

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 East Park Historic District
other names/site number _____

2. Location

street & number Roughly bounded by East Park Ave., Bennett St., Harcourt Dr., and Rowley St.
not for publication _____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 8/22/05
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:

- 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 10.4.05
Signature of the Keeper Date of Action

East Park Historic District
Name of Property

Greenville County, South Carolina
County and State

5. Classification

Ownership of Property Category of Property Number of Resources within Property

(Check as many boxes as apply)

(Check only one box)

(Do not include previously listed resources)

<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing	
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>121</u>	<u>22</u>	buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>1</u>		sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>3</u>		structures
	<input type="checkbox"/> object			objects
		<u>125</u>	<u>22</u>	Total

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

Number of contributing resources previously listed
in the National Register
0

6. Function or Use

Historic Functions

(Enter categories from instructions)

Category: Domestic Subcategory: Single Dwelling
Landscape Park

Current Functions

(Enter categories from instructions)

Category: Domestic Subcategory: Single Dwelling
Landscape Park

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th & early 20th Century Revivals/
American Movement

Materials

(Enter categories from instructions)

foundation Brick, Concrete, Stone
walls Wood, Brick, Stone, Stucco
roof Asphalt, Slate
other _____

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number 7 Page 5

East Park Historic District
Name of Property
Greenville County, South Carolina
County and State

The East Park Historic District is a collection of 147 primarily residential properties in an area immediately north of, and adjacent to, the downtown central business district of Greenville, S.C. McPherson Park, Greenville's oldest public park, originally known as "City Park," is in the southwest corner of the district and provides a buffer between the neighborhood and the downtown business district. The district includes 121 contributing buildings, 22 noncontributing buildings, 1 contributing site, and 3 contributing structures.

The East Park Historic District consists of five square blocks, bounded by and including properties on both sides of Bennett Street (from East Stone Avenue to East Park Avenue), Harcourt Drive, East Park Avenue and Rowley Street. Vannoy Street and Poinsett Avenue are interior streets, and the district includes two original alleys—Rowley Alley (once called Love Alley) and Vannoy Alley. The streets, marked by large oaks, are an average width for the early twentieth century and are set in a grid pattern except for Harcourt Drive, which is circular.

A significant mixture of early twentieth century Revivals and American Movements showcase the varied tastes of architects and homeowners during this period. This district features Tudor, Colonial, Neoclassical, Late Victorian, Prairie, American Foursquare, Craftsman/Bungalow, and catalogue homes among its styles, forms and types. A few buildings have vanished from the landscape, some have been altered and, a few adapted to alternate use. Most of the homes have survived the test of time and the essential character of the neighborhood has remained until the present.

Today, properties within the district function primarily as single family residences. Two early apartments at 105 East Park Avenue and 3 Vannoy Street still serve that purpose; three quadraplex apartments were built on Bennett Street in the 1920s and still serve that purpose as well; four of these apartments are contributing resources in the district. A condominium at 14 Poinsett Ave. was built in the 1970s and is a noncontributing resource.

The East Park Historic District's past as part of the early American suburban movement is readily evident. Modern building materials and selected conversion to commercial use have not detracted from the neighborhood's integrity. Preservation of the appearance in the neighborhood has been maintained. Compatible adaptive uses, rather than detracting from the residential character of the neighborhood, accentuate the district's role as a vibrant, growing residential community. Change has, and continues to occur, but it is change that respects and maintains continuity with the past.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 6

East Park Historic District
Name of Property
Greenville County, South Carolina
County and State

The following properties contribute to the historic character and significance of the East Park Historic District:

- 1. 100 East Park Avenue, McPherson Park, ca. 1884.** McPherson Park is home to a recreation center known as Sears Shelter, ca. 1941. This massed, cross-gable roofed Craftsman, vernacular with horizontal expression, is wood frame with stone and wood cladding. The entry porch, with heavy square stone pillars is under the main, front facing gable. The rear of the building is circular and of frame construction. A stucco-clad bandstand, ca. 1912, has a pyramidal roof and large square corner piers, with two smaller piers in between each. An iron balustrade surrounds the structure. A child's playground, tennis courts, shuffleboard courts and walking bridges, ca. 1912, over Richland Creek are also located in the park. A noncontributing park building is located near the tennis courts.
- 2. 101 East Park Avenue, ca. 1920.** This box-shaped, hip-roofed, two-story, vertical Craftsman is wood frame with brick foundation, brick cladding and has a composition shingle roof with boxed eaves. The front porch with brick pillars is under the front facing gable.
- 3. 103 East Park Avenue, ca. 1917.** This box-shaped two-story American Foursquare (Prairie) with vertical expression, is wood frame with clapboard cladding. A decorative shingle border is applied to the top half of the house. A composition shingle, low hip roof has exposed rafters and the full-length single story front porch has square wooden pillars atop brick piers, as does the side porte-cochere at left. Double hung windows are six over one.
- 4. 105 East Park Avenue, ca. 1912.** This box-shaped, vertical, three-story Classical Revival is wood frame with brick foundation and wood cladding. A multi-level front porch has square wooden piers atop brick piers on the first level, square wooden columns on the second, and a balcony with railing on the third.
- 5. 107 East Park Avenue, ca. 1917.** This two-story Neoclassical Revival with vertical expression, is T-shaped with a low hip roof. Wood frame with brick foundation, it has wood cladding, composition roof with boxed eaves. A full height, gabled portico has massive Doric columns. The central doorway has full lights, sidelights, corner lights and transom. Windows are multi-light and tripartite. A matching central doorway with balcony is on the second level.
- 6. 201 East Park Avenue, ca. 1913.** This T-shaped two-story Classical Revival is wood frame with brick foundation and wood cladding. The composition shingle hip roof has flared eaves and denticulated and modillioned cornice. The one-story, full-length front porch has corner wooden

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 7

East Park Historic District
Name of Property
Greenville County, South Carolina
County and State

columns grouped in threes atop square brick piers, and central full light paired doors with transom. Symmetrical double hung windows have decorative mullions in the top half with single pane below. An outbuilding/garage is at the rear of the lot near the alley.

7. 205 East Park Avenue, ca. 1916. This three-story, L-shaped Tudor Revival, designed by William R. Ward, Jr., has vertical expression, a prominent cross-gable, wood frame construction, brick foundation, and striking brick cladding. The steeply pitched composition roof has overlapping gables and two shed dormers to the side, exposed rafter tails, massive tapered brick buttresses and huge arched entry door. The side sunroom has arched full light double doors with transoms, and roof terrace above with brick parapet and flared buttresses. The front facing gable has multiple grouped lattice casement windows on the first and second floor and an arched lattice casement window on the third. Gables have exposed beams and eaves have exposed rafter tails. An outbuilding/garage is located to the rear.

8. 207 East Park Avenue, ca. 1915. This box-shaped, cross-gabled two-story Tudor Revival-influenced residence is wood frame with brick foundation, brick cladding, and composition shingle roof. The front facing gable has grouped ribbon windows and a small gabled entry vestibule. A one-story screened porch is on the east side. An outbuilding/garage is located to the rear.

9. 210 East Park Avenue, ca. 1910. This box-shaped, two-story American Foursquare is wood frame with brick foundation. The clapboard siding is accented with a decorative band on the upper portion. The composition shingle hip roof has flared eaves and exposed rafter tails. The house has a one-story front porch with Ionic [Scamozzi] columns, an entry with leaded glass sidelights and transoms, a tripartite window with arched transom offset to the right, and paired double hung windows.

10. 211 East Park Avenue, ca. 1915. A two and one half story box-shaped with frame construction and stucco veneer, this cross gabled residence has multiple grouped windows, a composition roof with returning eaves, dual chimneys and a large front wall dormer with louvered ventilator. An open side porch with hip roof is on the east side.

