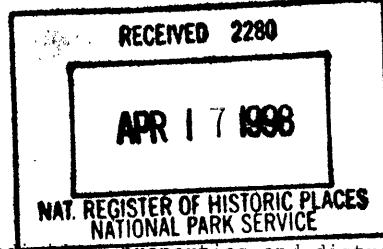


United States Department of the Interior
National Park Service



559

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 West End Commercial Historic District (Boundary Increase)

other names/site number Geer-Thompson Building

2. Location

street & number 631 South Main Street not for publication
city or town Greenville vicinity _____
state South Carolina code SC county Greenville code 045 zip code 29601

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 4/16/98
Signature of certifying official Date

Mary W. Edmonds, Deputy SHPO, S.C. Department of Archives & 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:

- 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): _____

M. J. [Signature]

for 5/29/98
Signature of 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	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	1	_____ buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ 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 N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: Commerce/Trade Sub: Specialty Store
Warehouse
Business

Current Functions (Enter categories from instructions)

Cat: Vacant/Not in Use Sub: _____
Work in Progress

7. Description

<p>Architectural Classification (Enter categories from instructions) <u>Late 19th & Early 20th Century</u> <u>American Movements/Chicago Style</u></p>	<p>Materials (Enter categories from instructions) foundation <u>Concrete</u> roof <u>Other</u> walls <u>Brick</u> other <u>Cast Stone</u></p>
--	---

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)

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.

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 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 _____

Significant Dates

1910
 1913

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Period of Significance

1910-1939 _____

Architect/Builder

Lawrence, Joseph T. _____

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)

- 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

Name of repository: S.C. Dept of Archives & History, Columbia; City of Greenville

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	—	_____	_____	3	—	_____
2	—	_____	_____	4	—	_____
	<input checked="" type="checkbox"/>	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 Antony C. Harper, Limited Partner

organization Caldwell Harper Limited Partnership date 11-24-97

street & number P O Box 9297 telephone (864) 242-3811

city or town Greenville state S.C. zip code 29604

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 Caldwell Harper Limited Partnership

street & number P O Box 9297 telephone (864) 242-3811

city or town Greenville state S.C. zip code 29604

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

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 5 West End Commercial Historic District
(Boundary Increase); Geer-Thompson Building
name of property
Greenville, South Carolina
county and State

Narrative Description

The West End Commercial Historic District, listed in the National Register of Historic Places on 7 January 1993, is located south of the Reedy River and is considered the city of Greenville's second downtown area. Consisting entirely of commercial buildings that date from ca. 1869 to ca. 1939, it is an intact and architecturally significant concentration of resources that began to develop after the Civil War near Furman University and the Greenville and Columbia Railroad depot. It sustained growth because of the establishment in the immediate area of Chicora College, a Presbyterian women's school. The West End then experienced its final historic development after Chicora burned and was relocated at the end of World War I, thus making available valuable property in the area for commercial development.

The Geer-Thompson Building, located at 631 South Main Street in Greenville's historic West End, immediately across the street from the West End Commercial Historic District, is a three-story brick commercial building with a stuccoed brick basement level that is above grade in the rear. Completed in 1910, it is an excellent example of an early 20th century commercial design in the Chicago style. The application of a modern metal false front in the 1950s prevented the building from being included within the boundaries of the West End Commercial Historic District, and is the cause for much of the facade's damage.

With a two-bay wide commercial storefront, the building features three brick piers at street level which divide the storefront in half. These elements extend to the top of the facade and frame the second and third floor window bays. Although the storefront bays remain, all of the historic commercial infill was removed with more modern renovations. The existing brick material has a smooth hard-finish brick at the front facade and a rougher red brick laid in common bond on the other three sides of the building. All of the brick, except for the rear wall, was painted some time before the modern false front was applied to the building.

