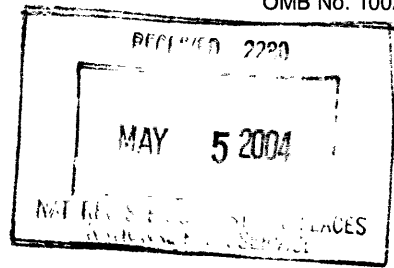


United States Department of the Interior
National Park Service



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 an 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 Newberry Historic District (Boundary Increase)
other names/site number N/A

2. Location

street & number Along sections of Main, Lindsay, and Wilson Streets not for publication
city or town Newberry vicinity
state South Carolina code SC county Newberry code 071 zip code 29108

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 for in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Mary W. Edwards 5/3/04
Signature of certifying official/Title Date

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 certifying official/Title Date

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the 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: _____

Edson H. Beall 6/16/04
Signature of the Keeper Date of Action

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 in count)

- private
- public-local
- public-State
- public-Federal
- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
14	3	buildings
0	0	sites
0	1	structures
0	0	objects
14	4	Total

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

Number of Contributing resources previously listed in the National Register

Newberry Multiple Resource Area

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

COMMERCE/TRADE - Office Building

COMMERCE/TRADE - Specialty Store

RECREATION AND CULTURE - Theater

Current Functions

(Enter categories from instructions)

COMMERCE/TRADE - Office Building

COMMERCE/TRADE - Specialty Store

RECREATION AND CULTURE -Theater

7. Description

Architectural Classification

(Enter categories from instructions)

OTHER – Tapestry Brick/Brick Front

MODERN MOVEMENT – Art Deco

Materials

(Enter categories from instructions)

foundation STONE – Limestone

walls BRICK

STONE – Limestone

roof ASPHALT

other WOOD

Narrative Description

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

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.)

- Criteria A, B, C, D with checkboxes. C is checked.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE
COMMERCE

Period of Significance

ca. 1907 - ca. 1940

Significant Dates

1907
1936

Significant Person

(complete if Criterion B is marked)
N/A

Cultural Affiliation

N/A

Architect/Builder

Architect - Davis, T.E. Davis, Newberry, S.C.
(Ritz Theater)
Unknown

Criteria Considerations N/A

(Mark "x" in all boxes that apply.)

Property is:

- Criteria A through G with checkboxes. All are unchecked.

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS): N/A

- Criteria for previous documentation on file (NPS) with checkboxes. All are unchecked.

Primary location of additional data:

- Criteria for primary location of additional data with checkboxes. State Historic Preservation Office is checked.

Name of repository:

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

Newberry Historic District (Boundary Increase)
Name of Property

Newberry, SC
County and State

10. Geographical Data

Acreage of Property 3.0 acres

UTM References

(place additional UTM references on a continuation sheet.)

1	<u>17</u>	<u>443060</u>	<u>3792665</u>	3	<u>17</u>	<u>443205</u>	<u>3792635</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>17</u>	<u>443185</u>	<u>3792705</u>	4	<u>17</u>	<u>443065</u>	<u>3792565</u>

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 Philip Thomason
organization Thomason and Associates date May 12, 2003
street & number P.O. Box 121225 Telephone 615-385-4960
city or town Nashville state TN Zip code 37212

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 SHPO or FPO.)

name See Continuation Sheets
street & number _____ telephone _____
city or town _____ State _____ zip code _____

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 listing. 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 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 Projects (1024-0018), Washington, DC 20303.

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Newberry Historic District (Boundary Increase)
Newberry County, SC

Description

The Newberry Historic District Boundary Increase encompasses parts of three blocks in the downtown commercial area of Newberry, South Carolina (2000 pop. 10,542). A section of the downtown area was originally listed on the National Register as the Newberry Historic District in 1974. The district was enlarged in 1980 when all or parts of five blocks were added to the original boundary. The boundary increase outlined in this nomination includes an additional eighteen properties, of which fourteen are considered contributing to the character of the district. All of the properties in the boundary increase were built between 1907 and ca. 1940 during a period of commercial growth and development in the city. All of the buildings are one- to two-stories in height and are of masonry construction. The buildings were constructed in commercial designs typical of the period and feature details such as traditional storefronts, rectangular wood sash windows, corbelled brick or sheet metal cornices, and exteriors of glazed or textured brick. The most significant building within the district expansion is the Art Deco style Ritz Theater, which was completed in 1936 and retains much of its original character. The majority of the buildings face Main Street and share brick party walls. Some interiors also retain original detailing such as pressed metal ceilings and wood staircases.