11. 217 East Park Avenue, ca. 1914. This T-shaped, two-story with vertical expression, is wood frame with brick foundation and wood cladding and composition shingle-clad hipped roof. The façade of this Colonial Revival has grouped lattice windows and a center low pitched hip roofed entry porch with heavy square wood pillars atop square brick piers and lattice design in the upper glazed portion of the front door and sidelights.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 8

East Park Historic District
Name of Property
Greenville County, South Carolina
County and State

12. 218 East Park Avenue, ca. 1919. This side gabled two-story Colonial Revival with Craftsman influence is wood frame with brick foundation and wood cladding. The main roof is composition shingle and has a ridge chimney. The one-story porch has a standing seam metal roof, with paired square post supports, brick piers and knee wall, extends past the house at right side for porte-cochere. The center door has transoms and sidelights. Symmetrical windows are triple, double and single; all are double hung.

13. 216 East Park Avenue, ca. 1912. This lateral gabled bungalow with jerkinhead roof form and horizontal expression, is wood framed with brick foundation and stucco veneer. The composition roof has multiple-clipped gables with exposed beams and a long sweep across the front rises in an eyebrow arch over the entry. The porch is under the main roof overhang and has full-length columns. Central single-leaf entry door with lower panels and upper lights. Windows are grouped in double hung and casement types.

14. 221 East Park Avenue, ca. 1911. This box-shaped, two-story Colonial Revival with horizontal expression is wood frame with brick foundation and wood cladding. A single story wrap-around porch with pediment has tapered wooden columns. A double-leaf door is flanked by sidelights and engaged columns. The windows are double hung. An outbuilding/garage is located to the rear of the property.

15. 222 East Park Avenue, ca. 1920. This box-shaped, cross gabled one and one half story Craftsman bungalow with horizontal expression is a Sears Catalogue House. It is wood frame, with brick foundation and wood shingle cladding. The composition shingle roof has exposed rafter tails, an unusual hipped polygonal-shaped dormer, and bay to the left side with gable-end chimney. The porch has double wood posts on shingle-sided battered piers, simple picket handrail, and an oculus in the gable. The front door has upper lights and sidelights. An outbuilding/garage is located to the rear of the property.

16. 223 East Park Avenue, ca. 1922. This lateral gabled Dutch Colonial Revival, with horizontal expression, is wood frame with brick foundation and wood cladding. The steep, composition shingle, side gabled roof has a continuous shed dormer on the front with symmetrical double hung twelve over twelve windows. A center entry door with sidelights and flanking wood brackets is under the flared eave overhang. The first floor has symmetrical tripartite windows. An enclosed one-story porch extends to the right side. It was constructed by Roger C. Peace, longtime editor of the *Greenville News*.

17. 224 East Park Avenue, ca. 1920. This box-shaped two-story Classical Revival with vertical expression is wood frame with brick foundation and wood cladding. The cross gabled/hip roof has a diamond shingle pattern, a low shed dormer to the front and dual interior chimneys. A third ridge

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 9

East Park Historic District
Name of Property
Greenville County, South Carolina
County and State

chimney is on the cross gable's end wall. The wraparound porch has diminutive paired columns with exaggerated entasis sitting atop brick piers and a corner entry to the diagonally placed door with gable.

18. 226 East Park Avenue, ca. 1919. This hip-roofed Prairie bungalow with rectangular shape and horizontal expression is wood frame construction with brick cladding. The recessed entry sits under the main roof. Windows are double-hung, five-over-ones, both single and paired.

19. 228 East Park Avenue, ca. 1913. This linear Craftsman vernacular is wood frame with brick foundation and weatherboard cladding. Windows are paired, double-hung. The simple low hipped composition shingle-clad roof has exposed rafter tails.

20. 6 Rowley Street, ca. 1920. This horizontal shaped Craftsman vernacular is wood frame with brick foundation and brick veneer. Windows are Prairie, double-hung, eight-over-one lights. The side gable composition roof has an arched hood with decorative brackets over the entry door, exposed rafter tails and a central chimney. Roof extends to right to encompass a screened porch.

