

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

### 1. Name of Property

historic name Ramer, Ralph John, House  
other names/site number Ramer-Stringer-Rainey House

### 2. Location

street & number 402 Boulevard  not for publication  
city, town Anderson  vicinity  
state South Carolina code SC county Anderson code 007 zip code 29621

### 3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	<u>1</u>	<u>1</u> buildings
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>    </u>	<u>1</u> sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>    </u>	<u>    </u> structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>    </u>	<u>1</u> objects
	<input type="checkbox"/> object	<u>1</u>	<u>3</u> Total

Name of related multiple property listing: N/A  
Number of contributing resources previously listed in the National Register 0

### 4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  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  meets  does not meet the National Register criteria.  See continuation sheet.

Mary Watson Edmonds 12/9/91  
Signature of certifying official Date  
Mary Watson Edmonds, Deputy SHPO, S. C. Dept. of Archives and History  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

\_\_\_\_\_  
Signature of commenting or other official Date  
\_\_\_\_\_  
State or Federal agency and bureau

### 5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.  
 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:) \_\_\_\_\_

Acclaus Byun 2/10/92  
Signature of the Keeper Date of Action

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**6. Function or Use**

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Historic Functions (enter categories from instructions)

DOMESTIC/single dwelling

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Current Functions (enter categories from instructions)

DOMESTIC/single dwelling

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**7. Description**

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Architectural Classification

(enter categories from instructions)

Tudor Revival

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Materials (enter categories from instructions)

foundation Concretewalls BrickStoneroof Ceramic Tileother LimestoneMetal

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Describe present and historic physical appearance.

The Ralph John Ramer House at 402 Boulevard in Anderson, South Carolina, was built in 1930. The prominent, steeply-pitched front cross gable characterizes this as a Tudor Revival style residence, which was particularly popular and fashionable during the 1920s and 1930s.

This house, with a sprawling plan of approximately six thousand square feet, has a poured concrete foundation. There are three visible components of the house: the main entry block with a projecting two story gable, the one-and-one-half-story east wing, and the one-and-one-half-story west wing that angles toward the rear of the property. The unusual, asymmetrical shape and the presence of dormers on the wings are cause for a very complex roof with a combination of gable, hip, and jerkinhead forms. Clay tiles, manufactured to simulate wood shingles, protect this unusual roof.

The house is of brick and stone masonry construction with regular course work but a very textured finish. Two stone quoins appear at the top corners of the front gable. Two interior chimneys and two interior end chimneys are spaced within the extended plan of the house. Massive brick and stone chimneys are topped with multi-sided chimney pots of brick and stone.

The gable-roofed two-story projecting entrance bay is the traditional, formal entrance to this house. The cut stone, Tudor arched, front entrance is centered and recessed several feet into the gable wall. The oversized wood panel door has a window of colored, diamond-shaped glass panes with lead comes. A tripartite window with three transoms is located above the door on this entrance bay. It has diamond shaped glass panes in lead comes within a wood casement sash and stone surround.

The more informal rear entrance is also surrounded by a cut stone Tudor arch. The upper half of this wooden door has three vertical lights with diamond shaped glass panes. The window above this entrance, which projects above the eave line to form a wall dormer, has transoms and decorative ironwork with a spiral motif. There are also several tall, double glass doors with transoms on the east wing.

Throughout the house, the wood and metal casement windows vary between paired and tripartite and have transoms over each. First floor windows have cut stone surrounds while second story windows are flanked by louvred wooden

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally  statewide  locally

Applicable National Register Criteria  A  B  C  D

Criteria Considerations (Exceptions)  A  B  C  D  E  F  G

Areas of Significance (enter categories from instructions)

Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance

1930-1931  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

1930  
\_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

N/A  
\_\_\_\_\_

Architect/Builder

Gaines, Henry Irven  
\_\_\_\_\_

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Ralph John Ramer House, constructed in 1930, is significant as an excellent example of an early twentieth century Tudor Revival residence; as an important residential design of Henry Irven Gaines, architect of Asheville, North Carolina; and for its association with Ralph John Ramer, a prominent Anderson, South Carolina, businessman, government official, military officer and civic leader.(1) In addition, the Ramer House is of importance as it relates to a landscape and setting within an early twentieth century residential neighborhood of Anderson. It is particularly significant also as an extensive residential design and construction in the midst of the Depression.

