Form No. 10-300 (Rev. 10-74)

DATA SHEET

7. America at Work
9. Society & Social Conscience

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED FEB 11 1976
DATE ENTERED MAY 19 1976

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

1 NAME

HISTORIC
** Summerville Historic District

AND/OR COMMON
Summerville Historic District

2 LOCATION

STREET & NUMBER
See Continuation Sheet
__NOT FOR PUBLICATION

CITY, TOWN
Summerville
__ VICINITY OF
CONGRESSIONAL DISTRICT
#1

STATE
South Carolina
CODE
045
COUNTY
Dorchester
CODE
035

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
X DISTRICT	__PUBLIC	X OCCUPIED	__AGRICULTURE	__MUSEUM
__BUILDING(S)	__PRIVATE	X UNOCCUPIED	X COMMERCIAL	X PARK
__STRUCTURE	X BOTH	X WORK IN PROGRESS	X EDUCATIONAL	X PRIVATE RESIDENCE
__SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	X ENTERTAINMENT	X RELIGIOUS
__OBJECT	__IN PROCESS	__YES: RESTRICTED	X GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	X YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME
Miscellaneous

STREET & NUMBER

CITY, TOWN
__ VICINITY OF
STATE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Dorchester County Courthouse

STREET & NUMBER

CITY, TOWN
St. George
STATE
South Carolina

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
Inventory of Historic Places in South Carolina

DATE
1973
__FEDERAL X STATE __COUNTY __LOCAL

DEPOSITORY FOR SURVEY RECORDS
South Carolina Department of Archives & History

CITY, TOWN
Columbia
STATE
South Carolina

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
X EXCELLENT	___ DETERIORATED	X UNALTERED	X ORIGINAL SITE
X GOOD	___ RUINS	X ALTERED	___ MOVED DATE_____
X FAIR	___ UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Summerville originated as a pineland summer refuge for low country planters. Originally its streets were laid out without any plan, and winding roads still characterize this older section of town. This "old town" lies in the southwestern portion of the historic district and contains about two thirds of the land and half the structures of the district.

The more regular "new town" was laid out in 1832 by the South Carolina Canal and Railroad Company. Streets run parallel and at right angles to the track laid in 1830-31. The "old town" and that portion of the "new town" to the south of the railroad were incorporated into the village of Summerville in 1847.

By the eve of secession, there were "five hotels and boarding houses, three churches, two public buildings, nine stores, 372 dwellings and servants' houses, and 1,088 inhabitants..."[1] A building boom in the mid 1850s helped account for these signs of prosperity in the resort village. (A few of these structures are still in existence.)

The next building boom to leave its mark on Summerville came in the late 19th and early 20th Centuries. This was the era of the big hotels; town improvement projects were initiated. At this time many of the town's presently existing structures were built or modified, many showing the influence of late Victorian architecture (Eastlake, Queen Anne, Shingle style).

Summerville is today a community of approximately 5,000 people. The town has grown in area, but these extensions are not included within the historic district. There are approximately seven hundred structures within the nominated area; about 70% predate World War I. Uniting the different building styles of the town is a common sensitivity to the natural setting and to the local landscaping traditions reflected in streetscapes, parks and gardens.

The intrusions, which include several commercial establishments, a school and some contemporary houses, are principally found on the northern and eastern edges of the historic district. The Victorian and turn-of-the-century structures are found throughout. Ante-bellum buildings are principally located in the southern and western ("old town") areas. Churches are located in the center of the district, and the commerical buildings--most dating from around 1900--are located on either side of the town square in front of the present town hall, which faces the railroad.

The boundaries of the National Register historic district coincide with those established by historic district ordinance in 1974. (The only exception is a park which proponents hope will be incorporated into the ordinance in the next few months.) The National Register district largely conforms to the boundaries of 1847 when the village was incorporated.

