United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

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Name: Historic: Gaffney Residential Historic District

Location: Along sections of Rutledge Avenue, College Drive, E. Floyd Baker Boulevard, S. Johnson, S.Petty, S. Limestone, E. Buford, E. Jefferies, E. Montgomery, and Fairview Streets.

Common: Gaffney Residential Historic District

Classification: District

Owner: Multiple Ownership (more than 50 owners)

Representation in Existing Surveys: South Carolina Inventory of Historic Places, 1985

Description: The Gaffney Residential Historic District contains 111 contributing resources in an eighteen-block area. Although some infill construction has taken place in the past 50 years, the majority of the resources were built between ca. 1890 and ca. 1930. Most of these resources are houses sited on large urban lots and oriented towards wide, tree-lined streets. Homes are generally of frame or brick construction with fine examples of the Colonial Revival, Neo-Classic, and Bungalow styles as well as traditional vernacular forms. The majority of the buildings have been well maintained and the district basically retains its early twentieth century character.

Key resources which establish the character of the district:

43. 209 S. Johnson: Built by prominent businessman Junius Lipscomb, who ran the Victor Cotton Oil Mill. This Colonial Revival style house was built in 1900 and is two stories in height with extensive classical detailing. On the main facade is a one-story porch supported by Tuscan columns.

51. 225 S. Limestone: This two-story Queen Anne style home was built ca. 1900 by the Johnson family. It is composed of hollow core concrete blocks with a rusticated stone finish. The house has a one-story porch supported by concrete piers and the porch has a prominent corner gazebo.

134. 202 Rutledge Avenue : Built in 1919 by R. S. Lipscomb, this two-story frame house was designed in the Neo-Classical style.

136. 228 Rutledge Avenue: This large four-square house was built between 1909 and 1911 by Dr. Robert T. Ferguson, who used part of the house as a clinic. It has a hipped roof, gable porch, shingle clad exterior and is said to be a mail order Sears home.

145. 504 S. Johnson: Built in 1913 by George Byers, a partner in the firm of Carroll and Byers. The two-story brick house has a tile roof, central hipped dormer, and one-story porch supported by brick piers and Tuscan columns on the main facade.

146. 506 S. Johnson: This home was built in 1917 by James Carroll, who was one of the most prominent citizens of early twentieth century Gaffney. The house is a two-story brick residence with a hipped roof and central, mission style dormer. It has a one-story porch supported by brick piers and Tuscan columns on the main (east) facade. The house also features one-story wings containing a porch and porte-cochere.

163. 530 Rutledge Avenue: Built by Will Turner in 1910, this two-story frame house was built in the Neo-Classic style. On the main (north) facade is a large two-story portico with a pediment and Ionic columns. There is a one-story porch on three sides.

164. 520 Rutledge Avenue: ca. 1895 two-story, frame house with projecting gables. On three sides of the house is a one-story porch with milled posts, brackets, a spindled frieze and railing.

<u>Other properties contributing to the character of the district:</u>

2. 202 E. Floyd Baker Boulevard: ca. 1905 frame house.

3. 208 E. Floyd Baker Boulevard: ca. 1905 frame house.

5. 224 E. Floyd Baker Boulevard: ca. 1900 frame house.

6. 230 E. Floyd Baker Boulevard: ca. 1910 frame house.

7. 114 N. Johnson: ca. 1910 frame house.

8. 122 N. Johnson: ca. 1900 frame house.

9. 310 E. Floyd Baker Boulevard: ca. 1910 frame house.

11. 201 E. Buford: ca. 1910 frame house.

14. 223 E. Buford: ca. 1910 frame house.

18. 102 N. Johnson: ca. 1910 frame house.

19. 204 E. Buford: ca. 1899 frame house.

20. 216 E. Buford: ca. 1895 frame house.

22. 230 E. Buford: ca. 1900 frame house.

24. 103 S. Johnson: ca. 1900 frame house.

25. 105 S. Johnson: ca. 1910 frame house.

26. 109 S. Johnson: ca. 1920 frame house.

27. 111 S. Johnson: ca. 1905 frame house.

28. 315 E. Jefferies: ca. 1910 frame house.

29. 227 E. Jefferies: ca. 1900 frame house.

30. 223 E. Jefferies: ca. 1900 frame house.

31. 121. S. Petty: ca. 1917 frame house.

32. 119 S. Petty: ca. 1900 frame house.

33. 111 S. Petty: ca. 1935 frame house.

35. 203 S. Limestone: ca. 1900 frame house.

37. 105 E. Jefferies: ca. 1915 frame house.

39. 106 E. Jefferies: ca. 1935 frame house.

