

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

PH0686042

FOR NPS USE ONLY

RECEIVED **OCT 12 1978**

DATE ENTERED **FEB 23 1979**

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC Anderson Downtown Historic District

AND/OR COMMON

2 LOCATION

STREET & NUMBER ~~Area of Main Street~~ between Tribble Street and Market Street

CITY, TOWN

Anderson

___ VICINITY OF

___ NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

#3

STATE

South Carolina

CODE

045

COUNTY

Anderson

CODE

007

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input checked="" type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL	<input checked="" type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input checked="" type="checkbox"/> BOTH	<input checked="" type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL	<input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input checked="" type="checkbox"/> ENTERTAINMENT	<input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input checked="" type="checkbox"/> GOVERNMENT	<input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME Multiple Ownership (List Attached)

STREET & NUMBER

CITY, TOWN

___ VICINITY OF

STATE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Anderson County Courthouse

STREET & NUMBER Post Office Box 4046

CITY, TOWN

Anderson

STATE
South Carolina

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Inventory of Historic Places in South Carolina

DATE

1973 (update)

___ FEDERAL STATE ___ COUNTY ___ LOCAL

DEPOSITORY FOR SURVEY RECORDS

South Carolina Department of Archives and History

CITY, TOWN

Columbia

STATE
South Carolina

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input checked="" type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Situated in northwestern South Carolina, the town of Anderson was established circa 1827. Although Anderson has grown rapidly and changed much since that time, the Anderson Downtown Historic District, comprised of approximately 102 structures, chronicles a large part of the town's history. Although no longer the geographic center of Anderson, the downtown area is still considered by the citizenry as the heart of town.

The Anderson Downtown Historic District consists of an area which appears very much as it did at the turn of the Century. The district is comprised of approximately 97 commercial structures, the County Courthouse, the Anderson City Hall, a Victorian fountain, and two historic monuments. The structures date primarily from the late 19th and early 20th Centuries, and are located in the heart of Anderson's central business district. The courthouse and surrounding square serve as the focal point of the historic district. Located southeast of this commercial district is the residential Anderson Historic District which was entered in the National Register in 1971.

Few of the commercial buildings included within the historic district have been irreparably altered since their construction. The majority of the alterations have been made to the first stories of the buildings, while upper stories have frequently only been covered by new siding. The majority of the buildings are in good condition. Structures are primarily two or three stories high and usually constructed of brick. The majority of the buildings relate to one another in terms of height, scale and construction materials. Patterns of fenestration, cornice moldings and other details also provide continuity.

The nominated area has recently been the subject of a survey and planning study by the City of Anderson, partially funded through a Department of Interior grant awarded through the South Carolina Department of Archives and History. This study grew out of the realization that there is a need to preserve the town's architectural heritage. Additionally, the study is intended to be a tool in identifying the problems of the downtown area. This study has already resulted in a renewed interest on the part of property owners to restore and/or renovate structures in the district.

The Anderson Downtown Historic District is partially surrounded by areas also included in the study prepared by the City of Anderson. Although the surrounding area therefore includes some buildings of historic value, the district boundaries have been delineated to include the core of the historic district, with a minimum number of intrusions. Additionally, the structures included either front on the Courthouse Square or on Main Street.

Key structures in the district include:

1. Sullivan Hardware Company Warehouse: This three-story brick warehouse, in the commercial Romanesque style, was constructed in 1909, measuring 91' by 132'. Brick pilasters separate the facade of the building into arched bays. The structure also features a brick corbeled parapet.
(See Photograph #12)

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input checked="" type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input checked="" type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Anderson Downtown Historic District is primarily significant as a well-preserved late 19th/early 20th Century commercial area. The district retains a typical town plan with a courthouse square in its center, as well as numerous good examples of Victorian commercial architecture. In addition, Anderson is significant for its role as both a commercial, governmental, and cultural center for Anderson County.