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[1] Lawrence Fay Brewster. Summer Migrations and Resorts of South Carolina Low-Country Planters (Durham, N.C.: Duke University Press, 1947), p. 38.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	X COMMUNITY PLANNING	X LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	X CONSERVATION	__LAW	X SCIENCE
__1500-1599	X AGRICULTURE	__ECONOMICS	X LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	X EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
X 1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	X TRANSPORTATION
X 1900-	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	X OTHER (SPECIFY) Social
		__INVENTION		

SPECIFIC DATES BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The development of Summerville was largely influenced by its early role as a resort town. Ashley River planters built summer homes on the town site at the beginning of the 19th Century. Later, after it had become a stop on the Charleston-Hamburg railroad, Summerville was visited by Charlestonians on vacation. Following the War Between the States, wealthy Northerners began wintering there. The town's designation in 1887 as a health spot gave it an impetus as a resort which was not lost until the Depression of the 1930s.

Agriculture, medical science, and the transportation industry all played significant roles in the development of Summerville. The town's plan, its landscaping, and its architecture reflect growth as well as a tradition of conservation and preservation. Individuals who were attracted to this area had varied interests and were involved in many facets of American life.

AGRICULTURE: In the 1790s new methods of rice culture widened the malarial region in South Carolina. With the conversion of tidal swamps and marshes into largely stagnant fresh water reserves and fields, the malarial mosquito increased. As a result, planters sought summer refuges away from the increasingly unhealthy coastal plantations. The pinelands, just back from the tidal lands, provided many such havens, and Summerville was one of the earliest and most successful of these.

Richard Stobo Bedon, a resident of Summerville, organized the first Grange movement in South Carolina and was president of the Agricultural Society of the Colleton District. Dr. Charles U. Shepherd, another resident, was owner-operator of the Pinehurst Tea Farm south of Summerville. This was one of the earliest successful commercial tea farms in the United States and its teas were sold all over the eastern half of the country.

ARCHITECTURE: Many structures representative of Summerville's days as a resort town are still in existence. Although the oldest structures date from the early 1800s, the majority were either constructed or remodeled during the late 19th and early 20th Centuries and reflect a late Victorian influence (1873-1902). Many were designed and built by local craftsmen. A notable feature of Summerville's architectural heritage is the number of gazebos associated with private homes. These gazebos were especially popular after Reconstruction.

CONSERVATION: The town still protects the pines which originally attracted planters to the area. This protection of the trees dates back to before 1832. In that year the railroad was writing into the leases and deeds to its "new town" property covenants

(continued)

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY about 607 acres

UTM REFERENCES

	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
A	17	577320	3654240	B	17	577320	3651800
C	17	575280	3651800	D	17	575280	3654240

VERBAL BOUNDARY DESCRIPTION

Beginning at the intersection of South Gum Street & South Railroad Avenue (now called Doty Avenue) extending southwest to East South Fourth Street, then along East South Fourth Street to South Main Street, then extending along a line on both sides of South Main Street and for a distance of two hundred feet on either side of South Main Street, to Five Points, thence along East Carolina Avenue, for a distance of two hundred feet on either side, to the intersection of Pine Grove Avenue and (cont.)

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

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE
David Moltke-Hansen, Preservation Intern
Elias Bull, Berkeley-Charleston-Dorchester Planner
Mrs. W. A. McIntosh, President, Summerville Preservation Society

ORGANIZATION
South Carolina Department of Archives & History

DATE
12/10/75

STREET & NUMBER
1430 Senate Street

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 X 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 Charles E. Lee

TITLE Charles E. Lee
State Historic Preservation Officer

DATE 12-17-75

FOR NPS USE ONLY

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

Acting [signature] DATE 5/19/76

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST: Charles A. Herring DATE 5.18.76

Acting KEEPER OF THE NATIONAL REGISTER

GPO 888-445

Historic structures within the district include:

1. Commercial area-Town Square - turn-of-the-century commercial complex built around town square. Structures include: (1a) Tupper's Drug Store (147 Central Avenue) ca. 1902, (1b) O.J. Sire's Commercial Building (South Main Street) ca. 1897.

2a. White Gables - (603 West Richardson Avenue) ca. 1830s, 2½ stories. Clapboard and masonry. Tin medium gable roof with 3 pedimented dormers. 2 story, five bay portico across front facade. 6 square pillars on ground floor; 6 slender unfluted columns with balustrade on 2nd. 1st and 2nd floor entranceways have transom and sidelights. Four 6/6 windows with louvered shutters on both floors. Metal window sills on first floor. Private residence, once used as resort inn.