41. 218 E. Jefferies: ca. 1900 frame house.

46. 221 E. Montgomery: ca. 1900 frame house.

48. 222 S. Petty: ca. 1907 frame house.

50. 115 E. Montgomery: ca. 1905 frame house.

53. 302 S. Limestone: ca. 1910 frame house.

54. 318 S. Limestone: ca. 1890 frame house.

58. 323 S. Limestone: ca. 1908 frame house.

59. 119 College Drive: ca. 1910 frame house.

60. 310 S. Petty: ca. 1900 frame house.

64. 220 E. Montgomery: ca. 1905 frame house.

65. 228 E. Montgomery: ca. 1897 frame house.

66. 203 College Drive: ca. 1905 frame house.

67. 213 College Drive: ca. 1905 frame house.

68. 221 College Drive: ca. 1905 frame house.

69. 229 College Drive: ca. 1890 frame house.

70. 353 College Drive: ca. 1892 frame house.

71. 355 College Drive: ca. 1893 frame house.

73. 359 College Drive: ca. 1920 frame house.

75. 405 College Drive: ca. 1928 frame house.

77. 409 College Drive: ca. 1920 frame house.

78. 501 College Drive: ca. 1915 frame house.

79. 503 College Drive: ca. 1905 frame house.

80. 505 College Drive: ca. 1915 frame house.

81. 507 College Drive: ca. 1905 frame house.

82. 504 College Drive: ca. 1910 frame house.

84. 414-416 College Drive: ca. 1930 frame duplex.

85. 412 College Drive: ca. 1925 brick house.

86. 410 College Drive: ca. 1920 frame house.

87. 404 College Drive: ca. 1900 frame house.

88. 402 College Drive: ca. 1905 frame house.

90. 356 College Drive: ca. 1905 frame house.

91. 354 College Drive: ca. 1900 frame house.

92. 330 College Drive: ca. 1927 frame and stucco house.

93. 328 College Drive: ca. 1905 frame house.

97. 220 College Drive: ca. 1900 frame house.

98. 212 College Drive: ca. 1900 frame house.

99. 204 College Drive: ca. 1915 frame house.

101. 400 S. Petty: ca. 1910 frame house.

103. 114 College Drive: ca. 1910 frame house.

105. 102 College Drive: ca. 1915 brick house.

106. 402 S. Limestone: ca. 1910 frame house.

107. 406 S. Limestone: ca. 1920 frame house.

109. 422 S. Limestone: ca. 1910 frame house.

110. 424 S. Limestone: ca. 1920 frame house.

111. 428 S. Limestone: ca. 1915 frame house.

113. 434 S. Limestone: ca. 1920 frame house.

115. 440 S. Limestone: ca. 1924 frame house.

116. 110 Rutledge Avenue: ca. 1935 frame house.

117. 112 Rutledge Avenue: ca. 1930 frame house.

122. 421 S. Limestone: ca. 1930 frame house.

127. 426 S. Petty: ca. 1920 brick house.

128. 428 S. Petty: ca. 1915 frame house.

129. 430 S. Petty: ca. 1924 brick house.

130. 500 S. Petty: ca. 1914 brick house.

131. 509 S. Petty: ca. 1920 frame house.

132. 507 S. Petty: ca. 1915 frame house.

133. 505 S. Petty: ca. 1920 frame house.

135. 216 Rutledge Avenue: ca. 1910 frame house.

139. 425 S. Petty: ca. 1910 frame house.

140. 423 S. Petty: ca. 1920 frame house.

142. 420 S. Johnson: ca. 1930 frame house.

143. 500 S. Johnson: ca. 1915 frame house.

144. 502 S. Johnson: ca. 1910 house built of hollow core concrete blocks.

147. 606 S. Johnson: ca. 1915 frame house.

148. 610 S. Johnson: ca. 1924 brick house.

152. 421 S. Johnson: ca. 1900 frame house.

153. 503 S. Johnson: ca. 1905 frame house.

154. 103 Robbs Lane: ca. 1915 frame house.

155. 401 Rutledge Avenue: ca. 1915 frame house.

156. 407 Rutledge Avenue: ca. 1915 frame house.

157. 413 Rutledge Avenue: ca. 1910 frame house.

160. 427 Rutledge Avenue: ca. 1912 brick commercial building.

162. 534 Rutledge Avenue: ca. 1920 frame house.

165. 514 Rutledge Avenue: ca. 1920 frame house.

167. 500 Rutledge Avenue: ca. 1895 frame house.

168. 422 Rutledge Avenue: ca. 1900 frame house.

170. 408 Rutledge Avenue: ca. 1915 frame house.

Properties which do not contribute to the character of the district:

1. 122 N. Petty: ca. 1900 frame house; altered ca. 1960.