21. 7 Rowley Street, ca. 1925. This box-shaped Prairie vernacular with horizontal expression is wood frame with brick foundation and shiplap wood cladding. The low hipped composition shingle roof has an interior left side chimney and boxed eaves. Windows are ten-over-one, Prairie style, double-hung. The large front porch is supported by square, stuccoed pillars with an Arts and Crafts design applied.

22. 9 Rowley Street, ca. 1913. This box-shaped, gable-front, one and one half-story Craftsman with vertical expression is wood frame with brick foundation and wood cladding. The cross gabled roof has diamond pattern shingles, exposed rafters, knee braces and a chimney on the slope. The front has paired double-hung, one-over-one windows. The one-story front porch has a low profile hip roof and fluted wooden piers.

23. 10 Rowley Street, ca. 1920. This American Foursquare with hipped roof, two-story Craftsman with multiple entries, is of wood frame construction with brick foundation and wood cladding. The composition roof has exposed rafter tails. A one-story hipped roof section extends the full width of the façade and appears to be an early porch enclosure.

24. 11 Rowley Street, ca. 1925. This one-and-one-half story brick veneered eclectic residence with Craftsman and Tudor Revival elements has a composition roof with an unusual polygonal shaped hipped roof dormer and chimney in front slope placement. The lateral gabled roof has a deep

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 10

East Park Historic District
Name of Property
Greenville County, South Carolina
County and State

jerkinhead or hipped gable form at right, an accentuated flared extension to encompass the porch roof. The porch is supported by heavy wooden piers set atop a brick knee wall. A two-story cross gable extends to the front at the left of the porch and has a triple, double-hung window with Prairie/Craftsman style muntin configuration and a larger-scaled single window above with stuccoed blind arch. A recessed, steep-roofed wing extends at the left.

25. 12 Rowley Street, ca. 1917. This one-story, L-shaped Craftsman bungalow, with horizontal expression, has wood cladding and composition shingle cross-gabled roof. The gabled front porch is supported by square double or grouped wooden posts and has a fan/sunburst ornamentation in the gable of the porch. A gable-front one car garage with arched bay and double-leaf wood and glass door, and another larger outbuilding are located to the rear.

26. 17 Rowley Street, ca. 1915. This one-and-one-half story, gable-front Craftsman bungalow with vertical expression, has wood cladding on brick foundation, shingles on gables, grouped windows, composition shingle roof with exposed rafter tails and knee braces. Front gable contains a triple, single-light set of windows. Front porch is half-width at left of façade, and is under the main roof, supported with square wooden posts.

27. 16 Rowley Street, ca. 1912. This one-story, box-shaped Craftsman, vernacular bungalow has horizontal expression and composition shingle hipped roof with exposed rafter tails, shallow shed dormer on front, and an exterior eave wall chimney. The front porch is under the main roof and is supported by double and triple square posts. The single front door has sidelights with decorative muntins.

28. 19 Rowley Street, ca. 1917. This one-story box-shaped, front gabled Craftsman vernacular with vertical expression and nested gables, is wood clad on a brick foundation. The composition shingle roof has exposed rafter tails and false purlins. The porch gable has tapered wood pillars on square brick piers. Gables have wooden shingle cladding.

29. 20 Rowley Street, ca. 1910. This one-and-one-half story, box-shaped, side gabled Craftsman bungalow with horizontal expression, has shingle cladding and brick foundation. The composition shingle roof has a low shed dormer to the front with ribbon windows and exposed purlins. The full front porch is under the main roof that is supported by square tapered pillars atop a shingled knee wall. A full-light front door is offset and balanced with French doors on opposite end of the façade with triple windows between. Windows on side elevations are either paired or triple, with a combination of double-hung and casement.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 11

East Park Historic District
Name of Property
Greenville County, South Carolina
County and State

30. 21 Rowley Street, ca. 1919. This one-story, cross-gabled Tudor Revival, with vertical expression is wood frame construction with brick veneer and a prominent, front eave brick chimney. The composition shingle roof has multiple overlapping gables and boxed eaves. An arched doorway sits beneath a small front facing gable. A garage and another outbuilding are located to the rear.