Windows on the second level are tripartite with vertical two-over-two light sash and corresponding transoms. In the late 1940s the original one-over-one window sash in the facade were replaced with a triple sash system of two-over-two light sash surmounted by two-over-two light fixed sash. These sash presently on site are deteriorated. A recessed brick panel is beneath each third floor set of windows. At the base of each of the windows is a stone or cast stone sill, and above each a stone or cast stone cornice. Sash are identical to those on the second level, except that the openings are segmentally arched with large jack arches or radiating voussoirs that are articulated with projecting keystones and corner blocks flanking each jack arch. Above this are four ventilator panels and evidence of where a large metal consoled cornice once was located.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 5

West End Commercial Historic District
(Boundary Increase); Geer-Thompson Building
name of property
Greenville, South Carolina
county and State

The building has a flat built-up felt roof with a slight rear slope. The roof is surrounded by parapet walls with drainage gutters at the rear. Each of the side elevations is presently solid brick; however, numerous windows were in more recent years infilled with brick. The rear elevation, four stories in height, features brick-infilled segmental arched window openings on all floors. Only two of these infilled areas on the second floor contain reduced window sash, while there are three on the third floor and two on the fourth floor. Others on all floors contain metal ventilator grates. At the roofline are four historic metal ventilator grates.

The building's structural system includes load-bearing exterior masonry walls and a center steel column and beam system using round steel seats to receive the bottom of the steel I-beam and connect it to the round wooden columns, while functioning only visually as a capital. The columns are located at the building's center, front to rear, helping to form two large long bays open to the exterior wall system. Within the building's interior are the historic wood floor systems. Each floor contains approximately 4,000 square feet of space.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 6 West End Commercial Historic District
(Boundary Increase); Geer-Thompson Building
name of property
Greenville, South Carolina
county and State

Narrative Statement of Significance

The West End Commercial Historic District, consisting of 14 contributing and 6 noncontributing commercial properties along portions of Augusta, South Main, and Pendleton Streets in Greenville, was listed in the National Register of Historic Places in 1993.

The Geer-Thompson Building at 631 South Main St., immediately adjacent to the present district, was built in 1910 and extensively altered in the 1950s. Those alterations--galvanized panels over the top two floors and a cast stone strip and shadow-box showcase on the first floor--prevented the building's inclusion in the district as originally nominated.

Because of a groundswell of interest and concern by the City of Greenville and a multitude of its citizens since 1993, however, the Geer-Thompson Building has been restored by its owners, the family of H. Caldwell Harper. After a great deal of study, it was decided that the building was very important to the redevelopment of the West End, and that it should not be demolished or allowed to deteriorate further. The Harper family made a decision to consider restoring the Geer-Thompson Building to its original condition and Marshall Clarke Architects, Inc., of Greenville was selected as the project's architectural firm. With the 1950s false facade removed the building resumed its historic appearance and now contributes to the character of the West End Commercial Historic District.

The Geer-Thompson Building is the tallest structure in the West End section of Greenville and is important to Greenville's history for its association with Dr. B.E. Geer as the Geer Drug Company's first Greenville location and with W. M. Thompson as the W.M. Thompson Ford Agency, the first Model-T Ford dealership in the Upstate.

Architecturally, the Geer-Thompson Building represents one of the few known buildings still standing in Greenville that was designed by the Joseph T. Lawrence firm which represented a virtual dynasty of architectural talent in the early years after the turn of the century.¹ A son of architect, civil engineer, and contractor James R. Lawrence, whose business had produced buildings in Wilmington, North Carolina, Charleston and Greenville, South Carolina, the younger Lawrence joined his father's firm in 1907 as a draftsman. The following year Joseph T. Lawrence opened

¹Interview with James Lawrence, Greenville, S.C., 20 October 1997; "The Gateway to Get There, Greenville 1911," Greenville Daily News (Greenville, S.C.), Special Souvenir Number.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 7 West End Commercial Historic District
(Boundary Increase); Geer-Thompson Building
name of property
Greenville, South Carolina
county and State

his own practice in Greenville, where he designed various buildings, inclusive of numerous residences. By 1916 he had moved his office to Augusta, Georgia.² The American Movements/Chicago Style design makes an imposing statement with its overscaled windows and doors, and its detailed brackets, cornice, trim, and embellishments.

On February 6, 1889, a 3 7/8 acre tract of land on the west side of the Reedy River Falls, in what today is the West End, was deeded to Joseph P. Latimer and John Henry Biggs by Alex McBee.³ Ownership of a portion of that land passed to J. T. Blassingame on September 5, 1906,⁴ who deeded it to B. H. Owen and B. E. Geer on January 15, 1910.⁵ The Greenville Daily News on February 11, 1910, announced that a four-story building to cost \$19,000 would be erected on that lot by Geer Drug Company to distribute wholesale drugs. The designer was to be Greenville architect Joseph T. Lawrence.

