intensive process, but it is necessary to prevent choosing a contractor who will deliver the quality of work currently found on the manor house. Whoever is chosen should have ample experience with slate roofs and come highly recommended by past clients.

Once a contractor has been chosen, specifics about materials will come into question. It is critical that the current design of the roof be maintained, as it is one of the most visible architectural characteristics of the building. The chosen slate should be Welsh of varying colors (gray, green, and purple particularly) and should be installed in a graduated pattern. As the old slate is removed, beams, rafters and sheathing in the attic should be tested for signs of rotting and deterioration. Any wood showing signs of decay should be removed and replaced before the roof is installed.

When the wood repairs are completed, 30 pound or 50 pound felt will be placed over the sheathing. Using 30 pound felt will be sufficient unless a significant number of the slates are thicker than three-quarters of an inch. This will necessitate using the heavier felt. The next step will be to choose and install flashing. As illustrated by the current roof and its problems, the flashing is critical to the durability of the roof structure. On a well-maintained roof with high quality slate, the flashing will deteriorate more quickly than the stone. Therefore, choosing a less-durable metal will only require that costly repairs be completed much sooner.

Although plain copper sheeting is an extremely durable and commonly used flashing material, it is recommended that the manor house receive lead-covered copper flashing. This combination is frequently used in restoration work and is more durable than copper. Furthermore, it will match the gutters and the original flashing of the manor house. The flashing will need to be uniform in material, as many metals can cause galvanic corrosion when placed together. To prevent this, copper nails should be used to hold the flashing and slates in place.

The flashing should be installed

182 Weaver, p. 251.
184 Ibid.
in pieces smaller than ten feet to prevent damage from expansion and contraction. Each piece should overlap the next by six inches to keep water from entering between the metal sheets.\textsuperscript{185} No soldering or adhesive should be used.\textsuperscript{186}

There are two styles of flashing at roof valleys: open and closed. In open valleys, the flashing is visible. In closed valleys, the slate on each side meets over the flashing, hiding it from view.\textsuperscript{187} The valleys on the manor house are closed and this feature should be retained. For another layer of water protection, a neat layer of caulk may be applied where the slates meet over the flashing.\textsuperscript{188} If caulk is used, it should not reflect what is currently present. The sloppy caulking job is visually distracting and ineffective. Installing the slate is the final step. The slate that has been removed should be “sounded” to determine whether or not it could be reused. Tapping lightly with a mallet will reveal whether or not the slate is in good condition. If it makes a full, deep sound when tapped, it can still be used. A dull thud indicates that the slate is no longer capable of waterproofing the structure.\textsuperscript{189} Depending on the number of slates that pass the sounding test, the Girl Scouts may want to reuse some of the stone. This will cut down on material cost if a significant number of the slates are reusable. Some should also be kept on site to use for future repairs. This will help prevent delayed maintenance that might occur if it were necessary to order slate from a Welsh quarry.

The new Welsh slate will arrive on site without nail holes, which will require that the roofers have extra skill and knowledge with slates.\textsuperscript{190} The nail holes should be punched instead of drilled.\textsuperscript{191} This creates a crater bed to allow the slates to hang loosely on the nail, which will prevent cracking from pressure or holes from nail heads rubbing the slates laid over them.\textsuperscript{192} The holes should be punched approximately one and a half inches from the edge of the slates. If closer to the edge, the slate may crack. If closer to the center, the overlap will not prevent water from entering the

\begin{flushright}
\textsuperscript{185} Jenkins, \textit{The Slate Roof Bible}, p. 205. \\
\textsuperscript{186} Ibid. \\
\textsuperscript{187} Ibid. \\
\textsuperscript{188} Jenkins, “One Way to Slate Hips and Ridges,” \textit{Traditional Roofing Magazine}, No. 4, Spring 2005, p. 11. \\
\textsuperscript{189} Levine. \\
\textsuperscript{190} Jenkins, \textit{The Slate Roof Bible}, p. 193. \\
\textsuperscript{191} Jenkins, “What’s in a Hole?” \textit{Traditional Roofing Magazine}, No. 5, Spring 2006, p. 10. \\
\textsuperscript{192} Ibid.
\end{flushright}
The roofers should never walk directly on the slate while they are working on the roof. This is also true for unrelated repairs that may require a person to be on the roof. Hook ladders and roof jacks can be laid over the slates, and hooked onto the ridges of the roof. By walking on these devices, weight is dispersed enough to prevent cracking the slates. Roofers who are knowledgeable and experienced in slate roofing installation and repairs should have this equipment on hand as necessary tools for their work.