Additional Information

Ralph John Ramer (1876-1937), a native of Bethany, Missouri, moved to Anderson in 1911 as co-owner of the Coca Cola Bottling Company, which he purchased along with his brother-in-law Charles Ellis of Greenville, South Carolina. Known to most as Major R. J. Ramer, he served in the Spanish-American War, practiced law in Missouri and Oklahoma, and was consular agent for the United States government in Zacatecas, Mexico. While in Mexico, he was also involved in two copper mining companies. Unsuccessful in farming near Tampa, Florida shortly after the turn of the century, he and his wife, Rose Mary Ellis Ramer, moved to Greenville in 1910, then to Anderson the following year. Interested in military affairs, Ramer became captain of the national guard's Palmetto Riflemen in Anderson, helped to form the Machine Gun Company of the 118th Regiment and served on the United States-Mexican border during the latter days of the Pancho Villa uprising. He served with distinction in France during World War I, as a regimental adjutant and instructor in an officer's training school in Langre, France. In 1921, he was elected and served one term in the South Carolina House of Representatives. From 1932-1936 Ramer served on the state highway commission. He was active in civic and community affairs, and Anderson's American Legion Hut is named in his honor.(2)

The Ramer House was designed in 1930 by Henry Irven Gaines (1900-1986), a native of Pickens County, South Carolina, and a graduate of Clemson College in 1922, when he joined the J. E. Sirrine and Company, a textile engineering firm of Greenville. Associated with the firm of Beacham and LeGrand in Greenville, he moved to Asheville, North Carolina, in 1925 and opened a branch office there under

See continuation sheet

**9. Major Bibliographical References**

See Continuation Sheets (Section 8).

See continuation sheet

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:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

S.C. Dept. of Archives and History,  
Columbia, S. C.

**10. Geographical Data**

Acreege of property 2.0 acres

UTM References

A 17 349380 3820140  
 Zone Easting Northing

C         

B           
 Zone Easting Northing

D         

See continuation sheet

**Verbal Boundary Description**

The boundary of the Ralph John Ramer House is shown as the heavy black line on the accompanying Anderson County Tax Map #149-8, Block 2, Parcel 3, containing 2.0 acres, and bounded on the southwest by the Boulevard for 209 feet, on the southeast by Kingsley Road for 398 feet, on the northeast by Ridge Crest Avenue for 209 feet, and on the northwest by Block 2, Parcel 2, for 398 feet.

See continuation sheet

**Boundary Justification**

The boundary includes the historic house and the entire two acre lot or parcel which has historically been associated with the Ralph John Ramer House.

See continuation sheet

**11. Form Prepared By**

name/title S.C. SHPO Staff, with assistance from Hurley E. Badders, Pendleton Dist. H&R Comm.  
 organization S. C. Department of Archives and History date 5 June 1991  
 street & number 1430 Senate Street telephone (803) 734-8610  
 city or town Columbia state South Carolina zip code 29211

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shutters. All the windows have lead comes, but the pane configurations vary from window to window. The large first floor windows usually consist of twelve lights in the transom and twenty lights in the window; the smaller second story windows usually have six lights in the transom and twelve lights in the window. There are a variety of smaller windows including a wheel window and a paired window with round panes in lead comes. Several of the larger windows have designed inserts with colored glass and lead comes.

Two standing seam copper awnings cover the rear facade entrance and the garage door opening. Decorative wrought-ironwork with a fox motif covers vents at the top of the entrance bay gables on the front and rear. There is a glass and cast-iron light over the front portal. The garage has sliding, hinged, and folding doors, and the house has an original copper gutter system.

A curving staircase with one landing and an iron balustrade is in the entrance hall. Most of the floors are stained and varnished wood with the exception of spaces such as the kitchen which has a tile floor. Some of the walls feature wood paneling while other walls are painted or wallpapered plaster. Most of the rooms have plaster ceiling moldings. The dining room features wallpaper original to the house in the El Dorado pattern by Zuber and Company. The full compliment of this wallpaper design was completed as a mural. Double doors conform to the Tudor arches that form the framework of the large openings into most of the rooms. Two of the fireplaces have stone mantelpieces, carved wooden mantelshelves, and herringbone course work in firebrick on the inside. The wood mantel carvings include a grapevine motif in the Living Room and a woodland creature motif in the Radio Room. Another fireplace, in the Solarium, has a carved stone surround and a traditional Medieval stone mantel hood with a carved stone crest. Several passageways are entirely paneled in wood, and built-in bookshelves are found in several of the rooms.

