



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 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 Davenport House  
other names/site number \_\_\_\_\_

#### 2. Location

street & number 100 Randall Street not for publication \_\_\_\_\_  
city or town Greer vicinity \_\_\_\_\_  
state South Carolina code SC county Greenville code 045 zip code 29651

#### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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 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 12/4/98  
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:

<input checked="" type="checkbox"/> entered in the National Register ___ See continuation sheet.	Signature of the Keeper	Date of Action
<input type="checkbox"/> determined eligible for the National Register ___ See continuation sheet.	<u>M. J. M. [Signature]</u>	<u>2/1/99</u>
<input type="checkbox"/> determined not eligible for the National Register		
<input type="checkbox"/> removed from the National Register		
<input type="checkbox"/> other (explain): _____		

Davenport House  
Name of Property

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5. Classification

Ownership of Property  
(Check as many boxes as apply)

Category of Property  
(Check only one box)

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

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing

Noncontributing

2

1

3

buildings  
sites  
structures  
objects  
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  
N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

Category: DOMESTIC  
DOMESTIC

Subcategory: Single Dwelling  
Secondary Structure

Current Functions

(Enter categories from instructions)

Category: DOMESTIC  
DOMESTIC

Subcategory: Single Dwelling  
Secondary Structure

7. Description

Architectural Classification

(Enter categories from instructions)

Tudor Revival

Materials

(Enter categories from instructions)

foundation Brick  
walls Brick  
Stone  
roof Asphalt  
other Wood

Narrative Description

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

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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)

- 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

Period of Significance

1921

Significant Dates

1921

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Beacham, James Douthit
LeGrand, Leon

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. Department of Archives and History

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10. Geographical Data

Acreage of Property Approximately two-and-one half acres

UTM References

(Place additional UTM references on a continuation sheet)

Zone Easting Northing	Zone Easting Northing
1 17 387940 3866440	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 Dr. Rose Marie Cooper Jordan and Shea O'Brien (with assistance from SHPO Nat'l. Reg. Staff)  
organization \_\_\_\_\_ date 1 May 1998  
street & number 303 North Main Street telephone (864) 877-5529  
city or town Greer state SC zip code 29650-1635

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 Patsy Smith  
street & number 100 Randall Street telephone (864) 877-6694  
city or town Greer state SC zip code 29651

**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.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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The Davenport House at 100 Randall Street in the city of Greer, South Carolina was completed in 1921. Its dominant cross gable, steeply pitched roof, and abundant half-timbering place this residence well within the Tudor Revival style.

The expansive 6,000 square foot plan rests on a poured concrete foundation. The mass of the house is dominated by a two-story rectilinear block, interrupted by a front and rear projecting double-height cross gable and a third shedded volume that joins with the rear projection. The house is flanked on east by a single height glass-enclosed porch with balustraded parapet, and on the west by a porte cochere, the roof of which extends from that of the main cross gable and includes an inset shed-roofed dormer. The roof is largely lateral in orientation, but is complicated by the intersection of three cross gables and two sheds. The principal front and east gables feature a jerkinhead roof configuration. Certain gables terminate in slender curves above the boxed eaves. These curves are echoed in an eyebrow dormer that punctuates the front roof slope. While the residence is today roofed in brown composition shingles, the original slate tile roofing is still present on the carriage house and entry gates.

The exterior is comprised of cast stone, hand-made yellow brick, and stucco. These three materials are demarcated by a structure of dark brown heavy oak half-timbering. The base of the house is formed by several courses of rough-surfaced cast stone terminated by a water table at the first floor level. The cast stone again appears in quoined window and door surrounds on the first floor. Stone coping caps the parapet wall on the side of the house and a stone balustrade encloses a balcony above the one-story side wing. The brick is laid in an English bond, but is highlighted by diapering, dark brick accents, English corners, and soldier course banding. The four massive chimneys – two end and two interior – each feature multiple octagonal shafts, decorative pots, and cast stone details.

The two-story front projection contains the formal entry of the house within a secondary front gabled projection. The entry porch is recessed, with square oak columns supporting the overhanging second story. The paneled entrance door is of wood, with a stone Tudor arch surround and leaded view window. Slim sidelights comprised of circular, leaded panes are to either side of the entry door. Above the porch the projection's mass is defined by massive oak half-timbering and brackets. Both stucco and decorative brickwork, laid in herringbone and basketweave patterns, among others, were used to infill the timbers. The second story also features a tripartite and doubled six-over-six pane leaded glass window. The third story of the entrance bay is formed within the rake of the gable, as the brick coursing curves outward in a concave or cavetto formation to produce a gentle overhang. This third story is highlighted by a paired casement window with diamond-shaped glass panes in leaded comes.

The informal rear entrance is found in the shedded projection at the back of the house, where the walls are of dark oak siding and yellow brick. A double-hung tripartite window grouping occupies the

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rear wall of this projection. The door is a narrow French door with wood muntins dividing the eighteen lights.

