NPS Form 10-900
(Rev. 10-90)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

311

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

historic name Hotel Oregon
other names/site number Oakman Drugs, Oakman Glass, Spartan Hotel

2. Location

street & number 247 & 249 Magnolia Street not for publication ____
city or town Spartanburg vicinity ____
state South Carolina code SC county Spartanburg code 083 zip code 29306

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination __ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets __does not meet the National Register Criteria. I recommend that this property be considered significant __ nationally __statewide X locally. (__ See continuation sheet for additional comments.)

Mary W. Edmonds 2/16/01
Signature of certifying official Date

Mary W. Edmonds, Deputy State Historic Preservation Officer, S.C. Dept. of Archives and History, Columbia, S.C.
State or Federal agency and bureau

In my opinion, the property __ meets __does not meet the National Register criteria. (__See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

Signature of the Keeper Date of Action

X entered in the National Register — 4/10/01
__See continuation sheet.
__determined eligible for the National Register
__See continuation sheet.
__ determined not eligible for the National Register
__ removed from the National Register

__ other (explain):

Hotel Oregon
Name of Property

Spartanburg County, South Carolina
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

x private
_ public-local
_ public-State
_ public-Federal

Category of Property
(Check only one box)

x building(s)
_ district
_ site
_ structure
_ object

Number of Resources within Property
(Do not include previously listed resources)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)
N/A

Number of contributing resources previously listed in the National Register
0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Category:	Subcategory:
Domestic	Hotel
Commerce/Trade	Specialty Store

Current Functions
(Enter caregories from instructions)

Category:	Subcategory:
Commerce/Trade	Business

7. Description

Architectural Classification
(Enter categories from instructions)
Late 19th and Early 20th c.
American Movements -
Commercial Style

Materials
(Enter categories from instructions)
foundation Brick
walls Brick
roof Metal
other Granite

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

Hotel Oregon
Name of Property

Spartanburg County, South Carolina
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

x A Property is associated with events that have made a significant contribution to the broad patterns of our history.
__ B Property is associated with the lives of persons significant in our past.
x C Property embodies the distinctive characteristics of a type, period,or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
__ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

__ a owned by a religious institution or used for religious purposes.
__ b removed from its original location.
__ c a birthplace or a grave.
__ d a cemetery.
__ e a reconstructed building, object,or structure.
__ f a commemorative property.
__ g less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture
Commerce

Period of Significance

1909-1945

Significant Dates

1909

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Unknown

Narrative Statement of Significance

Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

__ preliminary determination of individual listing (36 CFR 67) has been requested.
__ previously listed in the National Register
__ previously determined eligible by the National Register
__ designated a National Historic Landmark
__ recorded by Historic American Buildings Survey # ____
__ recorded by Historic American Engineering Record # ____

Primary location of additional data:

x State Historic Preservation Office
__Other State agency
__ Federal agency
__ Local government
__ University
__ Other

Name of repository:
S.C. Dept. of Archives & History

Hotel Oregon
Name of Property

Spartanburg County, South Carolina
County and State

10. Geographical Data

Acreage of Property Less than one acre

UTM References
(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	17	414500	3869000	3			
2				4			

___See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)
Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Angie Shaffer
organization Campbell Meek & Associates, Architects, Inc. date 20 October 2000
street & number 162 East Main Street telephone (864) 583-1456
city or town Spartanburg state SC zip code 29306

Additional Documentation

Submit the following items with the completed form:
Continuation Sheets
Maps
A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.
Photographs
Representative **black and white** photographs of the property.
Additional items
(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Clarence T. Oakman
street & number 171-A Bon Air Avenue telephone (864) 573-0146
city or town Spartanburg state SC zip code 29303

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended(16 U.S.C. 470 et seq.). **Estimated Burden Statement**: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.0. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

The Hotel Oregon is a three-story brick commercial building located at 247-249 Magnolia Street in downtown Spartanburg, South Carolina. Built in 1909, it housed a drugstore and hotel until the 1950s and was later a glass business.