The Ramer House is situated on a small knoll, approximately in the center of a two acre lot, with the formal entrance facing The Boulevard. There is a large, partially tree-canopied lawn in the front, and extensively-landscaped formal gardens in the rear. The original landscape architectural drawings from 1931 indicate that the gardens were designed by Earle S. Draper, noted landscape architect from Charlotte, North Carolina. Though they contain a fountain, iron gazebo, pathways and extensive plantings, the extent to which these garden plans were executed during the period of significance for the property is unknown.

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the name of Beacham, LeGrand and Gaines. His firm later became Six Associates, one of Asheville's most prominent architectural concerns.(3) He was best known for business and commercial designs, but retained an interest in residences and designed several in South Carolina. Some of his better known residential works are in Biltmore Forest and Grove Park, early twentieth century developments of Asheville. The Ramer House, built for \$50,000 and known as one of Gaines' favorite designs, is probably his most pretentious.(4) Gaines' "first priority was to capture and exploit the inherent advantages of the site, and then transform the limiting factors into assets." (5)

A formal landscape and garden exists at the Ramer House; however, much of it was not developed until the 1940s and 1950s by Mrs. Nancy F. Stringer who purchased it in 1946 from Mrs. Ramer's estate.(6) The garden design, though not executed in complete conformity with the 1931 drawings, was planned by noted Charlotte, North Carolina, landscape architect, Earle S. Draper.(7)

The house has remained in the same family since 1946, and is presently in the estate of Mrs. Caroline Stringer Rainey.

## NOTES

(1)Henry Irvin Gaines, Architect, Asheville, N. C., "A Residence for the R. J. Ramers, Anderson, S. C., March 1930," architectural drawings in possession of Dr. John Rainey, Anderson, S. C.

(2)Anderson Daily Mail (Anderson, S. C.), 29 November 1937; State of South Carolina, The Official Roster of South Carolina Soldiers, Sailors and Marines in the World War, 1917-18, Vol. 1(1929), p. 817.

(3)Henry Irvin Gaines, Kings Maelum (New York: Vantage Press, 1942), n.p.

(4)Manufacturers Record, (May 1930), p. 91; A. B. Johnson, A.I.A., Asheville, N. C., to Hurley E. Badders, Pendleton District Historical and Recreational Commission, Pendleton, S. C., 12 June 1990.

(5)"The Ramer-Stringer-Rainey House," unpublished account by Harlan E. McClure, Dean Emeritus, College of Architecture, Clemson University, 1990.

(6)Deed Book 7-X, p. 279, Register of Mesne Conveyance, Anderson County Courthouse, Anderson, S. C.

(7)E. S. Draper, Landscape Architect, Charlotte, N. C., "General Design and Planting Plans for the R. J. Ramers, Anderson, S. C., December 1930 - January 1931," landscape architectural drawings in possession of Dr. John Rainey, Anderson, S. C.