The downtown area of Newberry evolved in the nineteenth century when it served as the governmental and commercial center of Newberry County. A two-story brick courthouse was constructed in 1854 and several brick commercial buildings were constructed adjacent to the courthouse in the 1850s and 1860s. The courthouse and several of the commercial buildings survive from this period and are included in the boundary of the Newberry Historic District. Newberry prospered after the Civil War and by the late 1870s over fifty commercial buildings comprised the downtown area. The opening of the Newberry Cotton Mills in 1883 brought additional business activity to the community and additional blocks to the north and west of the court square were transformed from residential to commercial use.

The blocks which encompass the Newberry Historic District Boundary Increase were developed following a major fire in the downtown area on March 29, 1907. This fire destroyed five square blocks including all of the buildings in the 1400 and 1500 blocks of Main Street. Some property owners rebuilt in the years soon after the fire, while other owners did not develop their lots until the 1920s. The buildings erected in these years were typical of South Carolina commercial buildings of the period. Their form and plan follows those identified as one-part or two-part commercial blocks. One-part commercial buildings are those which are one-story in height and have traditional storefronts while two-part buildings are two or more stories in height with separate storefronts and upper façade treatments.¹ Prior to 1900 most buildings in the downtown area of Newberry were constructed with influences of the Italianate or Romanesque style. These influences are expressed through rounded arched windows, sheet metal window hood molding, and elaborate sheet metal or brick cornices. After 1900, the majority of Newberry's commercial buildings were constructed in more restrained designs which are commonly referred to as "Brick-Front" or "Tapestry Brick."²

¹ Richard Longstreth, *The Buildings of Main Street*, Washington D.C: The Preservation Press, 1987, 24-54.

² Herbert Gottfried and Jan Jennings, *American Vernacular Design, 1870-1940, An Illustrated Glossary*, New York: Van Nostrand Reinhold Company, 1985, 240.

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Newberry Historic District (Boundary Increase)
Newberry County, SC

Commercial buildings in these designs typically have traditional storefronts and upper facades with rectangular windows and cornices or corbelled brick or terra cotta. Decoration is generally confined to alternating brick patterns, recessed brick panels, and inset terra cotta or cast concrete accents. Most buildings constructed along the 1400 and 1500 blocks of Main Street after 1907 were built with these characteristics. The buildings at 1407 and 1506-1512 Main Street are representative of this type of construction and have exteriors of yellow glazed brick, upper façade areas of recessed brick panels, and cornices of corbelled brick.

In addition to the Brick-Front buildings, the boundary increase also includes the Art Deco Ritz Theater which was built in 1936 at 1509-1513 Main Street. The building was designed with an exterior of Carrara glass panels and fluted pilasters. The theater served as Newberry's primary movie theater during the mid-twentieth century and it retains much of its original design.

Since the 1940s the buildings within the boundary increase have had some alterations such as storefront remodeling but the majority of the buildings retain their early twentieth century character. All of the buildings in the boundary increase were built prior to ca. 1940. Three buildings and one structure are included as non-contributing due to the extent of storefront and upper façade alterations within the past twenty years. Most buildings continue to be occupied and utilized for commercial businesses and offices. The Ritz Theater remains in use as a community theater by a local performing arts organization.

Inventory of Boundary Increase

Contributing Properties

The following fourteen (14) properties contribute to the character of the Newberry Historic District (Boundary Increase):

- 1320 Lindsay Street (ca. 1907):** Two-story brick building. The main entrance has ca. 1970, paneled wood double doors with three-light sidelights and a fanlight transom. The entrance is set within a three-course header brick arch. Windows on the first floor are paired, fifteen-light, steel and glass design with inset, six-light awning panels. Above the entrance on the first floor are paired, rectangular, wood sash windows. Flanking these windows are original, two-over-two wood sash windows set within two-course segmental arches. These windows have brick sills. Windows on the alley façade have original, arched, two-over-two wood sash windows. At the roofline is terra cotta coping. The building's west façade was originally a party wall. There are several door openings on this façade all enclosed with wood panels.
- 1400-1402 Main Street (ca. 1907):** One-story brick building. The 1400 Main Street storefront has original, brick bulkheads, original, copper and glass display windows and an entrance with a ca. 1980, aluminum and glass door. The 1402 Main Street storefront was remodeled ca. 1930 and has brick bulkheads, aluminum and glass display

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Newberry Historic District (Boundary Increase)
Newberry County, SC

windows and a recessed entrance with double doors of single-light glass and wood design. The transoms on both storefronts have been covered with wood panels. Above the transoms is an original sheet metal cornice with end caps. In the upper façade are recessed, rectangular brick panels. At the roofline is a sheet metal cornice with dentils and egg and dart molding. The interiors have added floor, wall and ceiling finishes. On the Coates Street façade, the window openings have been enclosed with brick. At 1212 Lindsay Street is a one-story extension of 1401 Main Street. This storefront has an original, brick bulkhead and a ca. 1980, glass and wood door. Over this storefront is a canvas awning.