The rectangular 50' x 116' building is laid with a smooth-faced brick in running bond. Its facade faces Magnolia Street and contains an original central doorway with glass transom. The first floor left [north] storefront was altered in the 1950s for the offices of Oakman Glass Company. The right [south] storefront was altered in the 1970s for a law office. Over each of these is a set of recessed brick panels. The second and third floors of the facade are intact and contain one central window bay flanked on each side by brick pilasters. All of the windows in the building contain one-over-one, double-hung sash. Some of the sashes remain, but most are missing. Over the central third floor window, at the roof parapet level, is a marble plaque with the name "Oakman" and the date "1909." The central pilasters are flanked on each side by two single windows and a corner brick pilaster matching the central pilasters. Each of the window bays on the second and third floors is capped with a rough-cut granite lintel and rests upon rough-cut granite beltcourses which also serve as window sills. A bold corbelled and denticulated brick cornice articulates the building's roofline. At parapet level are two raised brick panels and a corbelled brick and rough-cut granite belt course topped with a cresting of paneled brick and granite capstones.

The north and south elevations, laid in American bond, both contain fourteen segmentally-arched window bays and one transomed, segmentally-arched door on the second floor, while the third floor contains fifteen segmentally-arched window bays. The doors on the second floor once accessed balustraded and bracketed balconies which in more recent years were removed. The south elevation has been altered on the first floor with the renovation for a lawyer's offices. Several doors and windows along this side have been infilled with brick and the entire first floor wall to the sills of the second floor windows is painted white. Three segmentally-arched doors and four segmentally-arched windows remain intact at ground level. The north elevation's first floor remains intact with its four arched doors and windows. Along either side elevation, at roof level, are six of the original seven chimney caps with stone coping. The flat roof of the hotel slopes gradually toward the rear of the building. Remnants of the painted signs identifying the building as the Hotel Oregon [north elevation] and Spartan Hotel [south elevation] can still be seen near the front of the building.

The rear [east] elevation, also laid in American bond, has been modified on the first floor to house the Oakman Brothers Glass business. The second and third floor levels contain six segmentally-arched window bays. A concrete block one-story addition, considerably wider than the original building mass, was added at the rear in 1949. It contains, on its north, east and south elevations, steel-framed industrial windows with forty-two lights each and operable awning panels. The southernmost wing features on its façade [west elevation] large wood-framed sliding cargo doors, flanked by signs promoting glass products and services rendered.

The interior of the hotel is intact on the second and third floors. Each floor contains fourteen rooms and two bathrooms; a wide hallway separates seven rooms and one bath on each side of the second and third floors. A vertical beaded board wainscot is still present in the hallway of the second floor. Original wooden staircases, complete with wainscot, turned balustrades with rails and square capped newels remain intact on all levels except for half of the main staircase on the first floor where it was removed to make way for office space. Other features include wooden window and door surrounds, transoms, four of the original mantelpieces, plaster walls and a decorative pressed tin cornice and ceiling on the second level.

On the first floor, the area in front that once housed the drug store retains its original configuration. Other spaces at the front of the first floor have been altered for office space. The rear of the building is largely intact. It still contains four rooms that have had minor changes; baths were added about 1949 for the office areas in two of these rooms. The central hallway remains at the rear of the building, but was enclosed toward the front during the renovation for law offices.

The Hotel Oregon, in Spartanburg, South Carolina, is eligible for the National Register of Historic Places under Criterion A for the role it played in the commercial development of Spartanburg at the beginning of the twentieth century, and under Criterion C, as an outstanding local example of the vernacular Commercial Style. The building has notable exterior features including horizontal granite belt courses, decorative brick panels, corbeled and denticulated brick cornices and a stepped front parapet. Notable interior features include pressed tin ceilings and original wooden staircases. The Hotel Oregon is also locally significant for its role in the history of medical care in the city of Spartanburg and for its association with a prominent local pharmacist Dr. Clarence Oakman. The hotel retains its historic appearance but has undergone some changes on its first floor. The most significant change is the loss of the two first floor storefronts. The Hotel Oregon is the last remaining commercial hotel built between 1880-1930 in the city of Spartanburg.