2b. White Gables Gazebo - (603 West Richardson Avenue) ca. 1893. Frame. Brick foundations. Octagonal structure with lantern.

3a. Petigru-Lebby House Gazebo - (200 South Hickory Street) ca. 1892. Lattice work. Pitch of roof and design in gable shows Japanese influence. Slightly arched windows and doorway.

3b. Petigru-Lebby House Well-house - (200 South Hickory Street) ca. 1892. Lattice work. Hipped roof, 4 doorways each centered on a side.

4. Lanneau House - (404 Central Avenue) ca. 1873, remodeled ca. 1898. 1 story frame structure on high foundations. 1 story porch with projecting pediment. Turned spindlework. 2 turrets with shingles projecting off porch. Entrance has transom and sidelights. Windows 2/2 and 1/1. 2 flanking wings.

5. Ancrum-Waring House - (515 West Carolina Avenue) ca. 1809. Frame. 1½ story central section, 2 story wing. Central section has gable roof with 3 dormers; shed porch with columns and balustrade. Low hipped roof over wing. One of oldest houses in Summerville.

6. Summerville Presbyterian Church - (South Laurel Street) ca. 1895. Frame. Shingle siding on steeple topped by open bell tower. Steep center gable roof. Single bay pediment leading to entrance porch.

7. Wesley United Methodist Church - (Pressley Street) built between 1870-1877. 1 story. Frame with pine siding. 3 bay portico. Three doors with pediments characterize entranceway. Windows on structure surmounted by pediments. Gable roof with belfry. Front gable end characterized by oculus and bracketed bargeboard. Vestry room added to rear of structure in 20th Century.

8. J. Gould Day House Gazebo (409 Central Avenue) ca. 1902. Shingled octagonal. 2/2 windows with shutters.

9. Squirrel Inn (116 West 5th South Street), ca. 1913. Frame on brick foundation. 2 story central section with centered dormer window. 1 story wing. Gable roof. 3 bay entrance porch with open gable. One of last of Summerville's resort inns. Closed in 1969, now private residence.

10. Elizabeth Arden House Gazebo (208 Sumter Avenue) late 19th Century. Hipped roof. Lattice work balustrade on 2 sides.

11. Boyle Property (Price House) (224 Sumter Avenue) One story frame cottage on raised brick foundation. Gable roof with shed porch. 5 bay porch with balustrade and slender columns. 9/9 windows with shutters. Flanking wings.

12. Welch House (Warren House) (301 Clifton Street) ca. 1887. 1 story frame cottage on low brick foundation. Sloping roof with end parapets. Entranceway has transom and sidelights. Two 6/6 windows with shutters on either side of entranceway. 5 bay porch with 6 small square columns.

13. Brownfield House (residence of Mrs. D.Z. Muzzey, Jr.) (230 Sumter Avenue) Two and one-half story frame structure on raised brick foundations. Tin gable roof. Five bay porch across front facade with balustraded balcony above. Main entrance with transom and sidelights repeated in entrance onto balcony. Pedimented boxed cornice with brackets. Construction date believed to be ca. 1868.

14. Dr. William Prioleau House (Bolen House) (302 Sumter Avenue) ca. 1896 1½ story Queen Ann style frame structure on brick foundations. As metrical facade. Steep hipped roof is tin with two interior chimneys. Four corner posts remain from original "walk" although balustrade was destroyed by storm. Hexagonal turret and shed roof of porch also covered in tin. Turret features ornate weather vane. Front gable end is shingled and has latticework bargeboard; rest of house has horizontal board siding. Brick steps lead to front and side porch with slender round columns on raised pedestals and balustrade with turned spindles. Double front doors with frosted panes are surmounted by frosted single pane transom. Windows are one light, 1/1 and 2/2.

15. Golfin House Slave Cabins (304 Hampton Street) Frame structures on brick foundations. Each has exterior chimney with corbeled cap and tin gable roof. Built ca. 1860.