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PHOTOGRAPHS

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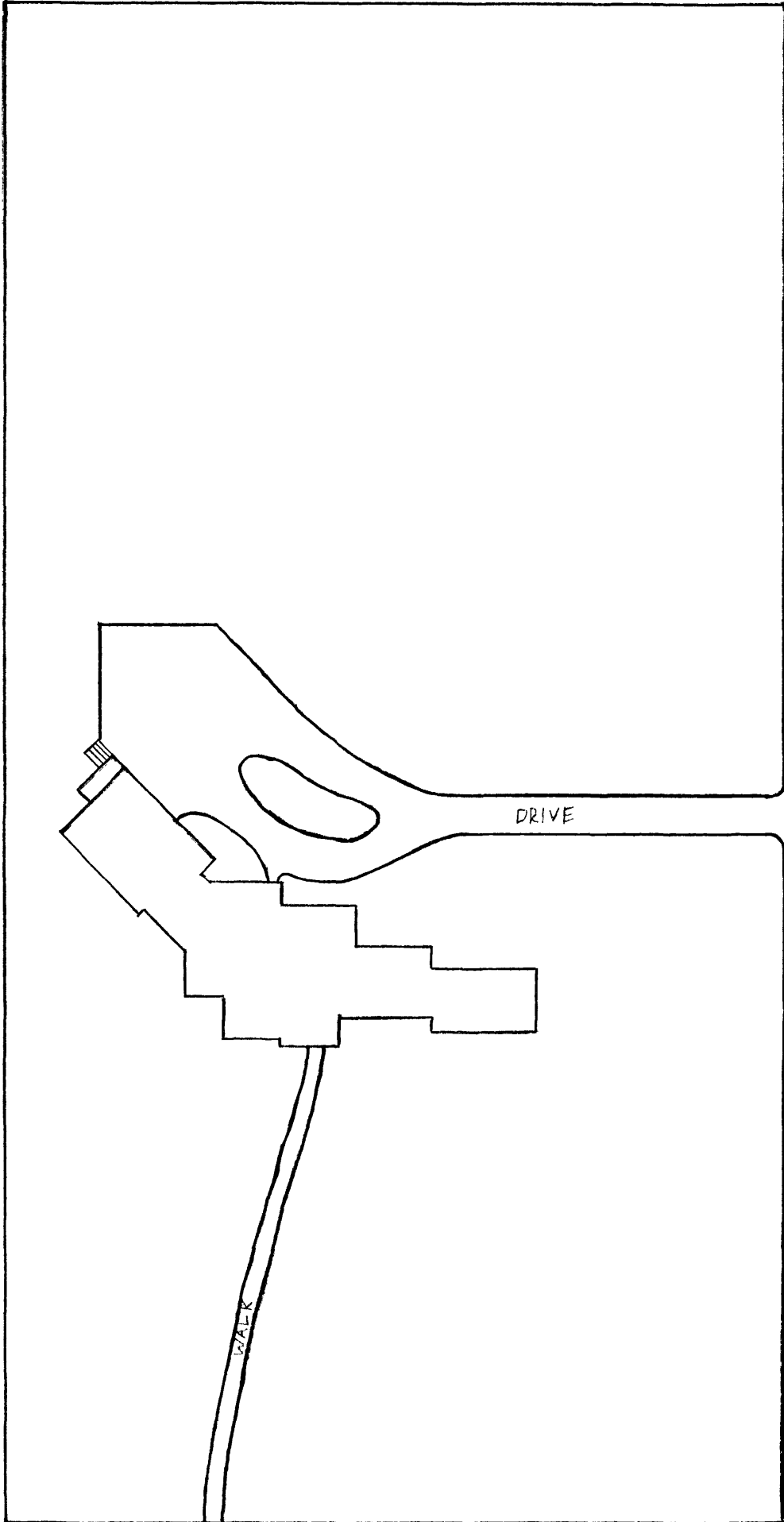
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The following information is the same for each photograph:

Name of Property: Ralph John Ramer House  
Location: 402 Boulevard, Anderson, South Carolina  
Name of Photographer: Mrs. Mary Rainey Belser, Columbia, S. C.  
Date of Photographs: April 1990  
Location of Original Negatives: 402 Boulevard, Anderson, S. C.

1. Formal entrance (South facade)
2. Southwest view showing angled west wing
3. North (Rear) elevation (oblique view)
4. East side of house
5. Foyer (Stair Hall) with front door and side closet doors as seen from Rear Entrance
6. Stairway from Entrance Hall
7. Radio Room through arched opening to left; portion of Dining Room through arched opening to right
8. View of Living (Morning) Room and Radio Room from Solarium
9. Living (Morning) Room with carved wood mantel and paneled passageway into Solarium; portrait of Caroline Stringer Rainey
10. Living (Morning) Room from Entrance (Stair) Hall
11. Radio Room carved wood and cut stone mantel; portrait of W. K. Stringer
12. Detail of Radio Room mantel
13. Solarium with cut stone mantel seen from Living (Morning) Room through paneled passageway
14. Detail of cut stone mantel in Solarium
15. Dining Room with El Dorado pattern wallpaper designed by Zuber and Company
16. Passageway to Breakfast Room from Stair Hall

RIDGE CREST AVENUE  
209'