Of almost equal importance to the roof repairs are the required repairs to the gutter and water drainage system. Currently, many of the gutters are clogged and bent. Many of the downspouts are also clogged, bent, or disconnected. It is unlikely that the original dry well drainage system is working in any capacity. To address this issue, the downspouts should be adjusted to drain at grade instead of below.

Topographic maps indicate that the manor house is located on the southern edge of the top of a bluff, so some water from the center of the bluff probably washes towards the manor house (Fig. 6-2). This could explain part of the difference in severity of water damage between the north and south facades. Minimal regrading could create channels to bring water away from the building on its north side. Another option is to extend the downspouts several feet from the house and continue their paths with weeping tiles to force the water to an appropriate location to drain down to the river.

The lead coated copper is still in good condition, and should be retained. Where gutters and downspouts are bent or disconnected, they should be reshaped to maximize water dispersal. Screens should be replaced or added where absent to slow the accumulation of material in the gutters. Overhanging branches should be cut back to limit debris and remove the potential hazard of falling branches, which can break slates.

Poor water management has been cited as a cause of damage in nearly every assessment of the manor house since the early 1980s. Water is by far the greatest threat facing the building, and without a proper roof and drainage system it is unlikely that the manor house can be saved.

Figure 6-2: Topographic map of Richmond Plantation; the manor house is sited at the edge of the high ground.

193 Ibid.
195 Cassidy and Pressnail, p 54.
system to shed water away from the building and prevent penetration into the interior of the structure, there is little hope that the building will ever be able to be used again. These systems should be addressed and repaired immediately to save what is left of an architecturally and historically significant structure.

The remainder of the phase 1 repairs confront problems that threaten the structure, security, and safety of the building. The basement should be assessed for structural problems. Any rotting floor joists should be cleared of rotting sections and sistered by placing another joist alongside to support weakened structure. The concrete should be assessed to determine whether water infiltration has caused any structural weaknesses. If the foundation has been weakened, steel beams may need to be inserted to help support the weight of the building above.

The exterior envelope should be repaired to discourage intrusion by pests. Rotting wood should be removed from the doors and door frames of the building. It can be replaced in-kind. The wooden posts on the two porches should be replaced, as they are rotting and will soon be unable to hold the weight of the slate roofs. Jacks may need to be used during this process to prevent the roofs from collapsing. Once the weight-bearing beams are replaced, the other wooden elements can and should be replaced. Some of the wood may be salvageable, but plans should be made to replace all with similar wood.

Wasps are currently a problem in the manor house, and their nests can be found throughout the interior. To protect against further intrusion by wasps and pests, cracked and broken windowpanes should be replaced. Screens that are no longer protecting the interior of the building should be repaired or replaced. New frames may be necessary in some locations, but generally only the screening material will need to be replaced.

To improve the safety of the building and prevent further rot and weakened wood, the deteriorated or missing flooring should be replaced at this time. This will make the building safer for contractors, surveyors, and others who may need to come into the manor house during the rehabilitation process. The particular areas that will need replacement are the doorways of chamber 2 and 3, the north end of the back corridor in the master’s wing, the west end of the master’s wing corridor, and the west end of the servants’ hall. The cupping boards by the entrance to the living room should be replaced at this time as well. It will not be necessary to replace the flooring in the service wing at this time, but loose and broken pieces of tile can be removed.

General cleaning will complete

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196 Since the wood is unpainted, the colors will not match immediately, but exposure to weathering will eventually lead to conforming colors.
phase 1. Any remaining furnishings should be safely stored. If the pieces are original to the building, they can remain on site or should be labeled before removal. Firebacks should remain in place. Broken pieces (of light fixtures, for example) can be stored on site on shelves or in cabinets. They should be labeled and boxed so that they are not removed accidentally. Finally, before the house is closed at the end of phase 1, curtains should be added to the windows using existing curtain rods. This is especially important in the living room, dining room, and library, but is beneficial for every room, as it will help mitigate the ultraviolet damage. Finally, sweep and remove wasp nests.