4. 212 E. Floyd Baker Boulevard: ca. 1960 brick office.

10. 120 N. Petty: ca. 1945 frame house.

12. 203 E. Buford: ca. 1900 frame house, altered ca. 1960; and garage apartment, altered 1985.

13. 215 E. Buford: ca. 1940 frame house.

15. 105 N. Johnson: ca. 1970 brick commercial building.

16. 103 N. Johnson: ca. 1970 brick commercial building.

17. 231 E. Buford: ca. 1970 brick commercial building.

21. 222 E. Buford: ca. 1940 frame house.

23. 110 S. Johnson: ca. 1940 frame garage apartment.

34. 207 S. Limestone: ca. 1945 commercial building.

36. 104 E. Jefferies: brick building of unknown date extensively altered to make residence.

38. 106 E. Jefferies: ca. 1940 frame house.

40. 108 E. Jefferies: ca. 1920 frame house; altered ca. 1960.

42. 224 E. Jefferies: ca. 1960 brick house.

44. 220 S. Johnson: ca. 1945 frame house.

45. 223 S. Johnson: ca. 1910 frame house; altered ca. 1970.

47. 215 S. Petty: ca. 1960 frame house.

49. 117 E. Montgomery: ca. 1960 frame house

52. 209 S. Limestone: ca. 1960 brick commercial building.

55. 311 S. Limestone: ca. 1960 commercial building.

56. 302 S. Petty: ca. 1950 brick house.

57. 304 S. Petty: ca. 1950 brick house.

61. 306 S. Petty: ca. 1950 frame house.

62. 301 S. Petty: ca. 1950 brick house.

63. 200 E. Montgomery: ca. 1950 brick house.

72. 357 College Drive: ca. 1940 brick house.

74. 401 College Drive: ca. 1910 frame house; altered ca. 1960.

76. 407 College Drive: ca. 1945 frame house.

83. 418 College Drive: ca. 1930 concrete block commercial building.

89. 358 College Drive: ca. 1950 brick house.

94. 308 College Drive: ca. 1970 brick church.

95. 410 S. Johnson: ca. 1960 brick house.

96. 228 College Drive: ca. 1950 brick house.

100. 410 S. Petty: ca. 1950 brick house.

102. 120 College Drive: ca. 1960 brick house.

104. 104 College Drive: ca. 1960 brick house.

108. 420 S. Limestone: ca. 1960 brick house.

112. 432 S. Limestone: ca. 1960 brick house.

114. 436 S. Limestone: ca. 1940 frame house.

118. 114 Rutledge Avenue: ca. 1950 brick house.

119. 435 S. Limestone: ca. 1945 frame house.

120. 427 S. Limestone: ca. 1945 frame house.

121. 423 S. Limestone: ca. 1950 brick house.

123. 417 N. Limestone: ca. 1940 frame house.

124. 401 S. Limestone: ca. 1935 brick and stucco commercial building.

125. 420 S. Petty: ca. 1950 brick house.

126. 424 S. Petty: ca. 1950 brick house.

137. 429 S. Petty: ca. 1960 frame house.

138. 427 S. Petty: ca. 1950 brick house.

141. 421 S. Petty: ca. 1920 frame house; extensively altered including enclosure of front porch.

149. 300 Rutledge Avenue: ca. 1970 brick library building.

150. 301 Rutledge Avenue: ca. 1970 frame and brick townhouses.

151. 506 S. Johnson: ca. 1950 frame house.

158. 419 Rutledge Avenue: ca. 1910 frame house; extensively altered; new concrete porch with "wrought-iron" posts, replacement two-over-twowindows.

159. 425 Rutledge Avenue: ca. 1960 brick house.

161. 507 Rutledge Avenue: ca. 1950 frame house.

166. 502 Rutledge Avenue: ca. 1950 brick house.

169. 420 Rutledge Avenue: ca. 1945 brick house.

171. 406 Rutledge Avenue: ca. 1950 brick house.

Significance: The Gaffney Residential Historic District is the largest concentration of historic residential architecture remaining in Gaffney. Within this area are some of the finest and most architecturally significant buildings in the community. By the late nineteenth century the southeast section of Gaffney had become the preferred residential area for the professional and merchant classes. From 1880 to 1930 several hundred families built substantial brick and frame homes in this section of the city. Included in the district are the homes of the textile mill executives, merchants, and other professionals who lived in Gaffney during its boom period at the turn of the century.

Acreage: Approximately 71.7 acres

Verbal Boundary Description: The boundary of the Gaffney Residential District is shown as the dark line on the accompanying map entitled "Gaffney Residential Historic District," which is drawn at a scale of 1"=400'. This boundary includes the largest number of contributing resources in this historic residential section of Gaffney while excluding as many noncontributing resources as possible.

