NPS Form 10-900
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United States Department of the Interior
National Park Service

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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 Spartanburg Historic District

and/or common

2. Location

street & number Along sections of West Main, Magnolia, Wall, Ezell, and Spring Streets. N/A not for publication

city, town Spartanburg NA vicinity of ~~congressional district~~

state South Carolina code 045 county Spartanburg code 083

3. Classification

Category	Ownership	Status	Present Use	
X district	___ public	X occupied	___ agriculture	___ museum
___ building(s)	___ private	X unoccupied	X commercial	___ park
___ structure	X both	X work in progress	___ educational	___ private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	NA in process	X yes: restricted	X government	___ scientific
	NA being considered	X yes: unrestricted	___ industrial	___ transportation
		___ no	___ military	X other: vacant open space

4. Owner of Property

name Multiple Ownership (See continuation sheets)

street & number

city, town N/A vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Spartanburg County Courthouse

street & number 180 Magnolia Street

city, town Spartanburg state South Carolina 29304

6. Representation in Existing Surveys

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

date 1982 ___ federal X state ___ county ___ local

depository for survey records South Carolina Department of Archives and History

city, town Columbia state South Carolina 29211

7. Description

Condition		Check one	Check one
___ excellent	X 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

Spartanburg (pop. 47,000) is the county seat of Spartanburg County located in the Piedmont region of South Carolina. The Spartanburg Historic District contains two buildings of particular architectural or historical significance, and twenty-nine supporting properties. The historic district is in the central business district and is centered along Morgan Square and extends to the north along Magnolia Street and west and south along Main Street, Wall Street and Ezell Street. The majority of these properties are one to three story masonry buildings utilized by commercial and merchantile businesses. The district is the historic center of Spartanburg with city and county government offices located adjacent to the district boundaries. Approximately ninety percent of the buildings in the historic district were built before 1925. Of the eight non-contributing properties, only two of the buildings post-date 1940. The remaining properties listed as non-contributing have been altered through the application of modern materials or are unkempt vacant lots. Most of the buildings were constructed during a time of rapid growth in the community between 1880 and 1920. While some changes have been made to the storefronts of the buildings, the majority have retained sufficient architectural integrity to convey the character of the district.

Key properties contributing to the character of the historic district:

15. 178 W. Main Street: Constructed in 1915-1916, the six-story Cleveland Hotel has long been a landmark in the downtown area. Presently vacant, the hotel has undergone few alterations and is substantially intact. The first story of the facade is sheathed in limestone blocks. Above the first story is a stone cornice with egg and dart molding, bead and reel and wave molding. The facade is three bays wide with a central entryway flanked by large rectangular windows. Over the entryway is a ca. 1930 fixed canopy. The upper five stories are symmetrical and match in detailing. Each floor on the facade has eight one-over-one sash rectangular windows. Similar windows are found on the remaining elevations. At the corners of the buildings stone quoins and at the roofline is a sheet metal cornice with modillions. The building reflects the Commercial style of the early 20th century with its base, shaft, and capital. Interior details include ceiling trim with egg and dart molding. The building contains approximately 100 rooms and features a ballroom on the sixth story. A parking lot for the hotel is located on the adjacent lot.

16. 188 W. Main Street: Spartanburg's Masonic Temple was constructed in 1927 and reflects the Neo-classic style of the early 20th century. It is a three story brick building faced with stone veneer. The first story is five bays wide with three recessed entryways and two large rectangular windows. The first story facade has a rusticated finish. A large metal canopy decorated with a Greek fret band spans the facade. The upper stories feature rectangular windows and a recessed colonnade of engaged Doric columns. Above the third story is an entablature with triglyphs and metopes. The building is topped with a stepped parapet. Interior features include a large meeting hall and offices. A narrow vacant lot is also on this property adjacent to the west elevation.