Once the work on the building has been completed, vegetation should be removed from around it. This includes vines, shrubs, and trees (at least overhanging branches). Wasp nests should be removed from the eaves, sills, and porches. Termite and pest inspections should be completed at this time.

As phase 1 and subsequent repairs are completed, all information pertaining to the manor house should be added to a building file. This will help guide future work and maintenance. It should include budgets, comprehensive plans and schedules, architectural drawings, surveys, photographs, work orders, invoices, and a list of contractors and consultants who have completed work on the building. This file should be kept updated. Keeping this file in order will save the organization time and money in the future.
Phase 2

Mold and mildew are major problems in the manor house. The leaking roof, humid climate, and deferred maintenance have created an ideal growing situation. Mold is detrimental to the building and the people who use it. Even non-toxic mold can cause allergies and health problems, so it is incredibly important to remove it and prevent it from occurring again. Molds also destroy the things they grow on by producing an enzyme that breaks down and decomposes organic materials.

Removal will have to be completed before the manor house can be used again.

To thrive, mold needs several things present in its environment: organic materials, a temperature of between 77 and 88 degrees Fahrenheit, a relative humidity of 70-95 percent, and oxygen. If any of the required elements for its growth are removed, the mold will die off. This does not completely solve the problem, however, because even some dead spores can act as allergens, but it is the first important step.

The simplest factor to address is the moisture level. The phase 1 repairs should have made this manageable by removing the constant influx of water. Keeping water out will lower the relative humidity and prevent new or expanded outbreaks while the current ones are removed.

In the basement, damp concrete and wood can be treated with a wet vacuum to remove moisture from porous surfaces. Wet vacuums are used to collect water from materials and should be used only while materials are still damp. They should not be used without sufficient moisture or on plaster.

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197 Mildew is actually just a type of mold (Peart, “Fact Sheet FCS 3042: How to Prevent and Remove Mildew,” U.S. Department of Agriculture, Cooperative Extension Service, University of Florida, 2001. <edis.ifas.ufl.edu/HE633>), and all present forms of mold, mildew, and similar substances will be referred to as mold.


199 Mold can survive in temperatures between 32-95F, but 77-88 degrees is ideal. It is likely to stop growing at below 70% RH, but can sometimes survive in as little as 62% RH. Ibid.


202 Ibid, p. 16.
wet vacuum can be followed by a High-Efficiency Particulate Air (HEPA) vacuum to complete the moisture and mold removal process.\textsuperscript{203} It should not be used until the material is completely dry, and will remove most of the remaining spores.\textsuperscript{204}

On the first and second floors, wood, tile, and metal surfaces with visible mold can be wiped down with a damp cloth or brush. A mixture of water and detergent can be used for the tile and metal while water and wood flooring cleaner can be used for wooden elements.\textsuperscript{205} The surface will need to be thoroughly dried immediately after this treatment or the mold could return.\textsuperscript{206} This should be followed with a HEPA vacuum. Plaster walls and ceilings should be treated with the HEPA vacuum as well, and in the more extreme areas, the plaster will need to be removed and replaced.\textsuperscript{207} Following these treatments, some mold spores may remain in the building; it is impossible to remove every one. However, if the moisture remains at unfavorable levels, the spores will not proliferate.

Once the mold problem has been contained, the moisture levels must be kept low to prevent the next outbreak from occurring. This process can be completed by evaluating, and repairing if necessary, the heating and plumbing systems. If desired, air conditioning can be added at this time. The system should make use of existing duct spaces or, if necessary, some of the numerous small closets and niches located throughout the house. The boiler room provides ample space for any new equipment.

Plumbing should be checked to make sure that it is in good order. Any leaks or potential problems should be fixed to prevent reoccurrence of mold and moisture issues. At this time, plumbing should also be updated if required and then maintained to prepare for final rehabilitation stages and full use of the manor house.

If air conditioning is added, a new HVAC system should be evaluated specifically for its ability to control relative humidity in the house. It should include a moisture meter, a humidistat (which will turn on the system at a specific relative humidity), and high quality filters.\textsuperscript{208} Plumbing and HVAC contractors should be evaluated for their experience and quality work in sensitive

\textsuperscript{203} Ibid, p. 14.
\textsuperscript{204} Ibid, p. 15.
\textsuperscript{205} Ibid, pp. 14-15.
\textsuperscript{206} Ibid, p. 15.
\textsuperscript{207} Ibid, pp. 14-15.
\textsuperscript{208} Conventional filters may not keep mold spores from entering the house. To accurately prevent this, a filter with a minimum efficiency of 50-60% or a rating of MERV 8 should be chosen. "Mold Remediation in Schools and Commercial Buildings," Environmental Protection Agency, p. 24.
historic buildings before being hired.