3. **1401 Main Street (ca. 1907):** Two-story brick building. The storefront was remodeled ca. 1970 and has brick bulkheads, thirty-light glass and wood display windows and transoms enclosed with wood panels. The main entrance has a ca. 1970 paneled wood door. Flanking the entrance and at the north corner of the storefront are original cast iron pilasters. These pilasters are fluted with floral motif capitals and rosettes. The pilasters were manufactured at the Price Evans Company in Chattanooga, Tennessee. Windows and entrances on the first floor of the building facing Lindsay Street have been enclosed with brick. Upper floor windows are original one-over-one, rectangular wood sash with rock-faced stone sills. A central window bay on the main façade has been enclosed with brick. Above the windows on the main façade is a corbelled brick cornice.
4. **1403 Main Street (ca. 1907, rebuilt 1934):** Two-story brick building, rebuilt in 1934 after an accidental explosion gutted the building. The storefront was remodeled again ca. 1960 and has an aluminum and glass door and aluminum and glass display windows. Across the width of the storefront is a canvas awning. On the upper façade are four, rectangular windows with original, twelve-light steel panels. The windows are set within header course brick arches with concrete keystones and sills. Above the windows is a brick belt course. At the roofline is a corbelled brick cornice. The first floor of the building has added wall and floor surfaces but retains an original pressed metal ceiling.
5. **1405 Main Street (ca. 1910):** One-story brick building. The storefront has original brick bulkheads and ca. 1970, aluminum and glass display windows. The entrance has a ca. 1970, aluminum and glass door and transom. Below the roofline is an original sheet metal cornice with dentils and corner caps with inset fleur-de-lis designs. The interior has added wall, ceiling and floor surfaces.
6. **1406-1410 Main Street (ca. 1940):** Two-story brick building. The building's storefronts have one intact section. The north bay has a recessed entrance with stuccoed bulkheads, aluminum and glass display windows and ca. 1980, aluminum and glass doors. The remaining storefronts were remodeled ca. 1970 with aluminum and glass display windows and stuccoed bulkheads. In the south storefront are paired, aluminum and glass doors. The transom area has been covered with stucco panels and across the storefront is a wood canopy. The upper façade has eight window bays with original, structural glass blocks. These blocks have been painted and the window openings have concrete sills. The interior has added wall, ceiling and floor finishes. At the roofline is terra cotta coping.

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Newberry Historic District (Boundary Increase)
Newberry County, SC

7. **1407 Main Street (ca. 1910):** Two-story brick building. The building has a storefront added ca. 1965 with stone veneer bulkheads, aluminum and glass display windows and an aluminum and glass door. The transom has been enclosed with stucco. Above the transom is a row of soldier course brick. On the upper façade are three window bays with original, paired, one-over-one rectangular wood sash windows. The windows have soldier course lintels and header course brick sills. The upper façade is a yellow glazed brick. Above the windows are recessed rectangular brick panels. At the roofline is a corbelled brick cornice and terra cotta coping.
8. **1409-1505 Main Street (ca. 1910):** One-story brick building with five separate storefronts. The building's exterior is of yellow glazed brick. The 1409 Main Street storefront has original brick bulkheads and at the sidewalk are ca. 1970, aluminum and glass paired doors and aluminum and glass display windows. Set within this entrance is a recessed bay containing original, single-light, glass and wood doors, brick bulkheads and aluminum and glass display windows. The transom area above the storefront has been enclosed with stucco. The 1411 Main Street storefront was remodeled ca. 1960 with an aluminum and glass door, bulkheads and display windows. Across the storefront is a canvas awning. The 1403 Main Street storefront was remodeled ca. 1985 and has a wood sided exterior with six-over-six wood sash windows. The entrance has a ca. 1985, six-panel door and across the storefront is a canvas awning. The transom area has been enclosed with stucco. The 1501 Main Street storefront was remodeled ca. 1960 and has aluminum and glass display windows, bulkheads and an aluminum and glass door. Across the storefront is a metal awning. The 1505 Main Street storefront has sandblasted brick bulkheads, original copper and aluminum display windows and a recessed entrance with an original single-light glass and wood door. The transoms have been covered with wood panels. Across the storefront is a metal awning. Above each storefront is a recessed rectangular brick panel. At the roofline is a corbelled brick cornice and terra cotta coping. The building's storefronts have added floor, wall and ceiling finishes.
9. **1414 Main Street (ca. 1925):** One-story brick building. The building has a storefront with original brick bulkheads and copper and glass display windows. The transom area has been enclosed with plywood and a wall air conditioner added. The entrance has a ca. 1970, aluminum and glass door. Above the storefront is a soldier course lintel. Across the width of the storefront is a canvas awning. In the upper façade is a recessed rectangular panel and at the roofline is a corbelled brick cornice. The interior has added floor, wall and ceiling finishes.