31. 22 Rowley Street, ca. 1918. A cross-gabled Craftsman, vernacular, with vertical expression, this house has a front facing shingled gable with paired windows and full front porch under the main roof supported by massive tapered pillars atop brick piers. The building is wood clad, sitting on a brick foundation and the composition shingle roof has knee braces. A polygonal bay window with shed roof supported by knee braces accentuates the right side elevation.

32. 25 Rowley Street, ca. 1907. This pyramidal roofed, cross gabled, one-story, late Victorian has vertical expression. Of wood frame construction with wood cladding and a brick foundation, it has wood detail around double-hung windows and a Queen Anne style stained glass in a decorative window in the front facing gable and dual interior brick chimneys on the roof slope. The roof flares to encompass a porch to the left of front gable. An outbuilding is located to the rear of the property.

33. 24 Rowley Street, ca. 1920. This one-story, gable-front Craftsman vernacular with horizontal expression has nested front gables and other gabled projecting bays, wood cladding with mitered corners, brick foundation and composition shingle roof with exposed rafter tails and knee braces. The gable-front porch is nested under the main roof, and is supported by heavy brick pillars. Windows are double-hung, six-over-one sash. A garage is located to the rear of the property.

34. 27 Rowley Street, ca. 1920. This gable-front, one-story Craftsman, vernacular with horizontal expression is brick veneered with a rowlock water table with ribbon windows in the low profile, front facing gable. The roof is composition with boxed eaves and full-width front porch is half covered with a hipped roof and supported by square brick pillars, and half open with knee wall and pedestals. The single-leaf front door has sidelights and is flanked by symmetrical, triple six-over-one double-hung windows on either side of the façade. An interior chimney rises along the roof slope on right side.

35. 28 Rowley Street, ca. 1915. This gable-front, one-story Craftsman vernacular with vertical expression has shingle siding, nested front facing gables, stone foundation and composition shingle roof with exposed rafter tails and purlins. The full front porch is half-covered with a low secondary front facing gable, with a small paired window in the gable, supported by tapered wooden pillars on square stone pillars, in between which are matching stone knee walls. Matching double-hung, one-over-one windows flank a single front door.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 12

East Park Historic District
Name of Property
Greenville County, South Carolina
County and State

36. 32 Rowley Street, ca. 1920. This gable-front, one-story Craftsman with vertical expression, has horizontal wood cladding with decorative vertical treatment in the top of both front facing nested gables. A composition shingle roof with wide overhang features prominent knee braces and exposed rafters. The gable of the front porch is supported by simple wooden posts with rail and picket. Dual chimneys rise on either roof slope.

37. 34 Rowley Street, ca. 1906. This lateral gabled, one-and-one-half story Classical Revival vernacular with horizontal expression, is wood-clad and sits on a brick foundation. The composition shingle roof has a shed dormer to the front with six-over-six windows and boxed flared eaves covering the front porch and wrapping around the gable ends of the house. Four symmetrical square wood posts with classical detail support the porch that shelters a central door with sidelights. A one-story hipped roof porte-cochere is toward the rear on the north side.

38. 5 Poinsett Avenue, ca. 1920. This cross gabled, Craftsman bungalow with vertical expression has wood cladding and sits on a brick foundation. The composition shingle roof has knee braces and exposed rafter tails. The front facing gable, with ribbon window, encompasses a full porch with square posts sitting upon the brick piers of a knee wall. Single-leaf paneled and glazed front door is flanked by single six-over-one windows. An outbuilding is located to the rear of the property.

39. 9 Poinsett Avenue, ca. 1915. This front gabled Craftsman, vernacular with horizontal expression has wood cladding and sits on a brick foundation. The composition roof has exposed rafter tails and a wide sweep of the covered side sleeping porch. Flanked by two projecting gables, the 'court' serving as front porch is covered by a pergola supported by double columns set atop brick piers. Ribbon windows are seen on the façade and on sleeping porch.