8. Significance

Period	Areas of Significance—Check and justify below			
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science
___ 1500–1599	___ agriculture	___ economics	___ literature	___ sculpture
___ 1600–1699	X architecture	___ education	___ military	___ social/ humanitarian
___ 1700–1799	___ art	___ engineering	___ music	___ theater
X 1800–1899	X commerce	___ exploration/settlement	___ philosophy	___ transportation
X 1900–	___ communications	___ industry	___ politics/government	X other (specify) local history
		___ invention		

Specific dates NA **Builder/Architect** NA

Statement of Significance (in one paragraph)

The Spartanburg Historic District contains forty-two properties centered in and around Morgan Square in the commercial business district of Spartanburg. The district contains the greatest concentration of the late 19th and early 20th century commercial architecture remaining in the city. Morgan Square is historically the center of the city and its architectural character reflects a period of prosperity occurring between 1880 and 1920. Most of the buildings in the district were constructed during these years as Spartanburg became a leading textile and railroad center of South Carolina.

Spartanburg County was formed in 1785 and took its name from a militia regiment who had called themselves the "Spartans" during the early years of the revolution.[1] By 1789 settlers had moved into the area in sufficient numbers to warrant the construction of a courthouse and jail. The site selected was a crossroads settlement which later became known as Spartanburg. This early log courthouse was constructed in the middle of the public square which later became known as Morgan Square. A plat of the area in 1809 shows the courthouse, jail, and several commercial and residential buildings clustered around the public square.[2] Spartanburg grew slowly in the early 19th century and consisted of a small trading center for farmers of the region. The town's prominence increased in 1858 with the construction of a railroad between Spartanburg and Columbia.

Beginning in 1870 Spartanburg entered into several decades of rapid growth. Its population tripled to 3,200 between 1870 and 1880 and trees along the public square were cut down to make way for the growing city.[3] In 1880 Spartanburg received a city charter from the legislature and began improvements such as fire protection, street paving, and water service. Also in 1880 Spartanburg boasted 75 commercial establishments and the expansive Merchants Hotel was built facing the public square.[4] The erection of the Daniel Morgan monument in the square was also an important event in 1880 and it was renamed Morgan Square. In 1891 a new courthouse was built away from the square but it continued to be the center of city commerce. Between 1880 and 1900 the population rose to 11,395 and the downtown area was substantially rebuilt with new brick commercial structures.[5]

Buildings around the Morgan Square area were utilized for a variety of businesses. Those on Ezell Street were built as warehouses for goods brought in by the adjacent Piedmont and Northern railroad. Along Magnolia Street were barber shops, professional offices, and newspaper companies. Main Street served as the banking and commercial center of the city and in 1905 the street contained banks, clothing companies, hardware shops, druggists and department stores.[6] Main Street was also a center for travelers with the expansive Spartan Inn located at Main and Spring Streets.

9. Major Bibliographical References

see continuation sheet

10. Geographical Data

Acreage of nominated property 7.4

Quadrangle name Spartanburg **Quadrangle scale** 1:24,000

UMT References

	Zone	Easting	Northing
A	17	041470	3867750
B	17	041464	3867540
C	17	041480	3867530
D	17	041491	3867600
E	17	041479	3867630
F			
G			
H			

Verbal boundary description and justification The boundary of the Spartanburg Historic District nomination is shown on the accompanying map entitled "Spartanburg Historic District" and drawn at a scale of 100 feet to the inch. The nominated property includes the largest concentration of significant properties with the smallest number of non-contributing properties.

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

state	NA	**code**	**county**	NA	**code**
state	NA	**code**	**county**	NA	**code**

11. Form Prepared By

name/title Philip Thomason, Anne Meyers, Nancy Tinker

organization Thomason and Associates **date** November 16, 1982

street & number 1700 Hayes Street Suite 202 **telephone** (615) 320-5732

city or town Nashville **state** Tennessee 37203

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** 5/17/83

For NPS use only

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

Entered in the National Register **date** 5/19/83

for Helen Beyer

Keeper of the National Register

Attest: **date**

Chief of Registration

John Cleveland
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Spartanburg, SC 29304

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Gerald Smith
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P.O. Box 1052
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Hi Van, Inc.
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City of Spartanburg
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St. John's Masonic Temple
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C.D.N. Properties
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Spartanburg, SC 29304

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175 N. Liberty St.
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Achilles Vaseliades
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Nathanial Walker
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The Rosemont Co.
370 Arch St.
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V.C. Bailey, Jr.
131 W. Main St.
Spartanburg, SC 29304