KINGSLEY ROAD

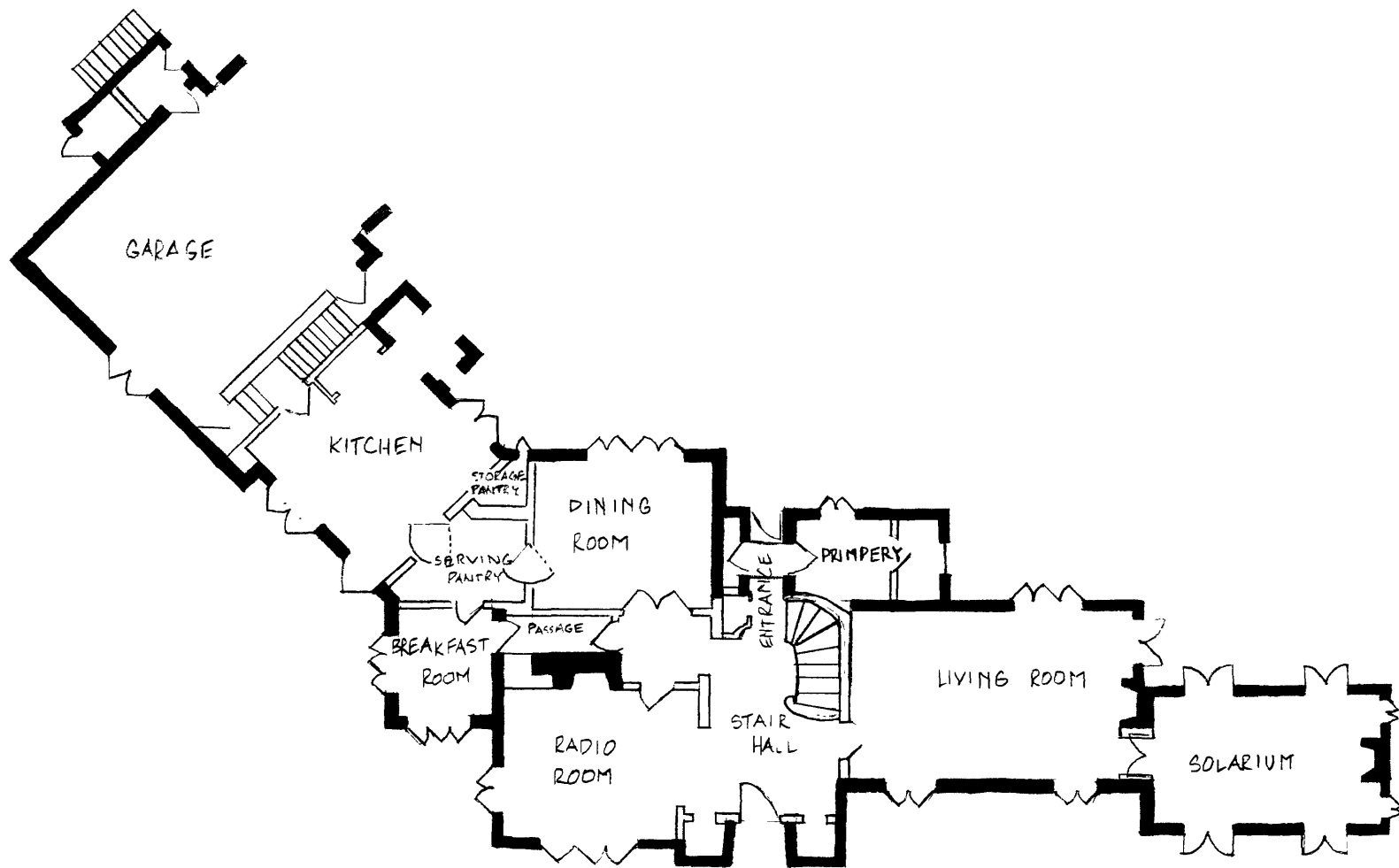
RALPH JOHN RAMER  
HOUSE

ANDERSON COUNTY, SC



THE BOULEVARD

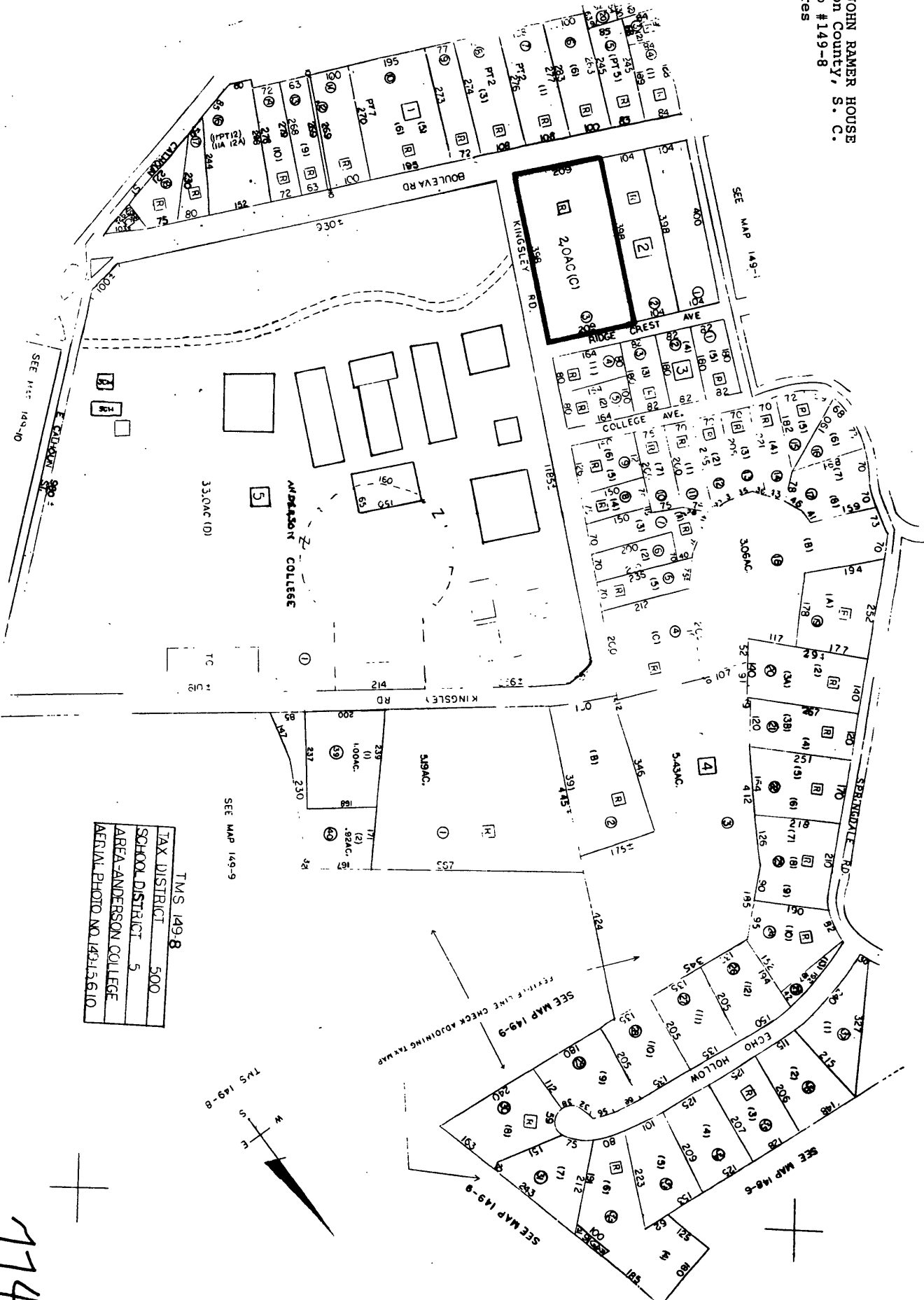




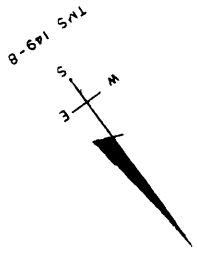
FIRST FLOOR  
RALPH JOHN RAMER  
HOUSE  
ANDERSON COUNTY, SC



RALPH JOHN RAMER HOUSE  
 Anderson County, S. C.  
 Tax Map #149-8  
 2.0 acres



TMS 149-8	
TAX DISTRICT	500
SCHOOL DISTRICT	5
AREA-ANDERSON COLLEGE	
AERIAL PHOTO NO. 149-13,610	



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SEE MAP 149-10

SEE MAP 149-1

SEE MAP 149-9

SEE MAP 149-9  
 REVIEW LINE CHECK ADDING TAX MAP

SEE MAP 149-9

SEE MAP 149-8