In 1826, by an act of the Legislature, the Old Pendleton District was divided into the judicial districts of Anderson and Pickens. One year later, a commission of five men purchased 130 acres for the formation of the village of Anderson. The property was surveyed by Matthew Gambrell, a member of the commission appointed to select a suitable site for the village, and the town subsequently was laid out by him in numbered tracts and lots. Circa 1828, a two-story courthouse was completed; in 1833, the Village of Anderson was incorporated.

The majority of the early commercial structures were wooden, several of which were destroyed or damaged by fire in 1845. Store buildings and hotels were rebuilt, but it was following the period of Reconstruction that Anderson experienced a period of major construction. Beginning in the 1870s and continuing through the turn of the century, many structures were erected. Many of the present downtown buildings date from that period of growth, and are consequently typical of late Victorian architecture.

Following the erection of a Confederate Monument in 1902, the Anderson Civic Association was organized and created a park around the monument. The downtown beautification program which took place in 1904-05, also included the landscaping of the courthouse grounds and the installation of the Robert Anderson Memorial Fountain. This beautification program also included the planting of trees along streets in the area.

Present-day Anderson in many ways resembles its appearance during the early 20th Century. Although new structures have been built and facades have been altered, the town retains much architectural integrity.

ARCHITECTURE: Spanning the period between 1872 and the present, architecture in the district ranges from the Eclectic Sullivan Hardware Store to the modernistic Bailes Building. However, the majority of the structures in Anderson's central business district date from around the turn of the century. Notable structures include the Sullivan Hardware Store and Warehouse, the Romanesque Revival Anderson County Courthouse, the Plaza Hotel, the Anderson County Arts Center, and the Sullivan-King Mortuary.

continued

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Acts and Joint Resolutions of the General Assembly of the State of South Carolina Passed at the Regular Session of 1898. Columbia: Columbia Register Print for State Printers, 1898, pp. 866-867.
Anderson Daily Mail and Independent, Cooperative Centennial Edition, 11 June 1928.

continued

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY ca. 14.49

QUADRANGLE NAME Anderson, S.C.

QUADRANGLE SCALE 1: 62500

UTM REFERENCES

A 1,7 | 3,4,8 | 3,0,0 | 3,8 | 1,9 | 4,0,0

B 1,7 | 3,4,8 | 5,5,0 | 3,8 | 1,9 | 4,5,0

ZONE EASTING 725 NORTHING 700
 C 1,7 | 3,4,8 | 7,0,0 | 3,8 | 1,8 | 5,0

ZONE EASTING NORTHING
 D 1,7 | 3,4,8 | 4,5,0 | 3,8 | 1,8 | 7,0,0

E

F

G

H

VERBAL BOUNDARY DESCRIPTION

See continuation sheet

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

(Eric Ballard, Assistant Planner, City of Anderson)

NAME/TITLE Georgianna Graham, Programs Coordinator; & Kappy McNulty, South Carolina Appalachian Council Department of Archives & History

ORGANIZATION South Carolina Department of Archives & History DATE January 1978

STREET & NUMBER P. O. Box 11,669 Capitol Station TELEPHONE (803) 758-5816

CITY OR TOWN Columbia STATE South Carolina

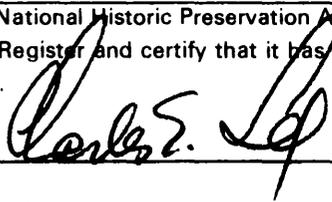
12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

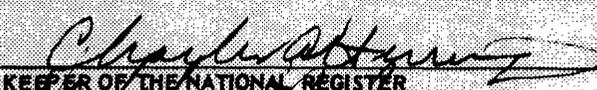


TITLE Charles E. Lee
State Historic Preservation Officer

DATE 9/19/78

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

ATTEST: 
 KEEPER OF THE NATIONAL REGISTER

 CHIEF OF REGISTRATION

DATE 2-23-79

DATE 2/23/79

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The Sullivan Hardware Company first opened in Anderson in 1882, dealing mostly in agricultural products and supplies for small textile mills. Since that time, the company has expanded to four warehouses and three retail outlets.