Henry Jacobs
Route 2
Spartanburg, SC 29304

The Leader, Inc.
125 W. Main St.
Spartanburg, SC 29304

Raycord Realty Co.
P.O. Box 5565
Spartanburg, SC 29304

Jesse Cleveland
1130 Partridge R.
Spartanburg, SC 29304

Elizabeth Porter
P.O. Box 365
Concord, NC

James D. and John L. Cobb
P.O. Box 850
Spartanburg, SC 29304

Lewis Walker
Box 65
El Paso, Texas

Other properties contributing to the character of the district:

1. 156 Magnolia Street: This two-story brick building was constructed in 1910. The three bay storefront has been altered with new glass and paneling. Two recessed door openings are located on the storefront while two doorways flush with the sidewalk are located at the south and north ends of the building which lead to the second-story. The upper portion of the facade is six bays wide with rectangular windows and stone lintels. The windows have been covered with plywood. The first and second stories are separated by a brick beltcourse. Above the second-story are recessed brick panels and piers topped with stone capping. The first-story ceiling is composed of pressed tin panels. Interior features of the second-story include skylights, office partitions, decorative woodwork and fireplaces.

4. 130-136 Magnolia Street: Ca. 1900, this one-story brick building is divided into three storefronts separated by brick piers and interior masonry walls. The storefront on the south bay (130 Magnolia Street) remians intact and features wooden panels, plate glass display windows, and a double doorway with transom. A series of transom windows above the display windows have been painted in. The storefronts on the other two bays also retain some original design elements but have had their transoms covered and applied materials added to the panels. Above the storefronts are several rows of corbelled brickwork. The interior spaces at 132 and 136 Magnolia still retain thier original pressed tin ceilings.

5. 128 Magnolia Street: Built ca. 1900, this two-story commercial building features an unaltered storefront composed of wooden panels, display windows and a quad-light transom. A double doorway opens onto the first-story while a separate doorway and stairs lead to the second-story. The upper portion of the facade is three bays wide with rectangular windows and stone lintels and sills. The windows are presently covered with ply-wood. Above and below each window are recessed brick panels. Corbelled brickwork adds decoration to the cornice of the building. The first-floor ceiling is composed of pressed tin and the second-story features a large skylight opening.

6. 124 Magnolia Street: One-story brick building constructed ca. 1910. The storefront has been altered with the addition of new glass and brickwork. The transom has been painted over and the entire storefront is framed with a banding of black Cararra glass. Above the storefront is a row of corbelled brickwork with dentils. The interior has been remodeled with a dropped ceiling and wall paneling.

9. 116 Magnolia Street: Ca. 1900, this two-story brick building h as had some alterations to the facade. The storefront has had paneling applied but it still features display windows and a recessed doorway. An offset doorway and stairs leads to the second story. The upper facade contained three rectangular windows with stone lintels. The original windows have been removed and replaced with twelve-over-twelve sash frames. Above the windows is a brick string course and corbelled brickwork at the cornice. Interior features on the second floor include decorative woodwork, wainscoting, and skylights.

10. 114 Magnolia Street: Constructed ca. 1920, this two-story brick building has many decorative elements. The storefront is substantially intact but the glass display windows and transom have been painted over. The doorway is modern but retains a transom. Above the storefront is a terra-cotta cornice with inset panels of garlands and wreaths. The upper portion of the facade has three rectangular window openings with smaller, modern, twelve-over-twelve sash window frames. Above the windows is a terra-cotta stringcourse and cornice with brackets and dentils. A triangular parapet tops the building.

11. 148 W. Main Street: The Citizens and Southern National Bank is a two-story brick building constructed in 1905. A Doric order with colossal pilasters and a terra-cotta entablature defines the building. A double entrance with an arched pediment is centered on the three-bay facade. The Magnolia Street elevation has two-over-two sash on the first story and large multi-light windows on the second story. The interior has been remodeled, but the original teller's cages and layout remain.

12. 154-156 W. Main Street: This two-story brick building was constructed in 1882 and was an early home of the Spartanburg Herald Journal. The first floor storefronts of the building have been altered. Above each storefront is a metal cornice with dentils. This upper portion of the facade is intact and contains arched windows separated by brick piers. Corbelled brickwork and recessed panels are also present. The roofline features a blind arcade and corbelled brick cornice. On the Spring Street second-story elevation the one-over-one windows have shutters.