Once mold has been removed and moisture can be controlled, the removed plaster should be replaced. Loose or buckling plaster should be removed and replaced. In many of the rooms, this will necessitate only small repairs. It will be critical to use compatible plaster, especially since these rooms will have a mix of new and old. This can be achieved by matching the make-up of the original plaster, thus preventing cracking and failure caused by one plaster being harder than the other.

As plaster removal is being conducted, peeling paint should also be removed by carefully scraping off the loose paint. After the plaster repairs are complete, repainting can begin. It should be noted that all mold should be removed before painting begins, as paint applied over a moldy surface is likely to peel.

Once Phase 2 repairs have been completed, the house should once again be cleaned and vacuumed to remove dust, paint chips, and other construction debris. At this point, the house will be available for very limited use. It should not be overused because all elements will not have been completely repaired or protected. However, infrequent and small tours, or similar uses that allow others to see the interior of the house partially rehabilitated, may generate excitement and interest in the project, which may in turn help increase fundraising and volunteer work.

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209 To determine appropriate treatment by room, refer to the preservation zones as outlined at the beginning of this section.
Phase 3

The third and final phase of this project will result in the complete rehabilitation of the manor house. The electrical system should be evaluated and updated. At this time, light fixtures should be cleaned and repaired. If they do not provide adequate lighting, portable lamps can be added, but additional light fixtures should not be installed.

Damaged flooring in the service wing corridor, bathrooms, and gun cleaning room can be replaced at this time. Use of similar materials is ideal, but other materials can be substituted. Most of the flooring can be salvaged, and repairs may be less expensive than a full replacement even with a cheaper substitute. The flooring in the servant’s hall may be able to be sanded and refinished. Any salvaging of historic materials should be evaluated before replacements are considered.

Other cosmetic work, such as replacing balusters on the basement will be completed in this phase. In several rooms, including the living room and library, the doors no longer open and close easily, either sticking or not fully closing at all. Some of the doors will need to be rehung. The broken closet door in the library will need a careful repair (Fig. 6-2). The splintered wood should be reattached to conserve the original materials.

The final interior element to repair and restore is the imported paneling in the living room, dining room, and library. In locations where there is a hole in the wood, it should be covered. Light fixture replacements should be found for the living room and library to address the holes in the walls of these rooms. The wood that has fallen from the baseboard in the library should be placed back into position. The missing floral band should not be replaced. The hole located in the baseboard of the living room will need to be filled with new

211 The parquet flooring should not be sanded. Neither should the flooring in the living room, as it is in good shape and having sanding equipment in that room will risk damaging the paneling.
material The filler should match the wood around it so that it blends visually into the wall. It should be designed to be reversible; should it fail or need to be removed due to discoloration in the future, its removal should not harm the original wood around it.

Most of the panels exhibiting cracks do not need to be repaired because they are held in place by all of the elements around them. The panels with the largest cracks may need repair if the pieces are loose. Any of the cracked wood may be repaired for visual effect, if desired. Each should be repaired in situ to avoid dismantling the pieces of the wall. Pearl hide glue (traditional cabinet-makers glue) should be employed by applying it to the crack and holding the pieces of the panel together with a makeshift clamp.\(^{212}\) Pearl hide glue is and appropriate choice for these repairs because it is easily removable, amalgamates with itself, is strong, and is flexible enough to allow the wood to expand and contract.\(^{213}\)

Another prevalent problem in both rooms is due to general wear and tear. This includes dents, nicks, and scratches. The complete removal of these blemishes is not recommended, as the required abrasion would damage the surrounding wood.\(^{214}\) Waxes and polishes can remove the visual signs of small scratches. Some commercial scratch-remover polishes are appropriate, but should be used only on the scratch, avoiding surrounding undamaged wood.\(^{215}\) Colored wax sticks can hide scratches well, but before used throughout the room, they should be applied to spot tests to make sure they are a match to the rest of the wood.\(^{216}\)