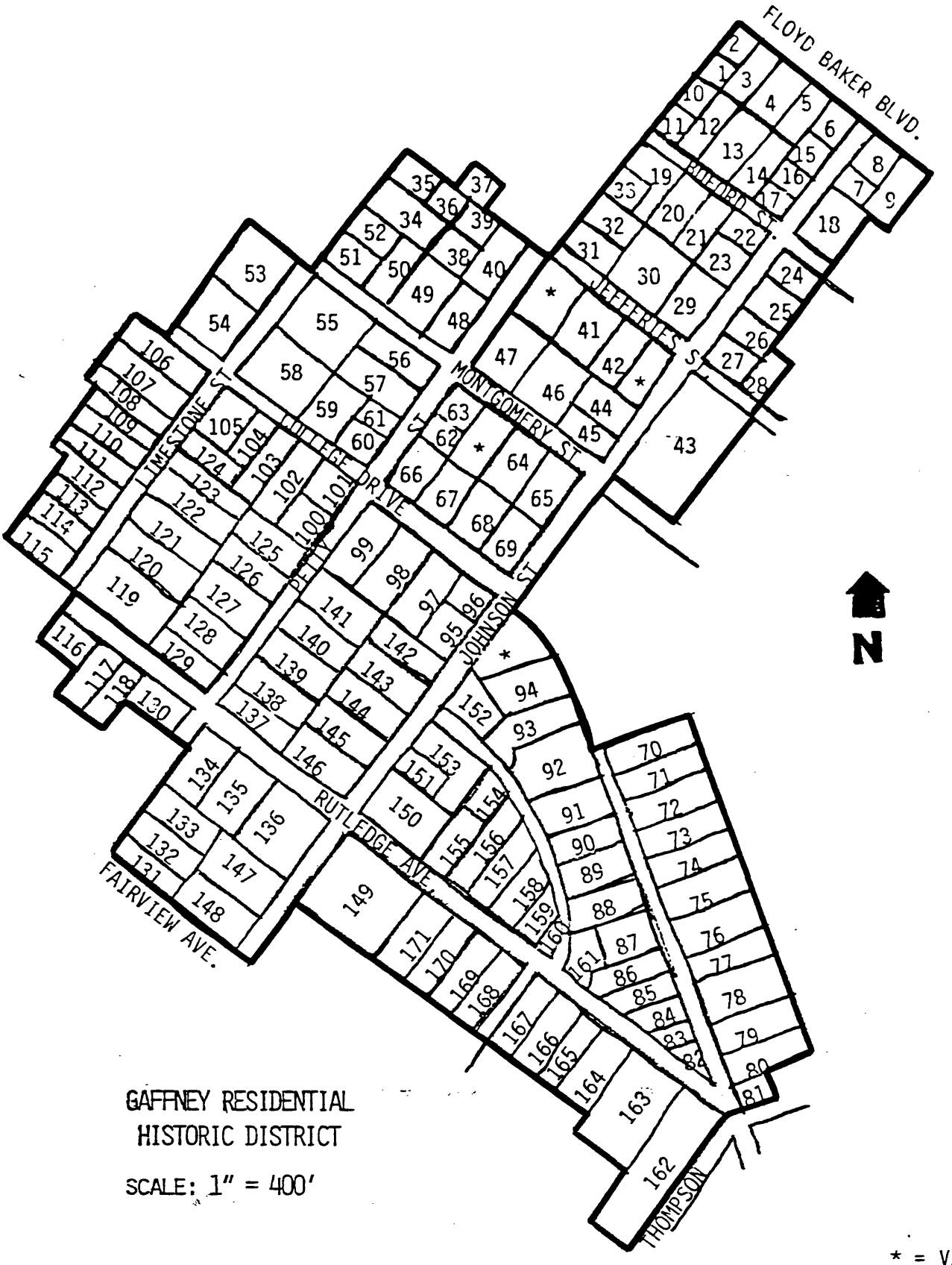
UTM Reference Points:

A. 17/440960/3881060	B. 17/441110/3880940
C. 17/440900/3880620	D. 17/440900/3880490
E. 17/441000/3880150	F. 17/440920/3880060
G. 17/440540/3880270	H. 17/440420/3880360

I. 17/440360/3880500 J. 17/440360/3880580
K. 17/440560/3880860 L. 17/440680/3880930

Other Information:

Level of Significance: Local



GAFFNEY RESIDENTIAL
HISTORIC DISTRICT

SCALE: 1" = 400'

* = VACANT LOT