14. 168 W. Main Street: This two-story brick office building was constructed ca. 1925 by the City of Spartanburg. The first story is three bays wide with a central window flanked by two doorways. The doors and window are recessed into rounded archways with keystones. The entire first floor storefront is sheathed in terra-cotta tiles. On the second-story are three rectangular six-over-six sash windows with flat brick arches and stone keystones. The second-story also features quoins, a modillioned cornice and sloping pent roof. Some remodeling has taken place on the first floor interior but the upper story has not been altered. A one-story brick addition has been added to the west elevation.

17. 196 W. Main Street: Built in 1900, this three-story brick building was originally a wagon factory. Presently vacant, the storefront has been altered in recent years with new windows and a doorway. The upper portion of the facade is three bays wide and consists of three rounded arch windows on each floor. Each window opening has two four-over-four sash windows with an elliptical quad light transom. Over each transom is arched brick hood molding. Above the third-story central bay is a datestone and the building is topped with a corbelled brick cornice. The east elevation faces a vacant lot and has rounded arch sash windows. At the rear of the building a painted sign is visible reading "F. T. Cantrell Wagons". The interior is composed of large open spaces with an elevator shaft and few partitions.

20. 200 Ezell Street: Constructed ca. 1900, this one-story brick building is divided into two sections by a common brick wall, The storefronts have been altered with new wood and metal doorways. Above the storefronts is a row of decorative corbelled brickwork. On the west elevation are rounded arch windows.

21. 190 Ezell Street: Built ca. 1900, this one-story brick buildings has two separate sections which interconnect on the interior. Both storefronts have rectangular windows and entryways on the facade. A row of corbelled brickwork tops the building. On the rear (north) elevation are rounded arch windows.

23. 174-172 Ezell Street: Built ca. 1900, this one-story masonry building is composed of two interconnecting sections. The facades are identical and are three bays in width with a central doorway flanked by two six-over-six sash windows. The doorway has a transom and the doors and windows have semi-circular arches of corbelled brick. Above the storefront are recessed brick panels. The interior space consists of an open floor warehouse area.

24. 170 Ezell Street. A one-story stone warehouse building constructed ca. 1900. Stone piers at the sides of the facade carry a cast-iron lintel with a plain stone parapet above. A recessed storefront beneath the lintel has a central display window and flanking double doorways. The window and the transom above have been boarded up. The interior is open warehouse space.

25. W. Main and S. Spring Streets: Open vacant lots (landscaped traffic island).

26. 155 W. Main Street: Constructed ca. 1900, this two-story brick building has a modern storefront. The upper facade is intact and features three eight-over-eight sash windows with stone lintels. New wrought iron railings have been added to the windows. Above the windows are several rows of decorative corbelled brickwork. On the Spring Street elevation is a row of six rounded arch windows on the second story. The interiors of both floors have been remodeled.

27. S. Spring Street: Built ca. 1900, one-story brick building divided into four storefronts. The building has rounded arch windows and doors. Above the storefronts is a corbelled brick cornice.

30. 10-114 Wall Street: Constructed ca. 1890, two-story brick and stucco building. This six-bay building features transomed doorways and rectangular plate glass display windows on the first story. The second story has modern casement windows. The first-story has had some remodeling in recent years but is essentially intact. The upper story is divided into separate offices with transomed doors and decorative woodwork. The building has a metal gable roof.

31. 111 Wall Street: This, two-story brick building was built ca. 1850. The facade has a transomed doorway with segmental arching. A double window with one-over-one sash and segmental arching is also located on the storefront. Above the first story is a sheet metal cornice with decorative end caps. The upper facade has three, one-over-one sash windows with brick relief arching and a corbelled brick cornice. The elevation consists of arched one-over-one sash windows on both stories. The interior is divided into office spaces with some original woodwork remaining.

32. 145 W. Main Street: This three-story brick building has retained its original facade features. Built ca. 1890, the storefront is intact and features display windows, a double door entryway and transoms. The upper facade is three bays wide with rectangular windows and stone lintels. The windows have been covered with plywood. Dividing the second and third stories is a stone belt course. Above the third story is a metal cornice which runs the length of the building. Above the cornice is a small attic story with recessed brick panels. The Wall Street elevation has been covered with stucco and the windows enclosed.