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Newberry Historic District (Boundary Increase)
Newberry County, SC

-
10. **1416-1418 Main Street (ca. 1915):** Two-story brick building. The building has two storefronts. The south storefront was enclosed ca. 1970 with stucco panels and aluminum and glass windows. The north storefront was added ca. 1955 and has a surround of fluted aluminum, aluminum and glass display windows and a large aluminum sign inscribed with the name "Purcells." Above each storefront is a soldier course lintel. On the second floor are seven window bays. Each window bay has a ca. 1990, rectangular, six-over-six vinyl clad window. The window bays are set within header course arches with concrete keystones and shoulders. Within the arches are rows of header course brick. The windows have concrete sills with brick dentils. At the roofline is a corbelled brick cornice. The interior has added floor, ceiling and wall finishes.
11. **1500 Main Street (ca. 1930):** Two-story brick building. The building has a storefront with original brick bulkheads and ca. 1975, aluminum and glass display windows. The entrance has three, original single-light glass and wood doors. The door surround has original structural glass blocks. On the second floor of the main façade are three rectangular windows of original structural glass block. These windows have brick sills and inset, single-light, ca. 1960, aluminum and glass panels. On the Wilson Street façade, the first floor windows have brick sills and original structural glass blocks. Entrances on this façade have ca. 1980, paneled wood doors. This façade also has ca. 1930, eight-light steel and glass design with four-light awning panels. The second floor of this façade has both ca. 1940 steel windows and ca. 1990 one-over-one vinyl sash windows. It appears that the front section of the building was constructed ca. 1913 and the first floor interior retains an original pressed metal ceiling from this period. The rear section was added ca. 1930-40 and the front section was remodeled at this time.
12. **1506-1512 Main Street (ca. 1910):** One-story brick building. The building housed the Claussen's Bread Company for many years. The building has six storefronts. The south storefront has ca. 1975, aluminum and glass double doors and display windows. Another storefront has ca. 1980, added double wood doors for vehicular access. The remaining storefronts are original with brick bulkheads, glass and wood display windows and three-light, rectangular transoms. Entrances have original, three vertical light and three panel glass and wood doors and single-light and three panel glass and wood doors. The interior partition walls are of hollow core tile. The interiors have added ceiling and floor finishes. Above each storefront are recessed rectangular panels. At the roofline is a corbelled brick cornice.
13. **1509-1513 Main Street (1936):** The Ritz Theater is a two-story, stone veneer and concrete building constructed in the Art Deco style in 1936. The side and rear facades are of random course limestone veneer. The main façade has an exterior of stucco and black and white Carrara glass panels. The building's storefront has two, first floor businesses in the 1509 and 1513 locations which flank the recessed entrance of the theater. Both of the storefronts have original multi-light, glass and wood doors. The display windows on these storefronts originally had octagonal design display windows but these windows were remodeled with the existing rectangular aluminum and glass windows ca. 1945. The theater has a recessed entrance with two pairs of original, twelve-light glass and wood doors. Flanking the entrance are original display cases for the theater and they are of copper and glass design. The building has an original marquee of glass, metal and wood. Some added signage panels have been applied to the

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Newberry Historic District (Boundary Increase)
Newberry County, SC

marquee. In the upper façade are nine window bays. With the exception of the south window bay, each has original, rectangular, four-light wood sash windows. Except for the central window, the upper sashes have unusual diagonal design lights. Dividing the façade are original, fluted concrete pilasters with streamlined capitals. The exterior retains its original stucco and Carrara glass panels. The interior of the theater was remodeled in 1989 with wood floors, wall paneling and dropped ceilings in the lobby area. The seating area has original wood floors, light fixtures, chairs, painted wood wall panels and paneled wood ceilings. The theater was built to seat 800 persons in the main floor area and the balcony, and the building retains its original proscenium arch.

14. **1109 Wilson Street (ca. 1940):** This is a one-story, brick building constructed ca. 1940. The building's storefront has brick bulkheads, aluminum and glass display windows and original, four-light aluminum and glass transoms. The east bay entrance has a ca. 1960, aluminum and glass door. The west bay entrance has an original single-light glass and wood door. Across the storefront is a metal awning. The interior has added floor, wall and ceiling finished. The upper façade is of header course brick.