Once repairs have been completed and causes of damage rectified or ameliorated, a thorough cleaning and refinishing will restore the interior to its intended beauty. Vacuuming will remove the years of dust and dirt that have accumulated on the wooden elements.\(^{217}\) To aid the vacuuming, the surfaces should be brushed with a soft-bristle paint brush beforehand to loosen dust and dirt.\(^{218}\)

\(^{212}\) Smith, p. 45.
\(^{213}\) Ibid.
\(^{214}\) Ibid., p. 97.
\(^{215}\) Ibid.
\(^{216}\) Ibid., p. 98.
\(^{217}\) Ibid., p. 39.
\(^{218}\) Ibid.
If further cleaning is required, the mildest possible method should be applied. Before deciding on a cleaner, a small area out of direct line of sight should be tested. In this house, no more than a mild cleaner will be necessary. After this has been completed, the surfaces should be dusted regularly; accumulated dust can cause damage by trapping moisture and by abrading the wood.

The next step is refinishing the wood. The goal of this step will not be to remove the patina and aged look that the wood has acquired over its lifetime. This application will simply even out some areas where the original finish has worn away and will offer protection to the wood by creating a layer between it and small amounts of dust, dirt, water, and other damaging elements. The most appropriate finish is a wax finish, which was a typical finish on wood until the late eighteenth century. If the interiors were in fact imported from England, it is likely that this was the original finish. A finish from this time period would have used pure beeswax. This would be prohibitively expensive on this scale, and a modern wax, made from beeswax and not containing any silicone, will achieve the same look. These waxes can be purchased colorless, pale, or dark. It is recommended that a pale wax be used, as it will help disguise some of the discolorations caused by light damage and scratches.

One final exterior repair will need to be completed as a part of Phase 3: repointing the masonry where water has caused it to deteriorate. All areas shaded on the condition drawings should be checked for weakened mortar. If it does need replacing, the new mortar should match the old in color, strength, and porosity. This can be achieved by assessing and matching the original components. When the new mortar is patched in, it should be in a flush joint to match the rest of the building.

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219 Ibid., p. 40.
220 Ibid., p. 128.
221 Ibid, p. 122.
222 Ibid.
223 Ibid.
Ongoing Maintenance

Keeping the manor house in usable condition is an ongoing process. Many historic structures undergo a large restoration and then are allowed to deteriorate slowly again until the next large project is required.\textsuperscript{224} To avoid future lengthy, high-cost projects, problems must be alleviated immediately or prevented from occurring at all. The following basic maintenance plan should help postpone future projects of this scale.\textsuperscript{225}

Monthly:
- Walk-through the house to check for leaks, mold, bowing paneling or plaster, or other damaged elements.

- Exterior should be checked for broken windows or other damage.

Quarterly:
- Clean gutters and downspouts. Check for bending and for missing screens.

Biannually:
- Prune overhanging branches, creeping vines, and remove vegetation growing against exterior walls.

Annually:
- Inspect roof for broken or missing slates. Check flashing.

- Inspect attic and basement for signs of rot and structural problems.

- Have a termite and pest inspection conducted.

- Update building file.

Sporadically:
- After storms, inspect the slate roof and windows for broken elements. Check the basement for standing water.

- Every five years, have a professional architect or engineer conduct structural and condition surveys.

\textsuperscript{224} Stivale, p. 31.
\textsuperscript{225} Based in part on suggestions from Park, pp. 18-19 and Levine, p. 16.
CONCLUSION

The amount of required rehabilitation work outlined in this project can seem daunting to a non-profit organization, especially one that does not count preservation as a primary focus. It can be difficult to justify costly work to historic buildings, but in this case the buildings have proven themselves to be integral elements of the camp experience. The loss of historic buildings and landscape features would almost certainly and irreparably damage Camp Low Country's distinctness, ambience, and attendance.

For an organization so focused on volunteer work, and at a camp that owes many of its features to volunteers, it is not unreasonable to assume that costs can be kept down on the manor house rehabilitation through the careful use of volunteer labor. This is not true for all of the necessary repairs; for example, the work on the roof will need to be
completed by experienced professionals to avoid the shoddy work currently displayed. Much of the other work, however, especially Phase 3 repairs, may be able to be completed by volunteers and current employees under the supervision of a project manager who is trained in architectural conservation practices.226

The benefits of using volunteers and current maintenance workers is two-fold. Cutting down on labor costs, which can be as much 75 percent of a project, is the immediate benefit.227 Having this work completed by volunteers and employees affiliated with the organization will result in the Girl Scouts of Eastern South Carolina developing a group of people to call on for maintenance and future repairs who have been trained in treatment philosophies and have been taught the care required for historic building repairs.228 Furthermore, this organization of labor provides more flexibility and reduces the need for large payments to a contractor or company.229 However, under no circumstances should repairs be completed without the consultation, guidance, or supervision of a conservator (Fig. 7-2).

