

**United States Department of the Interior
National Park Service**

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received FEB 20 1986

date entered MAR 20 1986

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Leroy Springs House

and/or common Lancaster City Hall

2. Location

street & number Southwest corner Catawba and Gay Streets N/A not for publication

city, town Lancaster N/A vicinity of

state South Carolina code 045 county Lancaster code 057

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	N/A in process	<input type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government
	N/A being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name City of Lancaster

street & number P.O. Box 1130

city, town Lancaster N/A vicinity of state S.C. 29720

5. Location of Legal Description

courthouse, registry of deeds, etc. Lancaster County Courthouse

street & number North Main Street

city, town Lancaster state S. C. 29720

6. Representation in Existing Surveys

title South Carolina Inventory of Historic Places has this property been determined eligible? yes no

date 1971 federal state county local

depository for survey records South Carolina Department of Archives and History

city, town Columbia state S.C. 29211

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Leroy Springs House is a two-story, frame, weatherboarded residence. It was converted to city hall use in 1957 and is located in the downtown area of Lancaster. Physical evidence suggests that the original building was a two-story, braced-frame, single-pile, central-hall plan house constructed between 1820 and 1830. Extensive changes were made in the mid-1850s and again ca. 1906-07. The original owner and builder or designer are not known. The building has integrity from the ca. 1906-07 alterations, which were made by Colonel Leroy Springs.

Additional Information

The facade (north elevation) of the Leroy Springs House features a two-tiered pedimented portico defined by fluted columns with Doric-influenced capitals. The pediment contains a half-elliptical window with tracery. The facade has a three-bay composition. The main entrance features a transom with fan tracery and paneled pilaster door surrounds. This entrance as well as the windows on the facade have shelf architraves with dentils.

The main roof structure is a gable from front (north) to rear (south), with two smaller gable roofs intersecting both sides at the north end. There is a two-story, flat roof porch addition at the rear (north elevation). The roofing material is modern composition shingle. There are three brick chimneys; two are interior brick chimneys, while the third is an exterior stucco and brick chimney on the east elevation.

The windows are double-hung sash, typically eight-over-eight or six-over-six. The foundation, previously of open brick pier design, has been filled in with more modern brick.

The interior is organized around a central hallway on each floor. The main feature is an entrance stair in a two-story foyer. The first floor rooms are ornately detailed with dentil molding, crown molding, and pediments over most doors and windows. The fireplaces feature hand-carved marble mantels. Most of the original door hardware, which features brass knobs and keyholes as well as brass hinges, is intact, as are the six-panel interior doors. The house features early examples of plumbing fixtures, most still operable, in tile bathrooms. The fixtures include free-standing lavatories in cloverleaf design with the original hardware of brass and porcelain.

The house has a history of several major expansions and alterations. The original house appears to have been a simple two-story, central-hall building with two rooms on each story. Very little evidence of this house remains intact. The original east-west roof is expressed by the current gables on the main body of the house. Portions of this roof construction are visible in the attic, including sash-sawn rafters with pinned mortise-and-tenon joints, sheathing, shingle roofing, and cut nails. Construction techniques and materials indicate a date of construction between 1820 and 1830. This date is supported by property ownership records, which indicate that a house was on the property before 1835.¹

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 type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates ca. 1825, ca. 1856 **Builder/Architect** Original unknown; ca. 1906-07 alterations by James M. McMichael, architect
 ca. 1906-07

Statement of Significance (in one paragraph)

The Leroy Springs House is an impressive two-story, frame residence in downtown Lancaster which has been converted to municipal use. An original section of the building was constructed around 1820-30; the house was greatly enlarged in the mid-1850s; and it took its present appearance in a ca. 1906-07 remodeling. The original owner and builder are not known. The owner during the 1850s renovations was Samuel Buckner Massey. The ca. 1906-07 remodeling occurred under the ownership of Colonel Leroy Springs, who secured James M. McMichael, an architect from Charlotte, North Carolina, to plan the changes and additions. The house has integrity from this period. The Leroy Springs House is significant for two reasons. First, it represents a distinctive architectural type, which is not well represented in Lancaster. Second, it is associated with the life of Colonel Leroy Springs, who had a major role in the industrial development of Lancaster and the surrounding area.