Noncontributing Properties

The following four (4) properties do not contribute to the character of the Newberry Historic District (Boundary Increase):

15. **1214 Lindsay Street (ca. 1940, remodeled ca. 1980):** One-story brick building. The building has two storefronts which were remodeled ca. 1980 with wood and glass display windows and doors. Over the storefront is a metal awning.
16. **1412 Main Street (ca. 1925, remodeled ca. 1980):** Both 1412 Main Street and 1414 Main Street were constructed ca. 1925 in similar designs. The 1412 Main Street section of the building was remodeled ca. 1980 and has brick bulkheads, aluminum and glass display windows and a stuccoed upper façade. Across the width of the storefront is a canvas awning.
17. **1504 Main Street (ca. 1920, remodeled ca. 1980):** This is a one-story, brick building constructed ca. 1920 and remodeled ca. 1980 with a new storefront and upper façade. The upper façade has an exterior of stucco and stone panels.
18. **1507 Main Street (ca. 1910, facade only):** Only the ca. 1910 façade of the original building at this location remains extant. The façade retains its original upper floor with a recessed rectangular brick panel and corbelled brick cornice. The interior has been removed and it is now an open walkway to the parking lot at the rear. This property no longer retains integrity of design.

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Newberry Historic District (Boundary Increase)
Newberry County, SC

Statement of Significance

The downtown area of Newberry, South Carolina contains a notable collection of 19th and early 20th century commercial and public architecture. The significance of this area was illustrated when the Newberry Historic District was listed on the National Register of Historic Places in 1974. Originally centered around the Public Square, this historic district was enlarged to include additional blocks along Main Street and adjoining streets in 1980. This boundary increase was included as a separate nomination within the Newberry Historic District Multiple Resource Area. The additional boundary increase described in this nomination includes an additional fourteen buildings, three non-contributing buildings, and one non-contributing structure in the 1400 and 1500 blocks of Main Street, and sections of Lindsay and Wilson Streets. The buildings included within this boundary increase were all built between 1907 and ca. 1940. The area which comprises these blocks of Main Street and adjacent streets burned in a fire on March 29, 1907. Most of the buildings within this area were constructed within the next several years following the fire.

The boundary increase for the Newberry Historic District meets National Register criterion C for its architectural design. Following the fire, property owners constructed their buildings in popular commercial forms of the period known as "Brick-Front" or "Tapestry Brick." Common details of these buildings include traditional storefronts with brick or frame bulkheads, large display windows, and transoms. Upper facades display rectangular wood sash windows, corbelled brick cornices, and textured or glazed brick exteriors. The boundary increase also includes the Art Deco style Ritz Theater completed in 1936. This building is the most representative example of this style in the downtown area and retains much of its original character. Most buildings within the boundary increase have not been significantly altered and retain much of their character of the early 20th century.

The boundary increase for the Newberry Historic District also meets National Register criterion A for its significance in local commerce. From the mid-19th century to the 1970s, the downtown area of Newberry was the commercial center of the county. The buildings within the boundary increase are representative of the commercial development of Newberry in the early 20th century and housed a variety of offices and retail businesses. Stores along these blocks contained dry goods shops, barber shops, automobile dealerships, and a bakery. Also included in the boundary increase is the Ritz Theater which was the city's most prominent movie theater for many decades. Although the city's primary retail activity has moved to shopping centers on the periphery of Newberry, the historic commercial area continues to house a wide variety of businesses and offices.

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Newberry Historic District (Boundary Increase)
Newberry County, SC

Additional Information

The buildings which comprise the downtown area of Newberry were largely built from ca. 1880 to ca. 1930. Newberry was established as the county seat of Newberry County in 1789 following a gift of two acres of land for the site by John Coate. A public square was laid out in the midst of a grid pattern of streets and lots. An early log courthouse was replaced with a frame building in 1801 and over the next several decades Newberry was a small governmental and trading center of several hundred inhabitants.³

The fortunes of Newberry changed when the Greenville and Columbia Railroad was constructed through the community in 1851. Newberry's prominence increased as the railroad brought new business and commercial development. This prosperity was reflected in the construction of a new Greek Revival style brick courthouse in 1853. Designed by Jacob Graves, this is the oldest public building remaining in the community. As Newberry's prominence in the cotton industry increased over the next several decades, dozens of new brick and frame commercial buildings were constructed around the courthouse. Newberry College opened a new campus on College Street in 1877 and provided educational and cultural opportunities for the city.

By 1879, fifty-three stores were open for business in Newberry and it had a population of 2,500 residents.⁴ In 1879, the three-story brick Crotwell Hotel on College Street opened for business (now razed), and in 1880, the two-story Newberry Hotel was constructed at the northeast corner of Main and Caldwell Streets. This prominent building was distinguished by its three-story corner clock tower and arcaded storefronts facing Main Street. Although its storefronts have been remodeled, this building retains much of its original design.