16. St. Paul's Episcopal Church (316 W. Carolina Avenue) Built 1856-57 to replace an earlier chapel. Greek Revival frame structure on brick foundation. Three bay front porch with pediment has modified Doric columns. Semi-circular fanlights surmount entrance and flanking triple-sash (8/8/8) windows. Gable roof with bell-tower.

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17. Gelzer Brothers House (413 Sumter Avenue) Built ca. 1820 by one of two brothers named Gelzer. Raised frame cottage with gable roof. Four bay porch with plain balustrades and hexagonal columns. Fifth bay enclosed on right side of porch. Interior chimneys and central gabled dormer. One story wings on each side of structure.

18. Residence of Mrs. Stanley Siegler (209 West Carolina Avenue) White clapboard structure, tin roof, with shed porch. Plain columns, balustrades and ceiling of tongue and groove boards -- all typical features of many "Summerville cottages." Thought to date ca. 1891.

19. Old Town Hall (201 West Carolina Avenue) Built prior to 1860, it was used until 1890 when a new town hall was built. A Greek Revival, white frame structure. 1 story. Three bay front porch with five-pane transom over double entranceway. Flanking 9/9 windows with louvered shutters. Wings added in 1947.

20. Residence of Mrs. W. G. Vardell (208 West Carolina Avenue) Two story structure with raised basement and shingle siding. Two story porch with spindle work balustrades. Transom and sidelights surrounding entrance. Shuttered 6/6 windows. Rear wing at right angle to central portion. Thought to have been built ca. 1860.

21. Edward Cate's House (134 Tupper Lane) Built ca. 1878 (central portion thought to be earlier) and extensively altered ca. 1898. Raised frame cottage on brick foundation. Porch across front facade -- ending at right side with hexagonal open porch and at left side with hexagonal enclosed porch. Plain round columns and balustrade. Gable roof with gabled dormers.

forbidding the cutting down of trees. It is also local tradition that Summerville was incorporated as a town to protect the pines, its chief asset. Thus the town motto: "Sacro Pinus Esto." More recently, Summervillians have also been concerned about the protection of their man-made as well as their natural environment. In 1974 an historic district was created by ordinance, and an active preservation society has since been working to forestall the widening of roads in the town and tearing down of structures of historic, architectural, and neighborhood significance. The preservationists are continuing the active tradition of civic involvement in both landscaping and restoration.

EDUCATION: The Dorchester Free School Board, an organization established by an act of the Colonial Legislature, moved its seat to Summerville in 1817. In Summerville the Board continued to operate its own school until 1912 at which time it converted its resources into a college scholarship program. This organization is still in existence.

LANDSCAPE ARCHITECTURE: Summerville has been a center for azalea culture, and there is a variety of azalea popularly named "The Pride of Summerville." Exemplifying this interest is the town park, Azalea Garden, which the townspeople are trying to restore. It was planted in a variety of rare azaleas by a local nursery at the turn of the century.

LITERATURE: William Gilmore Simms, who had a home in Summerville in the 1830s, wrote of the area in The Partisan, the first of his Revolutionary War novels. On summer visits to the area, the ante-bellum Charleston authoress Caroline Poyas wrote of Summerville's history.

In the late 19th and early 20th Centuries, various writers visited Summerville. Elizabeth Phelps, a 19th Century author of popular literature wrote of Summerville in McClure's magazine. Amy Lowell and Mary Ann Beauchamp Russell were onetime Summerville visitors, and resident in Summerville were such writers as Paul Hyde Bonner, Annie Maria Barners, and Katherine Drayton Mayrant Simons. Annie Barnes wrote some of her stories for children there; and a native author was Katherine Simons, who wrote a variety of historical romances and works on the low country.

SCIENCE: The healthy atmosphere of the Summerville region was thought by planters to be influenced by the long leaf pine forests which were supposed to exude health-giving ozones and to keep out malarial influences. Later, Charlestonians would think of Summerville as a retreat from the fevers and closeness of the city.