33. 141-143 W. Main Street: Built ca. 1890, this two-story building is divided into two sections. Both storefronts have been altered with new glass and metal additions and a shingled roof. The upper facade remains intact and is reminiscent of the Richardsonian Romanesque style with its rough faced stone ashlar finish and arched openings. The west bay has a single large arch with voussoirs and keystone. Above the arch is a stone belt course and an attic story with two rectangular, stained glass windows and a circular opening which once contained a clock. The west bay also contains stone Romanesque Revival capitals on the second story impost blocks. The east bay has two arched windows with smooth faces, voussoirs and keystones. Above the windows are a stone belt course and an attic story with two rectangular stained glass windows. On the corners of the upper facade are stone quoins. The interior of both stories are used for office space and have been remodeled.

34. 139 W. Main Street: This two-story brick building was constructed ca. 1900. The storefront was altered ca. 1920 with the addition of black Carrara glass which frames the storefront. The storefront has two doorways; one leads into the first floor while the other opens onto stairs leading to the second floor. The upper facade has three rectangular one-over-one sash windows with stone lintels and sills. Above the windows is corbelled brickwork and a stepped parapet.

35. 137 W. Main Street: Constructed ca. 1900, this two-story brick building has an altered storefront of glass and metal with windows and a doorway. A second original wooden doorway is recessed and leads to the second floor. The upper facade is intact and contains three rectangular one-over-one sash windows with stone lintels and keystones. Above the windows are a stone belt course and cornice.

36. 135 W. Main Street: This two-story brick building was constructed ca 1920. The storefront has been altered with an applied metal covering and with a glass doorway and windows. The upper facade has four windows with modern sash. Above the windows are decorative diamond-shaped stone inserts. The building is topped with a stone belt course, a cornice with brackets and a stepped parapet.

37. 131 W. Main Street: Constructed ca. 1910, this two-story brick building runs the width of the block and faces on both Main and Broad Streets. The facade has an altered storefront with plate glass windows and a metal canopy. The upper facade is divided into two bays with three rectangular one-over-one sash windows in each bay. Each window also displays a transom. Above the windows is a stone cornice with a swag design. The Broad Street elevation has a ca. 1920 recessed storefront with glass display windows. The upper facade contains three one-over-one sash windows.

39. 125-127 W. Main Street: Following a fire ca. 1940, this two-story building was constructed facing both Main and Broad Streets. The Main Street facade has a recessed storefront with curvilinear plate glass display windows. Above the storefront is Art Moderne signage. The upper facade has a brick facing, and the storefront features an oval display window. The upper facade contains fixed casement windows.

40. 119-121 W. Main Street: This building was constructed ca. 1910 and has two separate facades which interconnect on the interior. The west section has an altered storefront consisting of metal and glass doorways and display windows. Above the storefront is a stone belt course. The second story has three rectangular one-over-one sash windows with cornice window heads. A stone belt course separates the second and third stories. The third story has four rectangular one-over-one sash windows. The east facade also has an altered storefront of metal and glass. On the second story is a large rectangular single pane window flanked by smaller one-over-one sash windows. Separating the two upper stories is a brick belt course. The third story has four one-over-one sash windows, and above the windows is a corbelled brick cornice. The left hand section of the facade displays terra-cotta decoration below the second-story windows and above the third-story.

41. 113-115 W. Main Street: Constructed ca. 1890, this two-story brick building has altered storefronts with added metal and wooden paneling. A central doorway with a leaded glass transom opens onto a stairway leading to the upper floors. Flanking the original doorway are two recessed entryways leading into the first-story storefronts. The upper facade consists of two large Palladian-style windows with stone surrounds. The windows have stone sills, Ionic pilasters and voussoirs and keystones over the central arch. Above the second-story windows is a corbelled brick belt course with dentils.

42. 109-111 W. Main Street: This two-story brick building was constructed ca. 1890 and features its original storefront. The storefront consists of stone Doric pilasters, plate glass display windows, a coffered ceiling, and a leaded glass transom. The only alteration to the storefront is the added metal canopy. Above the storefront is a brick belt course. The upper facade facing Main Street has six one-over-one sash windows and elliptical transoms. Over the windows is a connecting band of stone hood molding. Arched windows are also found on the Church Street facade.