The opening of the Newberry Cotton Mills in 1883 was another milestone in the history of Newberry. Upon its completion it was the largest steam powered factory in America and it employed dozens of workers. Located west of the commercial area, a large village of company housing was built around the mill. Another notable building constructed at this time was the Newberry Opera House which was opened in 1882 adjacent to the public square. Designed by architect G.L. Norman, this three-story building contained a large theater and various civic offices. The 1880s witnessed numerous other two-story brick buildings constructed in the vicinity of the Public Square and along Main Street. One of these, the brick Mollohon Block, was completed ca. 1884 following a fire which destroyed the frame building at this location.

The Mollohon Block and adjacent buildings from the 1880s and 1890s were built with the influences of the Italianate style. This style was popular for commercial buildings in the late twentieth century and was characterized by arched windows, brick ornamentation, and cornices of corbelled brick and sheet metal.

³ Howard Woody, *South Carolina Postcards, Volume VI, Newberry County*, Charleston, SC: Arcadia Publishing, 2001, 9.

⁴ Thomas H. Pope, *The History of Newberry County, South Carolina, Volume Two: 1860-1990*, Columbia, South Carolina: University of South Carolina Press, 1992, 279.

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Newberry Historic District (Boundary Increase)
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After 1900, buildings in the downtown area were constructed with more restrained ornamentation such as rectangular window forms, and inset panels of brick, terra cotta and concrete.

Although Newberry prospered in the late nineteenth and early twentieth centuries, numerous fires resulted in the downtown area having to be rebuilt time and time again. In 1870, twenty stores and many homes were burned and two years later an additional ten stores were destroyed by fire. In 1886, half of the business section was consumed by fire and in 1907 five entire blocks north of College Street were burned. As a result of these fires the downtown area has a distinctive demarcation. Most of the buildings on Main Street south of College Street date from the late nineteenth century while those north of College Street were built ca. 1908 to ca. 1930.

As the city's population increased to 4,000 residents in 1890, its public utilities were expanded. The city's Public Works office contracted with the General Electric Company in 1896 to build an electric power house and produce electricity for businesses and residents.⁵ This plant was finished the following year and provided electricity to many of the city's buildings. A new water works plant was also built during this decade and pumped water from a well into a 140,000 gallon reservoir for distribution throughout the city. Telephone service was provided by the Southern Bell Company in 1903, and by 1909 there were 382 telephones in Newberry's businesses and dwellings.⁶

The success of the Newberry Mills spurred additional industrial development in the city at the turn of the century. Newberry's location in the midst of a productive farming area and its prominence as a rail center led to the construction of the Mollohon Manufacturing Company in 1902 and the Oakland Mills in 1910. Together, these three cotton mills employed over 1,400 workers and manufactured cotton sheeting, clothing, and other cotton products. The annual payroll of these companies was over \$300,000 in the early 20th century, and hundreds of new dwellings were built throughout the city during these years as the population climbed to over 4,000 residents by 1910.⁷

Public improvements continued into the early twentieth century. In 1906, a new and larger courthouse was constructed on College Street in the Neoclassical style. This building was designed by Charlotte architect F.P. Milburn and was completed at a cost of \$50,000. Now undergoing renovation, the building continues to serve as the county courthouse. Another significant public building from this era was the new US Post Office built on Friend Street in 1913. This Italian Renaissance style building was designed with engaged Doric columns on the main façade and with a clay tile hipped roof. This building is now the Newberry-Saluda Regional Library. Local merchants organized a Chamber of Commerce in 1906 to promote

⁵ Woody, *South Carolina Postcards*, 33.

⁶ Pope, *The History of Newberry County, South Carolina*, 118.

⁷ Woody, *South Carolina Postcards*, 65.

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Newberry's business community and worked with the city to pave its downtown sidewalks in 1908. The prosperity of the business community was also evidenced by the extensive new construction that took place in the 1300 to 1500 blocks of Main Street following the 1907 fire. By 1915, most of these blocks had been rebuilt with one- and two-story masonry buildings.

As World War I came to an end, the Exchange Bank under the leadership of President H.L. Parr, constructed a five-story bank and office building in 1918 at the northwest corner of Main and College Streets. Costing \$100,000, it was the tallest building ever constructed in downtown Newberry. The building was designed with the influences of the Colonial Revival style with a pedimented main entrance on Main Street and an elaborate terra cotta cornice at the roofline. In 1923, the Commercial Bank constructed a new Neoclassical style bank building at the northwest corner of Boyce and Caldwell Streets. Founded in 1896, the bank built this temple front building with full-height Ionic columns.

Newberry continued to increase in population during the 1920s despite financial setbacks in the area's rural economy. The price of cotton, which was the mainstay of the county's economy, declined in price by two-thirds in 1921 and remained depressed throughout the decade.⁸ Many farmers were forced to leave their land and financial difficulties led to the closing of the National Bank of Newberry in 1929 and the Exchange Bank in 1931. Even with these events Newberry's population increased by 22% during the decade to 7,228 residents.