Even with the use of volunteers and in-house staff, the complete rehabilitation of the manor house will be an expensive process. To help mitigate costs, the potential use of grant money should be explored. Grants for repairs to historic buildings are available from federal, state, local, non-profit, commercial, and individual sources.

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228 Ibid, p. 31.
229 Ibid, p. 27.
They can be located through online searches, library resources, or by contacting local preservation groups, the State Historic Preservation Office, or the National Trust for Historic Preservation.

For additional fundraising, which may be required for matching grants or to cover the remaining costs of rehabilitation, it is recommended that a "Friends of Camp Low Country" be established to collect donations for the repair and maintenance of specific historic buildings on the camp property. This technique has been tried before at Camp Low Country, but does not appear to have been successful. A separate but affiliated group could fundraise for the buildings without creating a conflict of interest between competing needs and goals of the Girl Scout Council as a whole.

It is also suggested that a new and up-to-date master plan be developed. This plan should be comprehensive and should make use of the historic features of the camp, making them the focus and inspiration for all future plans. Planned and important uses should be determined for the manor house and associated buildings that will justify their upkeep. A landscape and garden study should be included so that historic features can be acknowledged and maintained.

The master plan should also address the ways in which Girl Scouts can be involved with the upkeep of the camp, and use that as a learning experience. New programming could include studies in architecture and basic repairs, archeology using historic maps, descriptions, and resources, and maintaining gardens. These activities, conducted under the guidance of a professional or skilled volunteer, will not only uncover information about the history of Richmond Plantation and help maintain it for future girls, it will also instill new interests and provide exciting opportunities to camp-goers and local Girl Scout troops.

Lastly, a full disaster management plan should be developed to avoid many of the problems and delays that occurred after Hurricanes Hugo and Floyd. A clear outline of work to complete before a known storm should be created and employees should be trained in their responsibilities. Post-storm documentation and survey standards should be clear and be implemented immediately.  

Richmond Plantation has been an important part of the low country landscape for two hundred and fifty years. The historic landscape features and buildings help tell the story of the area and the people involved in shaping

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230 Poston, pp. 165-166.
it. Although the manor house has only been a part of that landscape for eighty years, it is the symbol of the entire plantation. It is also now the symbol of the Girl Scouts of Eastern South Carolina, who are rightfully proud to have such an incredible resource at their disposal.

Unfortunately, this symbol and unique architectural work is in danger of being lost to the girls who would be inspired by it, the citizens who could enjoy its beauty, and the future generations who could learn from it. The current owners need to become better stewards of this property and once again let it serve a purpose to those who may use it. The wish to save it is not enough—steps must be taken immediately before it is too late to keep the building.

If a systematic, step-by-step approach like the one presented in this project is adopted, there is no reason that this non-profit organization would not be able to save the manor house and the other historic buildings at Camp Low Country. The camp’s success relies on the presence of history and the ability to experience it first-hand. It is an invaluable resource for thousands of Girl Scouts who have the opportunity to visit the camp.
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Other


APPENDIX A

Secretary of the Interior's Standards for the Rehabilitation of Historic Structures

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
Secretary of the Interior's Guidelines for the Rehabilitation of Historic Structures

When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment. Prior to undertaking work, a documentation plan for Rehabilitation should be developed.

Choosing Rehabilitation as a Treatment

In Rehabilitation, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation; however, an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the Standards for Rehabilitation and Guidelines for Rehabilitation to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions.