Noncontributing properties.

2. 154 Magnolia Street: Open vacant lot.

3. 150 Magnolia Street: Open vacant lot.

7. & 8. 118-122 Magnolia Street: Beneath the applied metal facade are three ca. 1900 masonry buildings. Two of these are one-story buildings which are of the same design as their neighbor at 124 Magnolia Street. The third building at 118 Magnolia Street is a two-story building. The storefronts on all three buildings have been altered but the upper facades are intact. These buildings could be considered contributing to the district if the applied front is removed.

13. 158 W. Main Street: One-story brick building constructed ca. 1970. Recessed entryway, sash windows and quoins.

18. 200 W. Main Street: Constructed ca. 1920, this two-story building was originally an automobile dealership. In recent years its storefront has been altered by bricking in the windows. Because of this alteration, the building cannot be considered contributing to the district. However, if the fenestration is restored it could then be considered a contributing structure.

19. 116 King Street: Open vacant lot.

22. 176 Ezell Street: ca. 1900, this two-story brick building has been altered and cannot be considered contributing to the district. The windows have been replaced and the exterior covered with an applied stucco and stone veneer.

28. 151 W. Main Street: At present this ca. 1890 two-story brick building cannot be considered a contributing structure because of its altered storefront and obscured upper facade. If the large sign on the second floor were removed the building could then be deemed contributing to the district.

29. 149 W. Main Street: Built in 1891, this building has segmental arch hood molding and a stepped parapet. However, because of its altered storefront and obscured upper facade it cannot be considered contributing to the district. If the facade were restored, it could then be considered contributing to the district.

38. 129 W. Main Street: ca. 1940, this one-story building was remodeled ca. 1970 with a new storefront and shingled mansard roof.

Statement of Significance (cont'd.)

Two major factors encouraged this rapid growth at the turn-of-the century. One was Spartanburg's prominence as a railroad town with three major lines intersecting at the city by 1900. The railroads brought new industry and stimulated area mercantile production. A second major factor was the growth of the city's textile industry. In 1888 John Montgomery built the first cotton mill in the city named the Spartan Mill. This was followed by other mills and by 1909 there were nine mills in and around the city.[7] Spartanburg became well known for its textile products and was a major center of the industry in the Southeast.

This prosperous period lasted into the early 20th century. Between 1900 and 1930 the city continued to grow and expand. Bank assets in the city were well over one million dollars in 1904 and further construction occurred in the downtown area.[8] In 1912 Spartanburg had its first high rise building with the erection of the eight-story Chapman building, later known as the Andrews Building. This was followed in 1915 by the six-story Cleveland Hotel and the nine-story Montgomery building in 1923. Morgan Square continued to be the city's center with its streets lined with stores, banks, professional offices and hotels.

With the depression, growth in the community slowed considerably. It was not until after World War II that Spartanburg again began to prosper. A boom in local peach growing and distribution aided the area and textile production again became prominent. The rise of the automobile brought congestion to Morgan Square and in the early 1950's it was recognized with new parking areas and the monument was moved to facilitate traffic. During the 1960s and 1970s urban renewal projects resulted in the destruction of the buildings on two-sides of Morgan Square, including the Andrews Building. Directly to the east of Morgan Square a pedestrian mall was created in 1974 in an attempt to stimulate the economic vitality of downtown.

Despite the projects of the 1960s and 1970s downtown Spartanburg has not shared in the rapid growth of the county and its environs. Today, attention has once again been focused on the downtown area and there is new appreciation for its architectural and historic resources. The Spartanburg Historic District represents the remaining concentration of architecturally significant properties in the historic Morgan Square area. These properties constitute an important resource in Spartanburg and reflect an era of growth and prosperity in the community's history.

Commerce

The area within the Spartanburg Historic District has been the commercial center of the community since its settlement. The first county courthouse was located on Morgan Square and the plat of 1809 shows several commercial and residential structures around the square. Jesse Cleveland, a prominent businessman,[9] came to Spartanburg in 1810 and opened a store near the square. Cleveland's store and others became the trading center for the county as farmers brought their goods to buy and sell. Spartanburg's business district grew up around Morgan Square and by 1858 the city boasted thirty-three businesses.[10] One of these, Heinitsh Drugs, is still in operation on the square.