Downtown Newberry continued to be the commercial center of the county during these decades. This commercial activity was represented in the 1400 and 1500 blocks of Main Street. In 1932, these blocks contained the City Barbershop at 1410 Main Street, the Birdsey Flour Store at 1409 Main Street, the A&P Grocery Store at 1414 Main Street, and the Rogers Grocery at 1503 Main Street. Main Street was a primary thoroughfare through Newberry and this heavily traveled street gave rise to a number of automobile oriented businesses in these blocks. At 1500 Main Street was the Patrick Motor Company and across the street at 1406 Main Street was the Smith Motor Company. At 1506 Main Street was the Hill Brothers Tire Store and at 1510 Main Street was the Calmes Auto Service store.⁹ This diversity of businesses in these blocks continued into the mid-twentieth century.

During the Great Depression of the 1930s and the years of World War II, construction in downtown Newberry largely ceased. A notable exception during these years was the construction of the Art Deco style Ritz Theater in 1936. Constructed of stone and concrete, the Ritz Theater was built during the heyday of the motion picture theaters and it opened on October 16, 1936 in the 1500 block of Main Street. The theater was designed with exterior walls of granite and a façade of Carrara glass and concrete. The theater was advertised as one of the "state's most modern houses of entertainment" and featured air conditioning and "mirrorphonic

⁸ Pope, *The History of Newberry County*, 124.

⁹ "Newberry City Directory," n.p. 1932.

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sound.”¹⁰ The building continues to be used as a theater and retains much of its original appearance. The City Garage on Friend Street, built ca. 1935, is another notable building from this period and retains much of its original design including a gas station, office, and garage.

Downtown Newberry remained the business hub of the community into the 1940s. Businesses along the 1400 and 1500 blocks of Main Street in 1940 included clothing stores such as the Spinks Men’s Store at 1410 Main Street and the Lominack Hardware Store at 1409 Main Street. These blocks also contained several restaurants, barber shops, and beauty salons. Grocery stores on these blocks of Main Street were the A&P Company, the Robert Wallace Grocery, and the Home Stores Grocery. Automobile oriented businesses also continued on these blocks such as the Shealy Motor Company at 1500 Main Street and Hayes Motor Company at 1504 Main Street.¹¹

Business activity in downtown Newberry remained strong during the 1950s and 1960s but suburban shopping areas began to drain some of the vitality of the area. The opening of the Newberry Shopping Center on the edge of town in 1970 began a gradual change in the retail appearance of downtown. Chain department stores moved out of downtown and associated businesses moved with them. A tornado hit the downtown area in 1984 resulting in damage to numerous buildings and the closing of several businesses. Despite these losses, interest in downtown revitalization has increased significantly in the past decade. The Newberry Opera House was completely remodeled in 1998 and is now a regional arts and entertainment center. Several new restaurants have opened in downtown buildings and the increased visitation to Newberry resulted in the construction of a new Hampton Inn on Nance Street in 2002.

The Newberry Historic District Boundary Increase adds an additional fourteen contributing properties to the historic district. All of these properties were built between 1907 and ca. 1940 and retain much of their original design and detailing. The buildings are representative of the commercial growth and development of downtown Newberry and reflect common commercial building forms of the early twentieth century. With this boundary increase all of the contiguous pre-1950 commercial buildings retaining integrity in the downtown area will be included within the Newberry Historic District.

¹⁰ “Opening of New Ritz Theater,” *The Newberry Observer*, October 16, 1936, 1.

¹¹ “*Newberry City Directory*,” Charleston, SC: Nelson’s Baldwin Directory Company Inc., 1940, 263.

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Verbal Boundary Description

The boundary of the Newberry Historic District Boundary Increase is illustrated as the dashed line on the accompanying Newberry County tax map # 343-5 which is at a scale of 1" = 100'. The boundary includes the following block and parcel numbers: Map 343-5, block 11, parcels 1-7 and 9; block 12, parcels 1-4 and 10; and block 5, parcels 3-16.

Verbal Boundary Justification

The Newberry Historic District was first listed on the National Register in 1974 and originally included all or parts of nine blocks centered around the 1854 Courthouse. In 1980, this district was reevaluated and an additional twenty-two parcels were added to the historic district. These parcels were to the north of the original district and included the 1300 block of Main Street. The verbal boundary description for this nomination does not include any explanation as to why the 1400 and 1500 blocks of Main Street were omitted in this expansion effort. The inclusion of the 1400 and 1500 blocks of Main Street will bring into the district the remaining collection of contiguous pre-1955 commercial buildings in the downtown area. To the north of the boundary increase are several commercial buildings constructed primarily in the 1970s and 1980s. Beyond these recent commercial buildings the character of Main Street becomes primarily residential in character. To the west and east of the boundary increase are parcels containing parking lots and post-1955 buildings. The southern boundary of the increase joins that of the existing Newberry Historic District.