Identify, Retain, and Preserve Historic Materials and Features

Like Preservation, guidance for the treatment Rehabilitation begins with recommendations to identify the form and detailing of those architectural materials and features that are important in defining the building's historic character and which must be retained in order to preserve that character. Therefore, guidance on identifying, retaining, and preserving character-defining features is always given first. The character of a historic building may be defined by the form and detailing of exterior materials, such as masonry, wood, and metal; exterior features, such as roofs, porches, and windows; interior materials, such as plaster and paint; and interior features, such as moldings and stairways, room configuration and spatial relationships, as well as structural and mechanical systems.
Protect and Maintain Historic Materials and Features

After identifying those materials and features that are important and must be retained in the process of Rehabilitation work, then protecting and maintaining them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work. For example, protection includes the maintenance of historic material through treatments such as rust removal, caulking, limited paint removal, and re-application of protective coatings; the cyclical cleaning of roof gutter systems; or installation of fencing, alarm systems and other temporary protective measures. Although a historic building will usually require more extensive work, an overall evaluation of its physical condition should always begin at this level.

Repair Historic Materials and Features

Next, when the physical condition of character-defining materials and features warrants additional work repairing is recommended. Rehabilitation guidance for the repair of historic materials such as masonry, wood, and architectural metals again begins with the least degree of intervention possible such as patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading them according to recognized preservation methods. Repairing also includes the limited replacement in kind—or with compatible substitute material—of extensively deteriorated or missing parts of features when there are surviving prototypes (for example, brackets, dentils, steps, plaster, or portions of slate or tile roofing). Although using the same kind of material is always the preferred option, substitute material is acceptable if the form and design as well as the substitute material itself convey the visual appearance of the remaining parts of the feature and finish.

Replace Deteriorated Historic Materials and Features

Following repair in the hierarchy, Rehabilitation guidance is provided for replacing an entire character-defining feature with new material because the level of deterioration or damage of materials precludes repair (for example, an exterior cornice; an interior staircase; or a complete porch or storefront). If the essential form and detailing are still evident so that the physical evidence can be used to re-establish the feature as an integral part of the rehabilitation, then its replacement is appropriate. Like the guidance for repair, the preferred option is always replacement of the entire feature in kind, that is, with the
same material. Because this approach may not always be technically or economically feasible, provisions are made to consider the use of a compatible substitute material. It should be noted that, while the National Park Service guidelines recommend the replacement of an entire character-defining feature that is extensively deteriorated, they never recommend removal and replacement with new material of a feature that—although damaged or deteriorated—could reasonably be repaired and thus preserved.

**Design for the Replacement of Missing Historic Features**

When an entire interior or exterior feature is missing (for example, an entrance, or cast iron facade; or a principal staircase), it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance. Although accepting the loss is one possibility, where an important architectural feature is missing, its replacement is always recommended in the Rehabilitation guidelines as the first or preferred, course of action. Thus, if adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, and if it is desirable to re-establish the feature as part of the building’s historical appearance, then designing and constructing a new feature based on such information is appropriate. However, a second acceptable option for the replacement feature is a new design that is compatible with the remaining character-defining features of the historic building. The new design should always take into account the size, scale, and material of the historic building itself and, most importantly, should be clearly differentiated so that a false historical appearance is not created.

**Alterations/Additions for the New Use**

Some exterior and interior alterations to a historic building are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include providing additional parking space on an existing historic building site; cutting new entrances or windows on secondary elevations; inserting an additional floor; installing an entirely new mechanical system; or creating an atrium or light well. Alteration may also include the selective removal of buildings or other features of the environment or building site that are intrusive and therefore detract from the overall historic character. The construction of an exterior addition to a historic building may seem to be essential for the new use, but it is emphasized in the Rehabilitation guidelines that such new additions should be avoided, if possible, and considered only after it is
determined that those needs cannot be met by altering secondary, i.e., non character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alternative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not radically changed, obscured, damaged, or destroyed. Additions and alterations to historic buildings are referenced within specific sections of the Rehabilitation guidelines such as Site, Roofs, Structural Systems, etc., but are addressed in detail in New Additions to Historic Buildings.

**Energy Efficiency/Accessibility Considerations/Health and Safety Code Considerations**

These sections of the guidance address work done to meet accessibility requirements and health and safety code requirements; or retrofitting measures to improve energy efficiency. Although this work is quite often an important aspect of Rehabilitation projects, it is usually not a part of the overall process of protecting or repairing character-defining features; rather, such work is assessed for its potential negative impact on the building's historic character. For this reason, particular care must be taken not to radically change, obscure, damage, or destroy character-defining materials or features in the process of meeting code and energy requirements.
Figure A-1: 1790 Map
Charleston Register of Mesne Conveyance, Book P-7, pg. 326
Figure A-2: 1962 Map
Berkeley County Register of Deeds, Book O, pg. 74
Figure A-3: Topographic Map
Girl Scouts of Eastern South Carolina, property file, Cordesville, SC
Figure A-4: Plan of Camp Low Country, c. 1988, updated to reflect some changes
Girl Scouts of Eastern South Carolina property file, Cordesville, SC
Selected Architectural Drawings