With the coming of the railroads and textile industry after the Civil War, the appearance of downtown changed drastically as the city prospered. The boom years between 1870 and 1900 saw a transformation of downtown from a small trading village to that of a bustling city with modern storehouses. In 1880 the city contained seventy-five businesses and as a measure of this prosperity all frame structures on the square were ordered to be replaced by new stores of brick construction.[11] The erection of the Merchant's Hotel in 1880 also contributed to the prominence of the square as a commercial center. Between 1880 and 1900 Spartanburg continued to grow radiply and most of the buildings in the historic district were constructed during these years.

As the textile industry flourished in the early 20th century, development continued to occur in the Morgan Square area. By 1910 the square was lined with one to four-story brick storehouses. In 1912 the eight-story Chapman building was constructed and following the burning of the Merchants Hotel, the six-story Cleveland Inn was built in 1915. By 1917 Spartanburg contained a population of over 22,000 and the downtown area was a major commercial area for the Piedmont region.[12]

Following World War II, Spartanburg began to expand and commercial activities were no longer confined to the downtown area. Like many other inner city areas, downtown Spartanburg lost some of its commercial trade to the suburban shopping centers. By the late 1960s, the city felt that new measures were needed to revitalize the downtown area and one side of Morgan Square was demolished to make way for planned office buildings. An adjacent two-block area of Main Street was also transformed into a pedestrian mall. While these actions have not yet had the desired effect of stimulating business in the downtown area, the city of Spartanburg is committed to revitalizing the historic commercial area around Morgan Square.

Architecture

The Spartanburg Historic District contains a wide variety of commercial architecture dating from the late 19th and early 20th century. The prosperity of the community after 1870 was reflected in a wave of new construction in and around Morgan Square. Most of the buildings constructed in these years were two to three story masonry structures with decorative detailing and the majority of the builidngs in the district exhibit these characteristics.

The oldest buildings in the district feature the rounded arch windows and hood molding characteristic of the Italianate Commercial Style. This can be seen at 154-156 W. Main Street and 109-111 W. Main Street. The building at 141-143 W. Main Street features a stone facade and arching characteristic of the Richardsonian Romanesque Style. Most buildings, however, reflect the transition from the decorative Italianate Style to the simpler facades of the Commercial Style. Buildings such as 145 W. Main Street and 128 Magnolia Street show this period with their rectangular windows, stone lintels, and plain storefronts. Much of the decoration of other buildings such as the warehouse row on Ezell Street is confined to corbelled brickwork.

The use of applied terra-cotta classical detailing is found at 168 W. Main Street and 114 Magnolia Street. Elements of the neo-classic style are evident in the Citizens Bank and the Masonic Temple. The largest building in the district, the Cleveland Hotel, shows features of the Chicago School of Architecture with its base, shaft, and capital construction and classical detailing. Other structures built in this period also exhibit the architectural evolution of the early 20th century such as the art moderne Leader store and the Carrara glass storefronts found on several buildings.

The Spartanburg Historic District contains a fine collection of late 19th and early 20th century commercial architecture. While some of the storefronts have been altered the majority of the buildings retain their original design characteristics. Few modern intrusions are found in the district and it contains the largest concentration of historic commercial architecture in the city.

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Footnotes

1. Philip Racine, Spartanburg County; A Pictorial History. (Virginia Beach, Virginia: Donning Company, 1980) p. 14.

2. Ibid, p. 18.

3. Spartanburg Herald Journal 6, February 1938 Section Two, p. 1.

4. Works Project Administration, A History of Spartanburg County, (Spartanburg, South Carolina: Band and White, 1940) p. 205.

5. Spartanburg, South Carolina City Directory, 1905, (Charleston, South Carolina: Walsh Directory Company, 1905) p. 129-130.