Built in 1909 by pharmacist Clarence Oakman, this three-story building was one of many commercial hotels and boarding houses that originally lined Magnolia Street. Oakman also located his drug store on the ground floor of the structure and offered rooms for patient recovery. These hotel structures were a direct result of the late nineteenth and early twentieth century textile and railroad expansion. The Commercial style was a reaction to the elaborate store facades of the High Victorian period. This style reduced the facade to simple vertical elements accentuated with horizontal panels and belt courses, terminating at the skyline with a layered stepped and corbeled cornice. The Commercial Style facades were not often built alone, but in a series of stores along a section of a street. Individual bays are then united by heavy cornices and other horizontal design elements. The Hotel Oregon is an example of the two-bay composition with central stair accessing the hotel on the upper floors. (1)

Clarence Oakman was born on January 13, 1870, in Charleston, South Carolina, and received his doctor of pharmacy degree on January 19, 1888, from the Medical College of South Carolina in Charleston. (2) Upon graduation he moved to Orangeburg, South Carolina, and in 1898 moved finally to Spartanburg where he opened a small frame construction pharmacy near the current intersection of Magnolia and Library streets. (3) In 1900, Dr. Oakman built a brick two-story building at 276 Magnolia Street, three doors south of the Union Depot, and opened the "Magnolia Drug Store." Magnolia Street in the late nineteenth century was the second

most important commercial area of the city. This busy street connected the new transportation center of the city with the commercial center located on Morgan Square. The 1888 Sanborn Map documents the development of a new center for overnight accommodations for the traveling public located near the Southern Railway Depot. Prior to the location of the depot at this site accommodations for travelers were located on East Main Street at the Walker House (ca. 1840) and the Argyle Hotel (ca. 1880) or on Morgan Square at the Palmetto House. (ca. 1850) and the Merchant's Hotel (ca. 1880). (4) Due to the textile boom of the turn-of-the-twentieth century, Dr. Oakman's business flourished and, in 1908, he decided to build a new drug store and hotel at 247-249 Magnolia Street. The building was placed on two lots thirty feet wide with twenty-five feet of building on each lot. The right-hand [south] store bay consisted of a general store with a kitchen and dining room for hotel guests located to the rear of the general store. The left-hand [north] store bay contained the Oakman Drugstore. The intact double-leaf central entrance accessed the Hotel Oregon. Spartanburg city directories document the hotel's name was changed in 1916 to the Hotel Sloan; however, the 1918 Spartanburg City Directory indicates the establishment had by then been renamed the Spartan Hotel.

Dr. Clarence Oakman and his wife, Kate Elizabeth Strictland, had five sons: Clarence Oakman Jr, Lawrence Oakman, Dewey Lee Oakman, C. Michael Oakman and Alfred A. Oakman; and two daughters: Kate Elizabeth Oakman [Walker] [Clayton] and Nora Oakman Evans. Dr. Clarence Oakman's wife, Kate, died after a long siege of malaria in 1910. Family tradition holds that Dr. Clarence Oakman's second wife, Cora L. Lake, named the Hotel Oregon because she had recently read the book *The Oregon Trail*, and because the seven children for whom she immediately assumed responsibility upon her marriage were always trailing along behind her. Dr. Oakman's death on August 8, 1925, caused a general partnership to be formed between brothers Lawrence Oakman and Dewey L. Oakman. The Oakman brothers continued to operate the drugstore selling patent medicines and glass products until 1941. The drugstore business was phased out at that time and the glass trade expanded. (5)

The hotel operation continued until it was terminated because of a significant reduction in passenger rail traffic, an aging facility and mismanagement at the onset of the Korean War. In the 1960s the downstairs hotel lobby was remodeled for a law office. (5)

At 249 Magnolia Street, the glass business continued to be profitable under the management of Lawrence Oakman Jr. In 1958, general partner Dewey L. Oakman died. During the following years from 1958-1976, the other general partner, Lawrence Oakman, Sr., owned and operated the Oakman Brothers Glass Company with Dewey L. Oakman's widow. After the death of Lawrence Oakman Sr., in July 1976, Lawrence Oakman Jr., became senior partner and continued to operate the Oakman Glass Company at this location until December 1999. (5)

The hotel is currently being considered for a residential/retail rehabilitation. The windows will be uncovered, restored and the storefronts redeveloped. These changes will enhance the building's distinctive architectural character.