On January 5, 1911, B. E. Geer and B. H. Owen deeded this property to Geer Drug Company.⁶ One day later, Geer Drug deeded the property to Westend Real Estate of Laurens. The Deed to Westend Real Estate of Laurens indicates that it is for the lot and building.⁷

²Wells, John E., and Robert E. Dalton, The South Carolina Architects, 1885-1935: A Biographical Dictionary (Richmond, Virginia: New South Architectural Press, 1992), pp. 101-102.

³Deed Book UU, p. 758, Register of Mesne Conveyance, Greenville County Square, Greenville, S.C.

⁴Deed Book TTT, p. 222, Register of Mesne Conveyance, Greenville County Square, Greenville, S.C.

⁵Deed Book 5, p. 486, Register of Mesne Conveyance, Greenville County Square, Greenville, S.C.

⁶Deed Book PPP, p. 572, Register of Mesne Conveyance, Greenville County Square, Greenville, S.C.

⁷Deed Book PPP, p. 585, Register of Mesne Conveyance, Greenville County Square, Greenville, S.C.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 5 West End Commercial Historic District
(Boundary Increase); Geer-Thompson
Building
name of property
Greenville, South Carolina
county and State

On April 30, 1923, Westend Real Estate deeded the property to J. C. Keys and J. Wesley Keys.⁸ On July 11, 1938, Annie S. and Dan Tassej inherited the property from the estate of J. C. Keys, Jr., and Mattie A. Keys.⁹ On February 2, 1949, Harper Brothers, Inc., purchased the property from Annie S. Tassej McBee who had remarried after the death of her husband.¹⁰

The 1910 Greenville City Directory indicates that the building was occupied by Geer Drug Company. The building was constructed for Geer Drug Company under the direction of Dr. Bennette Eugene Geer on property that he owned. Dr. Geer selected Joseph T. Lawrence, a prominent architect in Greenville, to provide the architectural services for this project.¹¹ By this time, Dr. Geer was already well-known in the Upstate. From 1913 to 1931 he was president and treasurer of Judson Mills.¹² In 1933 he assumed the presidency of Furman University. His close friendship with James Duke resulted in Furman University benefiting from the Duke Foundation from its inception in 1924 to this very day.¹³ Dr. Geer was instrumental in bringing the Geer Highway between Greenville, South Carolina, and Transylvania County, North Carolina, into existence.¹⁴ He was instrumental, along with W. W. Burgess and H. J. Haynesworth, in establishing the Shriners Hospital for Crippled Children which is famous throughout the world. This

⁸Deed Book 72, p. 332, Register of Mesne Conveyance, Greenville County Square, Greenville, S.C.

⁹Deed Book 204, p. 477, Register of Mesne Conveyance, Greenville County Square, Greenville, S.C.

¹⁰Deed Book 372, p. 182, Register of Mesne Conveyance, Greenville County Square, Greenville, S.C.

¹¹"Wholesale Drug House for City," The Greenville Daily News (Greenville, S.C.), 11 February 1910.

¹²L. Mell Glenn, Bennette Eugene Geer: A Biographical Sketch (Greenville, S.C.: Keys Printing Company, 1956), 27.

¹³Ibid., 16-17.

¹⁴Ibid., 38-41.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 9 West End Commercial Historic District
(Boundary Increase); Geer-Thompson Building
name of property
Greenville, South Carolina
county and State

institution also became a benefactor of Dr. Geer's old friend, James Duke, through the Duke Foundation.¹⁵ Dr. Geer was president of American Bank and Trust Company of Greenville for several years.¹⁶ He was appointed by President Roosevelt to serve on the National Labor Relations Board for the textile industry during World War II.¹⁷

In 1913 this building became the home of W. M. Thompson Ford Agency.¹⁸ Mr. William Morgan Thompson was a pioneer in the automobile business. In 1907 he secured the first Ford agency in Greenville, Spartanburg, Pickens, and Oconee counties. Mr. Thompson moved his business from South Main Street to East Washington Street in 1924, and it operated under the name of William Thompson Ford Agency until 1937 when he retired.¹⁹

The 1928 Greenville City Directory indicates Piedmont Battery and Electric was located in this building. In the 1930, 1931, and 1933 Greenville City Directories, the listing for 631 South Main Street indicates Davis Motor Company, used cars, was the occupant. The Greenville City Directories from 1937 to 1949 indicate that Dan Tassej Auto repaired and serviced all makes of automobiles from this location.