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

Name of Property: Newberry Historic District (Boundary Increase)
Location of Property: portions of Main, Lindsay, and Wilson Streets, Newberry
Newberry County, South Carolina
Date of Photographs:

Photographs by: Thomason and Associates

Date: February 24, 2003

Location of Negatives: SC Department of Archives and History

1. Streetscape, 1400 block of Main Street, view to the northwest.
2. Streetscape, 1400 block of Main Street, view to the northeast.
3. Streetscape, 1500 block of Main Street, view to the northeast.
4. Streetscape, 1500 block of Main Street, view to the southwest.
5. Streetscape, 1200 block of Lindsay Street, view to the northeast.
6. 1320 Lindsay Street, view to the north.
7. 1400-1402 Main Street, view to the east.
8. 1401 Main Street, view to the northwest.
9. 1403 Main Street, view to the northwest.
10. 1407 Main Street, view to the southwest.
11. 1409-1505 Main Street, view to the northwest.
12. 1416 Main Street, view to the northeast.
13. 1500 Main Street, view to the northeast.
14. 1506-1512 Main Street, view to the northeast.
15. 1509-1513 Main Street, Ritz Theater, view to the southwest.
16. 1509-1513 Main Street, Ritz Theater interior.
17. 1509-1513 Main Street, Ritz Theater, interior light fixtures.

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Property Owners

Property	Parcel #	Owner and Address
1214 Lindsay Street	343-5-5-15	William C. Armfield, Sr. 199 Widewater Street Properity, SC 29127
1320 Lindsay Street	343-5-5-16	Denise Polifrone 2304 Main Street Newberry, SC 29108
1400 Main Street	343-5-11-1	Grover E. Todd, Jr. 1400 Main Street Newberry, SC 29108
1401 Main Street	343-5-5-14	John M. Rucker 2213 Main Street Newberry, SC 29108
1402 Main Street	343-5-11-2	Voight W. Dominick 1402 Main Street Newberry, SC 29108
1403 Main Street	343-5-5-13	William C. Armfield P.O. Box 735 Newberry, SC 29108
1405 Main Street	343-5-5-12	Peggy Taylor Rodrique 117 West Fall River Way Simpsonville, SC 29680
1406 Main Street	343-5-11-3	William C. Armfield, Sr. 199 Widewater Street Properity, SC 29127

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Property Owners, Continued

1407 Main Street	343-5-5-11	N. Yates Johnson, Jr & Michael Johnson 305 Forrest Lane Greenwood, SC 29649
1408-1410 Main Street	343-5-11-4	Christie & Jack Iannitelli 22 Mariners Point Prosperity, SC 29127
1409 Main Street	343-5-5-10	William C. Armfield, Sr. 199 Widewater Street Prosperity, SC 29127
1411 Main Street	343-5-5-9	C.C. Moseley 1632 Broad River Road Columbia, SC 29210
1412 Main Street	343-5-11-5	Lisa L. Longshore 1704 Johnstone Street Newberry, SC 29108
1413 Main Street	343-5-5-8	Ann R. Price 2101 Harper Street Newberry, SC 29108
1414 Main Street	343-5-11-6	Nancy L. Gahagan 1201 Valley Road Albany, GA 31707
1415 Main Street	343-5-5-7	Sandy Wright P.O. Box 14677 Greenville, SC 29610
1417 Main Street	343-5-5-6	Helen A. Counts 1216 Kinard Street Newberry, SC 29108

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Property Owners, Continued

1416-1418 Main Street	343-5-11-7	Purcells P.O. Box 693 Newberry, SC 29108
1500 Main Street	343-5-12-1	Perry B. Stevens 1500 Main Street Newberry, SC 29108
1504 Main Street	343-5-12-2	Heather M. Astwood & Greg Kemp 7 Lake Park Court Germantown, MD 20874
1506-1508 Main Street	343-5-12-3	Heather M. Astwood & Greg Kemp 7 Lake Park Court Germantown, MD 20874
1507 Main Street	343-5-5-5	Helen Counts 1216 Kinard Street Newberry, SC 29108
1510-1512 Main Street	343-5-12-4	John R. Frazier & Susan F. Newton P.O. Box 401 Newberry, SC 29108
1509-1513 Main Street Ritz Theater	343-5-5-4	Newberry Community Players P.O. Box 776 Newberry, SC 29108
1109 Wilson Street	343-5-12-1	Purcells P.O. Box 693 Newberry, SC 29108