Additional Information

The Leroy Springs House had its origins as a much smaller and simpler residence built sometime around 1820-30. Although little is known about this period, it is known that Robert Gill purchased a half-share in the property from his partner in 1828 for the sum of \$650.⁴ After Mr. Gill's death around 1834, his widow sold the land and house in 1840 to Alex P. Wylie.⁵ In 1844 Wylie sold the "house and lot in town of Lancaster whereon R.W. Gill, Esq., lately lived..." to Samuel B. Massey.⁶ Massey remodeled the house in the mid-1850s, and it became one of the showplaces of the town.⁷

After Massey's death in 1866, the house was sold to N.G.B. Chafee.⁸ In 1888 the Chafees sold the house to a partnership known as Heath, Springs and Company, composed of O.P. Heath, Leroy Springs, J.M. Heath, and E.B. Springs.⁹ Leroy Springs lived in the house with his wife, the former Grace Allison White, after their marriage in 1892. During the following years, Leroy Springs was active as the leading industrialist of the area. In 1896 he led in the formation of the Lancaster Cotton Mill, which became one of the state's largest textile mills. Springs was also head of several other cotton mills in this area of the state including the Eureka Cotton Mills and the Springstein Mills in Chester and the Millfort Mill Company in Fort Mill as well as director of numerous financial institutions in the state.¹⁰

The house became the property of Leroy Springs in full in 1902 and around 1906-07 he remodeled it to its present appearance. After the death of Mrs. Springs in 1907, Springs later married Mrs. Lena Jones Wade. The second Mrs. Springs was active in civic work, and in 1924 her name was placed in nomination for the office of vice-president of the United States at the National Democratic Convention in New York. Mr. and Mrs. Springs moved to Charlotte, North Carolina, in 1928, where Leroy Springs died in 1931.

The City of Lancaster acquired the Leroy Springs House in 1957 and converted it to use as a city hall.¹¹

9. Major Bibliographical References

see continuation sheet

10. Geographical Data

Acreeage of nominated property .74 ac.

Quadrangle name Lancaster

Quadrangle scale 1:24,000

UTM References

A Zone 17 Easting 521940 Northing 3841610

B Zone Easting Northing

C Zone Easting Northing

D Zone Easting Northing

E Zone Easting Northing

F Zone Easting Northing

G Zone Easting Northing

H Zone Easting Northing

Verbal boundary description and justification The boundary of the Leroy Springs House nomination is shown as the heavy black line on the accompanying Lancaster County Tax Map 68-P, which is drawn at a scale of 100' to the inch. The nominated property includes the house and the lot on which it is situated.

List all states and counties for properties overlapping state or county boundaries

state N/A code county N/A code

state N/A code county N/A code

11. Form Prepared By

name/title Paul Gettys, Historic Preservation Planner

Edited by Mary W. Edmonds, S.C. Department of Archives and History

organization Catawba Regional Planning Council

date December 27, 1985

street & number P.O. Box 862

telephone 327-9041

city or town Rock Hill

state S. C. 29731

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

Charles E. Lee 2/5/86

title Charles E. Lee State Historic Preservation Officer

date

For NPS use only

I hereby certify that this property is included in the National Register

Joyce M. McPherson
Keeper of the National Register

date 3/20/86

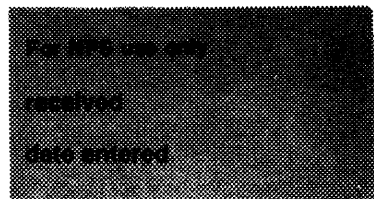
Attest:

date

Chief of Registration

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In the middle 1850s the owner, Samuel Buckner Massey, made extensive repairs and renovations, during which the current scale of the house emerged. A large addition to the south and a new roof line roughly tripled the size of the house. The central-hall plan was extended to the south with two new rooms added on either side of the hall on each floor. The two internal chimneys and a portico on the facade were added as well. Some interior trim appears to date from this period, including heavy doors with two vertical panels and heavy crosssetted door and window surrounds. The rafters in the north-south gable roof are butt-jointed, with circular saw marks. The surviving trim and construction techniques are consistent with the period of the mid-1850s.

In 1892 the house became the residence of Colonel and Mrs. Leroy Springs. Around 1906 the family began another extensive remodeling effort. Plans were prepared by James M. McMichael, an architect of Charlotte, North Carolina. A local newspaper reported the work cost "many thousands of dollars."² The house reached its present form as a result of this effort. The portico on the facade was rebuilt, all new weatherboarding was installed, one-story porticos were constructed on the east and west elevations, and a polygonal bay was added on the west.³ Inside, a new stairhall was built in the northwest room. Windows, trim and woodwork were added, as well as mantels and plumbing fixtures, some of which survive.