In late 1948, Mrs. Annie Tassej McBee made significant repairs to the building so it could be listed for sale with the Alester Furman Company. These repairs included changing the large one over one front windows to the current two over two over two windows. In 1950 Harper Brothers, Inc., began marketing office products from this location, and it became the largest office products company in the Southeastern United States. The false facade was added sometime in the 1950s. During Harper Brothers' tenure in this building, from 1950 to 1991, a revitalization of the West End took place and this building serves as a focal point on South Main Street for the area.²⁰

¹⁵Ibid., 35-37.

¹⁶Ibid., 32.

¹⁷Ibid., 33.

¹⁸Judith G. Bainbridge, Greenville's West End (Greenville, S.C.: WestEnd Association, 1993), 50.

¹⁹"William Morgan Thompson," The Greenville News (Greenville, S.C.), 13 May 1942.

²⁰Interview with Caldwell Harper, Greenville, S.C., 7 October 1997.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9 Page 10 West End Commercial Historic District
(Boundary Increase); Geer-Thompson Building
name of property
Greenville, South Carolina
county and State

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Harper, Caldwell. Greenville, S.C. Interview, 7 October 1997.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9 Page 11 West End Commercial Historic District
(Boundary Increase); Geer-Thompson Building
name of property
Greenville, South Carolina
county and State

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MA, 1907 (Reprinted courtesy Greenville County Planning Commission,
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1935: A Biographical Dictionary. Richmond, Virginia: New South
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23 March 1910.

"Wholesale Drug House for City," Greenville Daily News (Greenville,
S.C.), 11 February 1910.

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13 May 1942.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9 Page 12 West End Commercial Historic District
(Boundary Increase); Geer-Thompson Building
name of property
Greenville, South Carolina
county and State

UTM References

The previous UTM coordinates for the West End Commercial Historic District will not change as a result of this boundary increase.

Verbal Boundary Description

The boundary increase is shown as the parcel on Greenville County, S.C., Tax Map Number 89, Block 1, Lot 11 measuring 40.0, 150.0, 45.0, 150.0. A Greenville City map of the West End Commercial Historic District is attached to illustrate the Geer-Thompson Building adjacent to the District.

Boundary Justification

The boundary increase to the previously listed West End Commercial Historic District includes the Geer-Thompson Building and its immediate setting.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section PHOTOGRAPHS Page 13 West End Commercial Historic District
(Boundary Increase); Geer-Thompson Building
name of property
Greenville, South Carolina
county and State

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

Name of Property: West End Commercial Historic District
(Boundary Increase); Geer-Thompson Building
Location: 631 South Main Street
Greenville, South Carolina
County: Greenville
Location of Original
Negatives: Rob Belknap, Greenville, S.C.