NOTES

1. Herbert Gottfried and Jan Jennings, American Vernacular Design, 1870-1940: An Illustrated Glossary (New York: Van Nostrand Reinhold, 1985), pp. 240-41.

2. Oakman Family Papers in the possession of Clarence T. Oakman, Spartanburg, S.C.

3. W.S. Kline and Company, Illustrated Spartanburg, South Carolina, 1904 (Kinderhook, N.Y.: W.S. Kline and Company, 1904; Reprint edition, Spartanburg, S.C.: Band & White, n.d.), p. 19.

4. Writer's Program, Work Projects Administration, A History of Spartanburg County (Spartanburg, S.C.: Band and White, 1940), unnumbered pages between 64 & 65.

5. Clarence T. Oakman, "Oakman Bros. Inc., Spartanburg, S.C," unpublished typescript, January 2000.

OTHER SOURCES

Racine, Philip N. Spartanburg County: A Pictorial History. Virginia Beach, Va.: Donning Company Publishers, 1980.

City Directories of the City of Spartanburg, S.C., 1896-1954.

Sanborn Insurance Maps, Spartanburg, S.C., 1884-1950.

Willis, Jeffrey R., Spartanburg, South Carolina, The Postcard History Series. Charleston: Arcadia Publishing, 1999.

VERBAL BOUNDARY DESCRIPTION:

The boundary of the nomination is shown as the black line on the accompanying Spartanburg County Property Map, District 7, Map 12, Parcel 7-12-10-035.00 and 7-12-06-040.00, drawn at a scale of 1" = 100'.

BOUNDARY JUSTIFICATION:

The nominated property includes the historic hotel and its immediate setting.

Name of Property: Hotel Oregon
Location of Property: 247-249 Magnolia Street
Spartanburg, S.C. 29306

Photographer: Campbell Meek & Associates, Architects, Inc., Spartanburg, S.C.
Date of Photographs 11 February 2000
Location of Original Negatives: S.C. Department of Archives and History, Columbia, S.C.

Subject	View toward
1. West (Facade) and South Elevations	Northeast
2. West Elevation (Facade)	East
3. Cornice Detail	East
4. Cornice Detail	East
5. South Elevation	North
6. Window and Vent Detail on South Elevation	North
7. 1949 Addition, West Elevation (Facade)	East
8. North and East Elevations	South
9. Door and Window on North Elevation	South
10. Window on North Elevation	South
11. Interior of Drugstore	East
12. North Wall of Office, First Floor	North
13. Back Hall, First Floor	West
14. Tin Ceiling of Original Dining Room, First Floor	West
15. Dining Room Mantel Piece, First Floor	South
16. Staircase, Second Floor	East
17. Staircase, Second Floor	North
18. Hallway, Third Floor	West
19. Original Mantel, Hallway, Third Floor	Southwest
20. Hallway, Third Floor	East
21. Hallway, Second Floor	West
22. Guest Room, Typical Door, Second Floor	Northwest
23. Guest Room, Typical Interior	North
24. 1949 Addition, Interior	South

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 01000311 Date Listed: 4/10/2001

Hotel Oregon — Property Name
Spartanburg — County
SC — State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

for Signature of the Keeper — Date of Action: 4/10/01

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Amended Items in Nomination:

U. T. M. Coordinates:
The U. T. M. coordinates should be corrected to read: *17 414500 3868000*

These revisions were confirmed with the SC SHPO office.

DISTRIBUTION:
National Register property file
Nominating Authority (without nomination attachment)