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"Summerville's reputation was merely local before its name was brought into prominence by [the International Tuberculosis Congress at Paris in 1887]... After discussing consumption in all its bearings, one of the Honorary Vice-Presidents said:

> '... If the patient has heart complications with lung trouble, by no means send him to high altitudes, or he will probably die. Do not send him either to Florida, where damp fogs are pretty sure to do serious harm. IN ANY CASE choose rather among low, dry altitudes, in a pine region, where the air is charged with derivatives of turpentine; I refer to such places as SUMMERVILLE, SOUTH CAROLINA.'"[2]

Following upon this recommendation, Summerville became a popular winter retreat. The resultant business was stopped by the Depression and World War II.

SOCIETY: Concerts, balls, card parties, promenades, and drives in the country characterized 19th Century social life in Summerville. The boom in Summerville's reputation and popularity after 1887 led to an even more varied list of activities. A golf course, tennis courts, and new walks were added, and a nearby plantation was reserved as a hunting preserve for guests. Visitors and seasonal residents included such personalities as President Theodore Roosevelt; Berkshire Music Center founder Sergei Koussevitzky; Director of the Curtis Institute Ephrem Zimbalist; and child labor analyst Countess Marie Claire de Graffenreid.

Summerville has not been a resort center since World War II. The last inn closed in 1969 although there is still a motel. In compensation, Summerville has become the hub of a residential area serving approximately 50,000 military and industrial personnel living northwest of Charleston.

TRANSPORTATION: In 1830, the South Carolina Canal and Railroad Company obtained a right-of-way along the present North and South Railroad Avenues in Summerville. The company's investors and directors hoped to recapture the up-country trade that had once come to Charleston but was now going to Savannah and the Gulf ports.

The railroad did not succeed in its primary objectives, but it did keep Summerville from suffering the loss of popularity that other pineland villages were to suffer in competition with the mountain resorts which began to develop in the 1830s. Local trains between Summerville and Charleston continued to make Summerville attractive to those who had to stay close to their businesses and plantations. These local trains also made it convenient for Northerners, after the War Between the States, to stay in Summerville and visit Charleston. Another convenience was the Southern Railroad Company's specials to Summerville from New York and St. Louis at the turn of the century. (The SCCR Co. had, after a series of intermediate (cont.)

2. The Pine Forest Echo, Vol. I, No. 7 (Dec. 15, 1892), pp. 287-288.

steps, been absorbed into the Southern.)

URBAN PLANNING: As a part of its program to revitalize Charleston and the state's commerce and industry, the SCCR Company set out to develop the communities along its line. At Summerville in 1831, the company acquired the lands between the "old town" and the right-of-way, and further lands to the north of the right-of-way. It laid out the gridiron of streets running parallel and at right angles to the right-of-way in 1832. Blocks contained four lots of one acre each. There was an open space for a town center; and the town hall is located on the edge of this space today.

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Assistance provided by: Harlan M. Green, Researcher; Mr. Albert M. Simons, A.I.A.; Mr. Thomas G. Baker, A.I.A.; and Historic Preservation Staff.

East Carolina, thence along Pine Grove Avenue, and for a distance two hundred feet on either side, to the present town limits, thence along the town limit boundary line to Marion Avenue, thence on Marion Avenue, and for a distance of two hundred feet on either side, to Salisbury Drive, thence on Salisbury Drive, and for a distance of two hundred feet on either side, to Beaufort Street, on Beaufort Street to its intersection with Clifton Street, thence on Clifton Street to Central Avenue, thence Briarwood Lane, and for a distance of two hundred feet on either side of Briarwood Lane, back to Central Avenue, thence to Dorchester Avenue, and for a distance of two hundred feet on either side to its intersection with West Carolina Avenue, thence along West Carolina Avenue, and for a distance of two hundred feet on either side, to its intersection with South Railroad Avenue (now Doty Avenue) thence along South Doty Avenue back to the original starting point at South Gum Street.

Boundaries stated above were taken from Summerville's Historic District Ordinance. The only changes would be the inclusion of the Azalea Park area. (Intersection of 4th South Street and Magnolia, Magnolia to intersection of Magnolia and 7th Street. 7th Street portions included.)