2. Sullivan Hardware Store: This two-story brick Victorian structure was constructed circa 1891. Its facade is virtually unaltered, featuring cast iron decorative work in the Eclectic style. The company is still managed by the grandsons of its founders. (See Photograph #13)
3. Plaza Hotel: Originally known as the Hotel Chiquola, the Plaza Hotel was constructed in 1888 on the site of the old Waverly House. The four-story brick Romanesque style structure has been modified through the years and much of its ornamentation is now gone. It does, however, retain decorative brick work, paired 1/1 windows (some arched), and oriels. (The oriel at the southeastern corner of the structure is three-stories high.) The facade also features brick corbeling and bartizans. (See Photograph #14)
4. Anderson County Courthouse: The third Anderson County Courthouse, this Eclectic style structure was constructed in 1898. Features of this three-story building include curvilinear gables, decorative brick work, a central clock tower, arched windows with stone sills, a raised basement, and tile roof.

The courthouse underwent major renovation in 1939. At that time, a tower on its right side was demolished and replaced with a wing identical to the left side. (See Photograph #15)

5. Robert Anderson Fountain: This fountain was erected in 1906 as part of an overall beautification of the courthouse grounds, a project begun in 1905 by a women's group known as the Anderson Civic Association. Constructed of iron, the fountain was made by the Anderson Machine and Foundry Company. Sixteen feet in height, the topmost figure holds an urn from which water cascades into two basins and finally into a reflection pool. The fountain has recently been restored by the City of Anderson. (See Photographs #6 and 7)
6. Formerly known as the Bleckley Building, this structure was constructed circa 1894 by Sylvester Bleckley on what was then known as Granite Row. Used for many years by Brown, Osbourne and Company, it is currently occupied by the Fleishman Store. The second story of this brick building features a central arched double window flanked on either side by 1/1 windows. A cornice molding which originally appeared at the top was removed in the early 1900s. Although architecturally altered, the building is locally significant. (See Photograph #16)

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7. National Bank of Anderson: This structure was constructed circa 1883 to house the Anderson National Bank, the first bank organized in Anderson (incorporated circa 1873). Now occupied by Kell-Brooks, this two-story brick Italianate structure features a bracketed cornice and paired arched windows with hoodmoldings. Alterations have been made to both the windows and door on the first floor, and a large addition to the corner was built in the 1940s. (See Photograph #17)
8. Anderson City Hall: This building was constructed in 1898 at a cost of approximately \$10,000. Romanesque Revival in style, this structure features a corner tower with pyramidal roof with finials and bartizans. Originally brick, it was enlarged and stuccoed during the mid-1900s. The interior has recently been renovated by the City of Anderson. (See Photograph #18)
9. Old Reformer Brass Cannon: Believed to have been used in the Revolutionary War, it became known as Old Reformer in the Red Shirt Campaign of 1876. Brought to Anderson in 1814, it was placed in its present site during the early 1920s.
10. Confederate Monument: Statue of a Confederate soldier, it was dedicated January 18, 1901. It faces the courthouse and commemorates the Confederate Infantry, Artillery and Navy. (See Photograph #3)
11. Sullivan-King Mortuary: 401 North Main. Built in 1909 as U.S. Post Office with James Knox Taylor as supervising architect. Constructed of brick, it features arched windows, brick pilasters, and a tile roof. Although the interior does retain marble floors and a circular metal staircase, it has been altered for its present use. An addition has been made to the rear. (See Photograph #19)
12. The Carnegie Library Bldg.: 405 North Main: Built in 1907 as a library. Brick structure with portico, rusticated quoins, dentil cornice, water table, and 1/1 windows. Recently adapted for use as an arts center. (See Photograph #20)

Other Buildings within the District Are:

13. 314 South Main Street: Circa 1900, two-story, brick, arched windows, dentil detail on moldings.
14. Hampton Furniture Company (312 South Main Street): Early 20th century, two-story, brick, molding with dentil detail.