6. WPA, History of Spartanburg County, p. 206.

7. Racine, Pictorial History, p. 38.

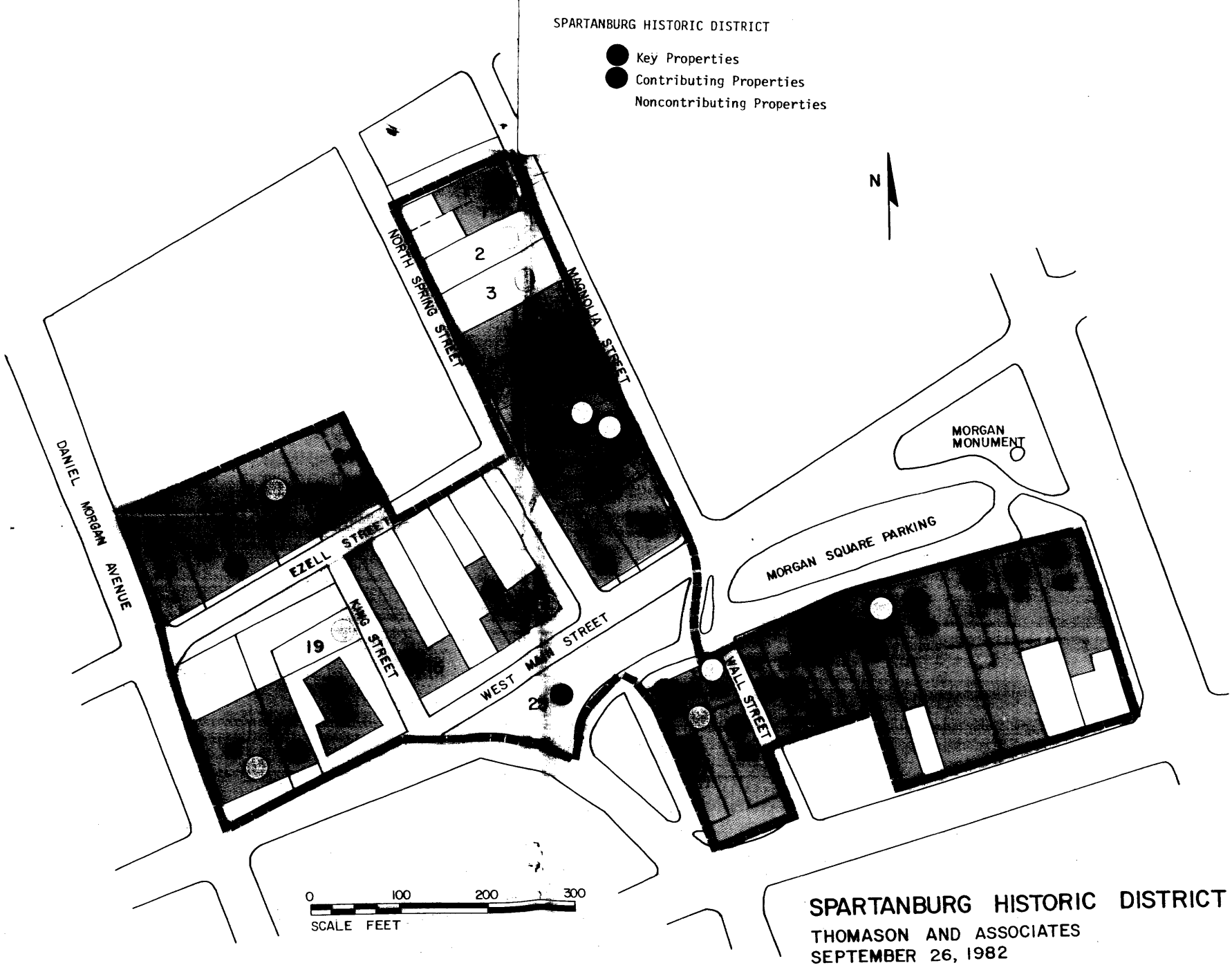
8. Spartanburg Chamber of Commerce, Spartanburg of Today-The Progressive City of the Piedmont, (Spartanburg, South Carolina: Private Printing, 1904), p. 2.

9. Racine, Pictorial History, p. 19.

10. Spartanburg Herald Journal, 13 December 1981, Section two, p. 19.

11. Herald Journal 6, February 1938, p. 19.

12. Racine, Pictorial History, p. 40.



SPARTANBURG HISTORIC DISTRICT

THOMASON AND ASSOCIATES

SEPTEMBER 26, 1982