In 1957, the City of Lancaster purchased the property for use as a city hall. Several changes have been made since that time, but the building's integrity has not been substantially compromised. A pocket door from the entrance hall to the northeast room was infilled with a reception counter. The one-story portico on the west elevation was enclosed without removing the columns. A brick vault was built onto the west elevation. Minor changes included modern paneling in some rooms, lighting fixtures and carpeting.

The Leroy Springs House is located in the downtown section of Lancaster at the edge of the central business district. Adjacent land uses are mixed. Across Catawba Street is a bank and parking lot. Directly across Gay Street is a church. The structure adjacent to the site is a utility company office. To the rear is a bank. Other nearby uses include businesses and the old Lancaster Jail, recently renovated and a National Historic Landmark and National Register property. There are no outbuildings on the property.

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The Leroy Springs House represents a significant part of Lancaster's past. In a single building, the development of the town is reflected. The house contains structural evidence of a quite plain house of the early nineteenth century as well as the early twentieth century attempt of a successful industrialist to express through his residence the wealth and power he had achieved. Certainly, Lancaster owes its character and economic success largely to Leroy Springs and his vision for the southern textile industry. His residence in the house was during the period when his greatest achievements were realized.

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FOOTNOTES

¹Book L, p. 195, Book M, p. 79, and Book O, p. 471, Lancaster County Deeds, Lancaster County Courthouse, Lancaster, S. C.; Viola C. Floyd, "Lancaster City Hall in the Heart of Town," [Unpublished and undated manuscript], pp. 2-3.

²The Lancaster News, 2 January 1907, p. 5; Manufacturers Record, 27 April 1905, p. 331.

³Although a one-story east portico was shown on the Sanborn Map Company's 1910 insurance map of Lancaster, this portico is not present today; perhaps it was never built.

⁴Book L, p. 195 and Book M, p. 79, Lancaster County Deeds.

⁵Book N, p. 560, Lancaster County Deeds; Floyd, pp. 2-3.

⁶Book O, p. 471, Lancaster County Deeds.

⁷The Lancaster Ledger, 5 March 1856.

⁸Floyd, p. 4; Book T, pp. 142, 144, Lancaster County Deeds.

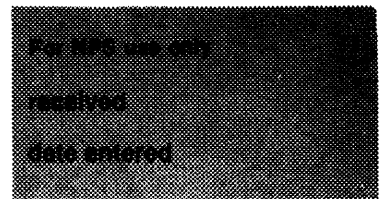
⁹Book F, p. 143, Lancaster County Deeds.

¹⁰J.C. Garlington, ed., Men of the Time: Sketches of Living Notables (Spartanburg, S.C.: Garlington Publishing Co., 1902), pp. 399-400; August Kohn, The Cotton Mills of South Carolina (Columbia, S. C.: S. C. Department of Agriculture, Commerce and Immigration, 1907), pp. 92-94, 180-81; J. C. Hemphill, ed., Men of Mark in South Carolina, 4 vols. (Washington, D. C.: Men of Mark Publishing Co., 1907), I: 378-83; Katherine Wooten Springs, The Squires of Springfield (Charlotte, N. C.: William Loftin, 1965), p. 298; Floyd, p. 6.

¹¹Springs, p. 322; Floyd, p. 7.

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BIBLIOGRAPHY

- Floyd, Viola C. "Lancaster City Hall in the Heart of Town." [Unpublished and undated manuscript].
- Garlington, J. C., ed. Men of the Time: Sketches of Living Notables. Spartanburg, S.C.: Garlington Publishing Co., 1902.
- Hemphill, J. C., ed. Men of Mark in South Carolina. 4 vols. Washington, D. C.: Men of Mark Publishing Co., 1907.
- Kohn, August. The Cotton Mills of South Carolina. Columbia, S. C.: S. C. Department of Agriculture, Commerce and Immigration, 1907.
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- Lancaster, S. C. Lancaster County Courthouse. Lancaster County Deeds, Books F (new Book F), L, M, N, O, T.
- Manufacturers Record, 27 April 1905.
- Sanborn Map Company. Lancaster, South Carolina. New York: Sanborn Map Co., 1890, 1910.
- Springs, Katherine Wooten. The Squires of Springfield. Charlotte, N. C.: William Loftin, 1965.