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- 15a-15b. 310 South Main Street: Early 20th century, two-story, brick, facade altered.
16. 308 South Main Street: Early 20th century, two-story, brick, altered.
17. 304 South Main Street: Circa 1900, two-story, brick, original arched windows altered.
18. Kress Building (300 South Main Street): 1913, two-story, brick, 2/2 windows.
19. 117 West Church Street: Early 20th century, two-story, brick, paired 1/1 windows with arch.
20. Ideal Pawn Shop (121 West Church Street): Early 20th Century two-story, brick, 2/2 windows.
21. Tolly & Son Furniture (123 West Church Street): Early 20th century, one-story, brick, parapet, company is one of the oldest businesses in Anderson.
22. 216 South Main Street: Circa 1900, two-story, brick, bracketed cornice with dentil detail, 2/2 windows.
23. Gene Anderson's (212 South Main Street): Circa 1900, two-story, brick, facade covered.
24. Sadler's Style Shoppe (202/204 South Main Street): Circa 1900, brick, facade covered.
25. Eleanor Shop (200 South Main Street): Circa 1900, two-story, brick, facade covered.
26. Dickson Ice Cream Company (109 West Benson Street): Early 20th century, two-story, brick.
27. 111/113 West Benson Street: Early 20th century, two-story, brick.
28. Sullivan Hardware Store Side Entrance (115 West Benson Street): 1891, two-story, brick, large arch.
29. 117 West Benson Street: Early 20th century, two-story, brick, facade altered.

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30. 119/121 West Benson Street: Circa 1900, two-story, brick, 1/1 windows, molding with dentil detail, first floor facade altered.
31. 128 West Benson Street: Early 20th century, two-story, brick.
32. 126 West Benson Street: Early 20th century, two-story, brick.
33. 124 West Benson Street: Early 20th century, two-story, brick, parapet.
34. Virginia's (118 South Main Street): Circa 1900, two-story, brick, bracketed cornice, parapet.
35. 116 South Main Street: Early 20th century, two-story, brick, gable roof.
36. H. L. Green Annex (110 South Main Street): Identical to No. 28.
37. H. L. Green (108 South Main Street): Circa 1917, two-story, brick, bracketed cornice, parapet, windows bricked.
38. Lerner Shops (106 South Main Street): Early 20th century, two-story, brick, new facade.
39. Welborn Shoes (102 South Main Street): 1950s, replaced structure which burned in 1951, two-story, brick, tile facade.
40. 124 West Whitner Street: Early 20th century, two-story, brick and stucco, facade altered.
41. 122 West Whitner Street: Circa 1910, two-story, brick, bracketed cornice with dentil, 1/1 windows.
42. 114 West Whitner Street: Early 20th century, two-story, brick.
43. C&S National Bank (107 North Main Street): Early 20th century, two-story, brick, cornice.
44. Bigelow's Stout Shoppe (109 North Main Street): Early 20th century, two-story, brick, cornice.
45. 111 North Main Street: Identical to No. 37. 109 and 111 North Main are believed to have originally been one large structure.

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46. 113 North Main Street: Early 20th century, two-story, brick, two arched windows, cornice over first and second floors.
47. 115/117 North Main Street: Circa 1910, two-story, brick, cornice.
48. 119-123 North Main Street: Circa 1920, two-story, brick, facade altered.
49. 125/127 North Main Street: Circa 1905, two-story, brick, bracketed cornice, housed the first "moving picture" theater in Anderson.
52. 305-307 North Main: Circa 1900, two-story, brick structure. Lower level altered minimally. Upper level features 1/1 windows (single and paired) and two colors of brick.
53. 309 North Main, Greasy Spoon: Small one-story building.
54. 311-313 North Main: Circa 1900, two-story, brick structure.
56. P&N Railroad Depot (Jones, McIntosh, Threlkeld, Newman, Attorneys) 411 North Main Street: Circa 1910 railroad depot, brick, recently altered (windows bricked-in).
57. 142 North Main Street: Early 20th century, two-story, stucco.
58. 138 North Main Street: Early 20th century, two-story, stone and brick.
59. 136 North Main Street: Circa 1900, two-story, brick, altered somewhat.
60. John B. Lee (132 North Main Street): Early 20th century, two-story, brick, originally identical to Nos. 58 and 33, facade covered.
61. 130 North Main Street: Identical to No. 58.
62. 128 North Main Street: Circa 1900, two-story, brick, bracketed cornice, first floor facade altered in the 1960s.
63. 126 North Main Street: Mid-20th century, three-story, stone.
64. Brownlee Building (122 North Main Street): Early 20th century, two-story, brick, remodeled in the 1940s and decorative work removed.
65. Phil Jewelers (116 North Main Street): Early 20th century, facade now covered.