Clinton and Russell

Manor House for George Ellis

Cordesville, SC

1930
Figure A-6: First floor plan, service wing
Figure A-7: First floor plan, center
Figure A-8: First floor plan, master's wing
Figure A-9: Second floor plan
Figure A-10: North elevation, service wing
Figure A-11: North elevation, center
Figure A-13: East elevation
Figure A-14: South elevation, service wing
Figure A-15: South elevation, center
Figure A-16: South elevation, master's wing
Figure A-17: West elevation
Figure A-22: Section 5-5
Figure A-23: Interior elevations
APPENDIX C

Condition Drawings
Richmond Plantation Manor House
Cordesville, SC
Hillary King
2008
Figure A-24: North Elevation

- Broken, loose, or missing slate
- Rotting wood
- Hole where wood has rotted away
- Water damage and biological growth
- 15 degree turn (not shown)
- Cracked window pane
- Crack in wall
- Gutter bent
Broken, loose, or missing slate

Cracked window pane

Gutter bent

Board over window

Rotting wood

Hole where wood has rotted away

Standing water

Water damage and biological growth

Figure A-25: East Elevation
Figure A-26: South Elevation

- Broken, loose, or missing slate
- Crack
- Paint on window panes
- Water damage and biological growth
- Rust
- Hole where wood has rotted away
- Vines
- Gutter and downspout
- 15 degree turn (not shown)
Gutter bent

Broken, loose, or missing slate

Water damage and biological growth

Rotting wood

Figure A-27: West Elevation
Figure A-28: North Elevation, Living Room

- White stains
- Space between panels
- Slight bowing
- Cracks
- Severe UV discoloration
Holes from missing light fixture

Possible furniture beetle damage

Slight bowing

Cracks

Severe UV discoloration

Figure A-29: East Elevation, Living Room
Figure A-30: South Elevation, Living Room

- Discoloration
- Rust
- Hole
- Severe UV discoloration
Severe UV discoloration

Cracks

Figure A-31: West Elevation, Living Room
Figure A-32: North Elevation, Dining Room
Figure A-33: East Elevation, Dining Room
Figure A-34: South Elevation, Dining Room
Figure A-35: West Elevation, Dining Room
Figure A-36: North Elevation, Library
Severe UV discoloration

Possible furniture beetle damage

Door no longer attached

Figure A-37: East Elevation, Library
Figure A-38: South Elevation, Library
Figure A-39: West Elevation, Library
RICHMOND PLANTATION
MANOR HOUSE
CONDITION ASSESSMENT

HILLARY KING
MASTERS PROGRAM IN HISTORIC PRESERVATION
CLEMSON UNIVERSITY AND THE COLLEGE OF CHARLESTON
BROKEN, LOOSE, OR MISSING SLATE

WATER DAMAGE, BIOLOGICAL GROWTH

ROTTING WOOD

HOLE OR MISSING ELEMENT

BENT OR DAMAGED GUTTER

RUST

STANDING WATER

CRACKS, VINES

EAST ELEVATION

SOUTH ELEVATION

FLOOR PLAN KEY

15° degree turn not shown in elevation.
- DISCOLORATION
- HOLE OR MISSING
- ELEMENT
- INSECT DAMAGE
- CRACKS, MISMATCHED
- ELEMENTS

NORTH ELEVATION
1/2"=1'-0"
1:64

WEST ELEVATION
1/2"=1'-0"
1:64

SOUTH ELEVATION
1/2"=1'-0"
1:64

EAST ELEVATION
1/2"=1'-0"
1:64

DINING ROOM
DISCOLORATION
MOLD
HOLE OR MISSING ELEMENT
INSECT DAMAGE
CRACKS, MISMATCHED ELEMENTS

NORTH ELEVATION
1/8" = 1'-0"
1:84

WEST ELEVATION
1/8" = 1'-0"
1:84

SOUTH ELEVATION
1/8" = 1'-0"
1:84

EAST ELEVATION
1/8" = 1'-0"
1:84

LIBRARY