40. 11 Poinsett Avenue, ca. 1920. This box-shaped, hipped roof American Foursquare with Classical Revival detailing and vertical expression has wood cladding and sits on a brick foundation. The composition roof has exposed rafter tails and symmetrical double chimneys. A one-story, hipped roof porch is supported by square posts and has an offset entry door with panels and upper field of lights. A one-story screen porch sits to the west side. A noncontributing building sits to the house's immediate rear.

41. 15 Poinsett Avenue, ca. 1928. This one-and-one-half story, Craftsman "airplane" bungalow with horizontal expression is brick veneered with stucco and faux half timbering in the gables. The composition shingle multi-gabled jerkinhead roof has exposed rafter tails and a screened porch under the main roof, supported by brick pillars. A recessed second floor with similar wall and roof treatment rises toward the rear. A flat roofed porte-cochere, supported by brick piers, sits to the southwestern side.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 13

East Park Historic District
Name of Property
Greenville County, South Carolina
County and State

42. 16 Poinsett Avenue, ca. 1920. This side gabled one-and-one-half story Craftsman bungalow with horizontal expression is wood clad on a rock foundation. The composition roof has exposed purlins, multiple gables and a low gable dormer on the front with full gable windows and dual chimneys on slope placement. A one-story shed roof extends over full front porch with stone pillars and knee wall. A garage is located to the rear of the property.

43. 17 Poinsett Avenue, ca. 1927. This gable-front, steep, cross-gabled, brick veneered, two-story Tudor Revival-influenced residence with vertical expression has a strong front facing gable with grouped windows and shed dormers. The offset entry door is under the side cross gable eave. A chimney with cast stone shoulder and corbeled cap rises near the intersection of the two gables and entry porch. A garage is located to the rear of the house.

44. 18 Poinsett Avenue, ca. 1916. This lateral gabled, one-and-one-half story Craftsman vernacular with horizontal expression, has brick veneer and a front facing pedimented gable entry. The composition shingle roof has exposed purlins and rafters and a queen truss in the side gables. The brick pillars on the porch extend below the porch level and the prominent interior gable end chimney rises on the front slope of the roof. An outbuilding is located to the rear of the property.

45. 21 Poinsett Avenue, ca. 1927. This steeply-pitched, lateral gable-roofed residence is a two-story brick veneered Tudor Revival with vertical expression has multiple gables. The façade has triple, paired and single double-hung windows, an eave wall chimney at the front, and a gable-front entry pavilion with small pedimented gable hood over the front door. A sun porch with grouped windows and lateral nested gable extends on the west side. An outbuilding is located to the rear of the property.

46. 24 Poinsett Avenue, ca. 1920. This box-shaped, hipped roof, two-story Colonial Revival with vertical expression has brick veneer and composition roof with boxed eaves. A semicircular front portico has a decorative iron balcony railing on the roof and classical columns. The full-light front door has sidelights and is flanked by double-hung tripartite windows with segmental arched transoms/fanlights, and brick detailing. A one-story screened porch is on the south end.

47. 5 Vannoy Street, ca. 1920. This massed, horizontal, one-story Craftsman bungalow (possibly a Sears Catalogue home) with frame construction, brick foundation and wood shingle cladding has multiple, low-pitched, nested gables with exposed rafter tails, knee braces, purlins and an exposed truss on the front porch. The porch has battered stone piers and windows flanking single-leaf entry are tripartite.

48. 9 Vannoy Street, ca. 1918. This side-gabled, two-story Colonial Revival is frame construction on brick foundation with wood cladding and composition-clad roof with exposed rafter tails. The

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 14

East Park Historic District
Name of Property
Greenville County, South Carolina
County and State

symmetrical paired double-hung windows have decorative, elongated "Y" vertical lights in the upper sash and single-lights in the lower. The entry door with broken pediment is centrally placed. As shed-roofed lean-to extends beyond the building's southwest side elevation.