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66. Menonite Maid Restaurant (114 North Main Street): Early 20th century, two-story, brick, first floor facade altered, detail work from top of building removed.
67. 110/112 North Main Street: Early 20th century, two-story, brick, decorative cornice.
68. 108 North Main Street: Circa 1900, two-story, facade covered.
69. Walters and Hillman (104 North Main Street): Early 20th century, two-story, brick, cornice with dentil detail.
71. 105 East Whitner Street: Circa 1920, two-story, brick, door altered slightly.
72. Cochran's (107 East Whitner Street): Circa 1890, two-story, brick and stucco, detail removed in the early 1900s, first floor facade altered.
73. First National Bank (109 East Whitner Street): Early 20th century, two-story, brick, facade covered.
74. Gallant Belk Company (111-121 East Whitner Street): Circa 1890, two-story, brick, windows bricked and some facade covered.
75. Johnston Furniture (123 East Whitner Street): Circa 1890, two-story, brick, bracketed cornice, second story detail intact.
76. 125 East Whitner Street: Early 20th century, two-story, brick.
77. 127 East Whitner Street: Early 20th century, two-story, yellow brick.
78. Anderson College of Beauty (129 East Whitner Street): two-story, brick, decorative cornice with dentil detail, 2/2 windows with decorative pediment.
79. Anderson Community Theater (131 East Whitner Street): 20th century, two-story, stucco, modernistic.
80. Revco Drugs (101 South Main Street): Circa 1890, two-story, brick, part of the Old Granite Row.
81. County Office Building (103 South Main Street): Circa 1890, two-story, brick, plastered to resemble granite.
82. Bailes Building (105 South Main Street): Circa 1940, modernistic, three-story.

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83. F. W. Woolworth Company (111 South Main Street): Circa 1890, two-story, facade covered.
84. Shirley's (130 East Benson Street): Circa 1900, three-story, brick and granite, bracketed cornice with dentil detail, 2/2 arched windows, three semi-circular arched openings at entrance.
85. Caton's (128 East Benson Street): Circa 1900, two-story, brick, first floor facade altered.
86. Masonic Temple (118 East Benson Street): 1889, replaced an earlier temple on the same site, three-story, brick, dome and detail work have been removed.
87. Gables (116 East Benson Street): Circa 1890, two-story, brick, bracketed cornice, 2/2 windows with pediments.
88. The Spot (114 East Benson Street): Circa 1890, two-story, brick and stucco, originally identical to No. 84, remodeled after 1968 fire.
89. 112 East Benson Street: Circa 1890, two-story, brick, originally identical to No. 84, remodeled after 1968 fire.
90. 110 East Benson Street: Circa 1890, two-story, brick and stucco, remodeled after 1968 fire.
91. 108 East Benson Street: Circa 1890, two-story, brick and stucco, remodeled after 1968 fire.
92. Merit Shoes (104 East Benson Street): Circa 1890, Victorian, bracketed cornice, 2/2 windows with pediment.
93. 205 South Main Street: Early 20th century, two-story, center gable, new brick facade.
94. 211 South Main Street: Circa 1890, two-story, new brick facade.
95. The Cave (213 South Main Street): Circa 1890, two-story, brick and stucco, decorative cornice.
96. 215 South Main Street: 20th century, two-story, brick.
97. 217 South Main Street: 20th century, two-story, brick.