The house showcases a variety of fenestrations. The regularity of wood-framed, double-hung windows is offset by casement, awning, and arched window types. The first floor double-hung windows use an eight-over-eight light configuration, and occur singly, in pairs, and Palladian groupings with eight pane sidelights. The second floor double-hung windows have a six-over-six light arrangement and occur singly, in pairs, and in triple groupings, all with stone surrounds. The house is accented with six elaborate diamond-paned windows with lead caming, and an elliptical casement within the eyebrow dormer. The most extravagant windows are found in the one-story side porch (sunroom). There, the limestone Tudor arches surround French doors with sidelights and transoms, which together fill the pointed arch, on every exposure.

The heavy oak half-timbering of the house regulates its massing while accentuating Tudor influences. It appears vertically, horizontally, and diagonally throughout the house's exterior. On the rear can be found curved, crossed, and "x" configured timbering. The heavy wood structure of the entry porch is joined intricately with exposed wooden pegs. The house features several styles of brackets, both structural and decorative. The original copper gutters of the house still serve their function.

The Tudor Revival style motifs are carried out on the house's interior as well, inclusive of high paneled dados [wainscotting], carved stone and wood mantels with arched, carved stone-faced fireboxes, shell alcoved bookcases, extensive decorative plaster moulding, decorative plaster banded ceilings, and a paneled wooden staircase with massive stained wood balustrade and newel.

The three-bay coach house and pool house, of matching stucco and timber finish, stand at the side and rear of the main house. A brick and heavy timber pergola provides a shaded area along the garden walk from the side street entrance. The landscaped property also features an encircling yellow brick and heavy timber fence, complete with elaborately detailed and slate roofed entrances to the garden from the street and the house's front terrace. The house dominates an entire block of downtown Greer, with two-and-one-half acres of magnolias, ginkgoes, water oaks, and other ornamental shrubs.

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The Davenport House, built in 1921, is significant as an outstanding example of a Tudor Revival residence of the period; as an important residential design by prominent Greenville architects James Douthit Beacham (1891-1956) and Leon LeGrand (active 1919-1940); and also for its association with the Davenport family of Greer, one of the city's most prominent twentieth century business families.

Beacham, a Greenville native, was educated at Furman University, Clemson College, and Virginia Polytechnic Institute. He worked for Greenville architect Joseph E. Serrine, for the architectural firm of Hart & Gardner, in Chattanooga, Tennessee, and for Greenville architect H. Olin Jones before entering independent practice in 1921 with Leon LeGrand as his partner. LeGrand, educated at Clemson, had also worked for Serrine before becoming Beacham's partner. Beacham and LeGrand opened a branch office in Asheville, North Carolina, in 1925, and Beacham moved to Asheville soon afterward; the firm later became Beacham, LeGrand, and Gaines with the addition of Henry Irven Gaines (active 1922-1940) for a brief period before 1929.<sup>1</sup>

The Davenport House was built for Clara Merchant Davenport (1878-1927), widow of Greer businessman Malcolm Clifton Davenport (1879-1916) and daughter-in-law of prominent Greer businessman D.D. Davenport (1844-1918), merchant, financier, real estate entrepreneur, and owner of the Greer Oil Mill Company. After Mrs. Davenport's death in 1927 her son M.C. Davenport (b. 1902), president of the First National Bank of Greer, acquired the house.<sup>2</sup>

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<sup>1</sup>John E. Wells and Robert E. Dalton, The South Carolina Architects 1885-1935: A Biographical Dictionary (Richmond: New South Architectural Press, 1992), pp. 9-11, 54, 104.

<sup>2</sup>Telephone interview with Mrs. John Ratterree, Greer, S.C., 14 March 1996; James M. Richardson, History of Greenville County, South Carolina: Narrative and Biographical (Atlanta: A.H. Cawston, 1930), pp. 222-23.

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**MAJOR BIBLIOGRAPHICAL REFERENCES**

Telephone interview with Mrs. John Ratteree, Greer, S.C., 14 March 1996

Richardson, James M. History of Greenville County, South Carolina: Narrative and Biographical.  
Atlanta: A.H. Cawston, 1930.

Wells, John E., and Robert E. Dalton, The South Carolina Architects 1885-1935: A Biographical Dictionary. Richmond, Va.: The New South Architectural Press, 1992.



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Verbal Boundary Description

The boundary of the nominated property is shown as the line marked "Davenport House" on the accompanying copy of City of Greer Tax Map G26, Block 1, Lot 1.

Verbal Boundary Justification

The nominated property includes the historic house, coach house, and fence and immediate setting.

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The following information is the same for each of the photographs:

Name of Property: Davenport House  
Location of Property: 100 Randall Street, Greer  
Greenville County, S.C.

Name of Photographer: Brad Sauls, S.C. Department of Archives and History,  
Columbia, S.C.

Date of Photographs: 15 July 1998  
Location of Original Negatives: S.C. Department of Archives and History, Columbia, S.C.

1. Facade
2. Facade, entrance detail
3. Facade right oblique
4. Facade, sunroom
5. Rear elevation, right oblique
6. Rear elevation
7. Rear elevation, left
8. Rear elevation, entrance detail
9. Right elevation
10. Rear elevation detail
11. Chimney detail
12. Eyebrow dormer, detail
13. Living room
14. Sunroom
15. Coach house
16. Coach house, gable end
17. Coach house, rear elevation
18. Fence at facade
19. Fence gate detail