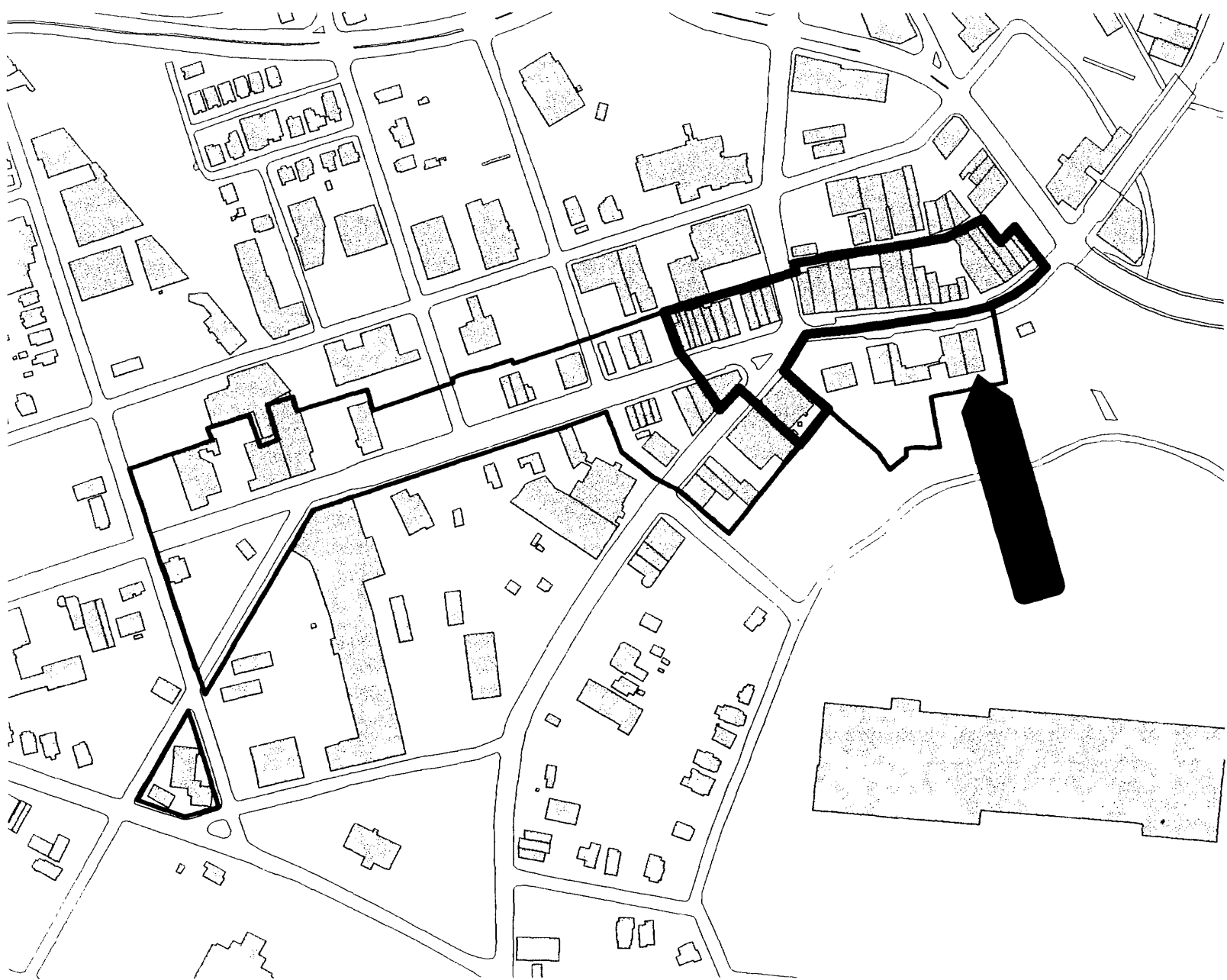
1. Principal Facade (west)
Date of Photograph: November 1997
Photographer: Rob Belknap, Greenville, S.C.
2. Rear Facade (east)
Date of Photograph: November 1997
Photographer: Rob Belknap, Greenville, S.C.
3. Interior First Floor View
Date of Photograph: November 1997
Photographer: Rob Belknap, Greenville, S.C.
4. Interior Detail
Date of Photograph: November 1997
Photographer: Rob Belknap, Greenville, S.C.
5. Historic Photograph, post-1913
Photographer Unknown

WestEnd Historic District

-  Overlay District
-  National Register
-  Buildings
-  Edge of Pavement



City of Greenville, South Carolina
(c) 1997



**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: 98000559

Date Listed: 5/29/98

West End Commercial H.D. (BI)
Property Name

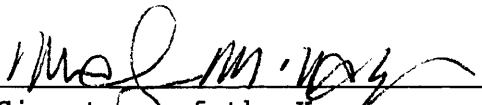
Greenville
County

SOUTH CAROLINA
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.


Signature of the Keeper

7/13/98
Date of Action

=====
Amended Items in Nomination:

Section No. 10

This nomination is amended to show that the UTM for the area added to the boundaries is as follows:

Zone 17 Easting 371780 Northing 3856500

This information was provided by the South Carolina SHPO.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)