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98. 301 South Main Street: Circa 1900, two-story, brick.
99. 303 South Main Street: Early 20th century, two-story, brick, parapet.
100. 305 South Main Street: Early 20th century, two-story, brick.
101. 307 South Main Street: Early 20th century, two-story.
102. 309 South Main Street: Early 20th century, facade covered.
103. 212 McDuffie Street: Brick and stone building, featuring two large arches. According to tradition, this structure was at one time the Fretwell Company, dealing in horses, mules, wagons and buggies.

Non-Conforming Structures

50. First Federal Savings and Loan, 201 North Main Street: Four-story modern office building. Presently (1978) being enlarged.
51. Bankers Trust of South Carolina, 301 North Main Street: Two-story modern office building.
55. Anderson Armored Car Service, 409 North Main Street: Stone, one-story, originally a service station.
70. South Carolina National Bank: Stone and glass, modern office building.

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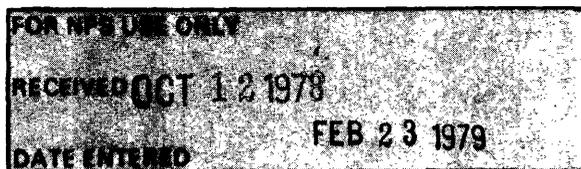
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COMMERCE: With a trading area extending over South Carolina's Piedmont section and into Georgia, commercial and manufacturing enterprises in Anderson developed rapidly from the time of its founding until the Civil War. Following Reconstruction, Anderson's textile-based commerce and industry once again began to prosper. Growth continued throughout the 19th Century into the 20th, climaxing between 1898 and 1907, with one of the greatest periods of building activity in the town's history. It was during this era of prosperity that a large number of the structures comprising the downtown district were built.

Today Anderson remains a trade center for the county and surrounding area. The Downtown Merchants Association, along with city governmental leaders, is presently spearheading a revitalization effort to prevent the deterioration of the city's commercial core.

THEATER/MUSIC: Since its founding, the business district of Anderson has served as the center of cultural activities for the town. According to tradition, the present Masonic Temple was erected in 1889 on the south side of the Courthouse Square, with Anderson's first opera house located on its second floor. For a number of years, this was the scene of concerts and plays presented by traveling companies. With the advent of "moving pictures," theaters began to appear in the city, one of the first being located in the structure at 127 North Main Street. Opening in 1910, it was known as the Electric Theater. Today, Anderson Community Theater productions are held in a building located on the north side of the square.

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Beginning at the intersection of North Main Street and Tribble Street proceed south along centerline of North Main Street for approximately 900 feet to Earle Street; then east along centerline of East Earle for approximately 200 feet; then south for approximately 250 feet; then east for approximately 270 feet to the centerline of North McDuffie; then south following centerline of McDuffie Street for approximately 700 feet; then west along south property line of 212 South McDuffie Street; then north along west property line of 212 South McDuffie Street; then west following south property lines of those buildings fronting on the south side of East Benson Street; then south following the east property lines of those buildings fronting on the east side of Main Street to the centerline of East Market; then east following the centerline of Market Street for approximately 70 feet; then south for approximately 170 feet; then west following the City of Anderson (City Hall) property line for approximately 220 feet to the centerline of South Main Street; then north following the centerline of Main Street to the intersection of Market Street; then west following the centerline of West Market Street for approximately 350 feet; then north following the western property lines of those buildings fronting on both sides of West Church Street and West Benson Street for approximately 620 feet; then east following the rear building line of those buildings fronting on the north side of West Benson Street for approximately 90 feet; then north following the rear property line of those buildings fronting on South Main Street for approximately 150 feet to the centerline of West Whitner Street; then west following the centerline of West Whitner Street for approximately 30 feet; then north following the western property line of 124 West Whitner; then east following the rear building line of those buildings fronting on the north side of West Whitner Street for approximately 160 feet; then north following the rear building line of those buildings fronting on the west side of North Main Street for approximately 1,280 feet to the centerline of Tribble Street; then east following the centerline of Tribble Street for approximately 100 feet to the point of origin.