49. 12 Vannoy Street, ca. 1920. This box-shaped, two-story gable-front Craftsman is wood frame with brick foundation, wood cladding, and has a composition shingle front gable roof with knee brackets. The low sloping front shed roofed porch has a clapboard knee wall with square wood posts, and a polygonal bay window. An outbuilding/garage is located to the building's rear.

50. 10 Vannoy Street, ca. 1916. This box-shaped, one-story, vertical Craftsman bungalow with front gable is wood frame with brick foundation and clapboard cladding. The front porch is under the main roof and has clapboard knee wall with square wooden posts. The composition roof has knee braces and exposed rafter tails. Paired or single, double-hung, one-over-one windows are throughout. A frame garage is located to the rear of the property.

51. 11 Vannoy Street, ca. 1917. This side-gabled shingle sided Craftsman, vernacular bungalow is wood frame with brick foundation and has a gable-front porch and multilevel eaves with exposed purlins on the gable ends and exposed rafter tails. The front porch has tapered paneled pillars on square brick piers. Windows are double-hung.

52. 13 Vannoy Street, ca. 1920. This horizontal gable-front Craftsman, vernacular bungalow is wood frame on brick foundation with stucco cladding. The composition jerkinhead roof has exposed rafter tails and purlins and the porch has a square stuccoed pier. Windows are tripartite, double-hung with vertical lights over a single pane. A decorative gable ventilator with vertical slotted bands accentuates the gable front, while an interior end chimney rises at the gable end of the north side cross-gable wing.

53. 15 Vannoy Street, ca. 1920. The massed, horizontal Craftsman, vernacular bungalow has a nested gable front, tripartite windows with vertical lights over one light, flanking the single-leaf entrance. Tapered pillars on brick piers support the secondary porch roof. Aluminum siding was added to the exterior walls in recent years.

54. 14 Vannoy Street, ca. 1920. This gable-front Craftsman, vernacular is wood frame with brick foundation and wood cladding. The hip-roofed, full front porch wraps onto the north side elevation with paired wood posts on square brick piers, and has been partially screened. Windows feature Prairie/Craftsman vertical lights in the upper sash over one light in the lower. The front facing gable roof has exposed rafters and knee brackets. A small outbuilding/garage is located to the rear.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 15

East Park Historic District
Name of Property
Greenville County, South Carolina
County and State

55. 100 Vannoy Street, ca. 1920. This massed, hip roofed Craftsman, vernacular bungalow is wood frame with wood cladding and has projecting front and side gables that cover a wraparound porch featuring a brick knee wall with shallow arched openings at floor level and square wooden posts set atop brick piers that extend to the ground. The composition roof has a central chimney and exposed rafter tails. The single pane windows are accented with a ribbon row of vertical lights at the top.

56. 101 Vannoy Street, ca. 1923. This vertical one-story, wood-clad Craftsman bungalow has a nested gable front, knee brackets, queen post trusses, and rafter tails on the eaves. The front porch has square wooden posts on brick piers that extend to the ground. Windows are double-hung vertical lights over single pane. A chimney rises from the north slope. An outbuilding/garage is located on the south side of the house.

57. 102 Vannoy Street, ca. 1920. This side gabled, vertical Craftsman bungalow is wood clad on brick foundation. The composition roof has a central ridge chimney, a low front facing central gable dormer with ribbon windows, exposed rafter tails and flared eaves to encompass a full one-story porch with short tapered pillars on brick piers that extend to the ground. A central, single leaf entrance is flanked by a triple, double-hung set of windows to the left [north] and a single, double-hung window to the right [south]. Windows are vertical lights over single pane.

58. 103 Vannoy Street, ca. 1923. This I-shaped, vertical Craftsman, vernacular with side gable roof is wood clad on brick foundation. The full porch is under the front roof of the house and has full brick piers to ground level. Composition shingle roof has ridge chimney, center gable dormer with ribbon windows, lattice ribbon windows, and exposed rafter tails. The half-light door features a transom. Windows on the main level are double-hung with vertical lights [Prairie "Y" type] over a single pane.

59. 105 Vannoy Street, ca. 1919. This nested gable-front, horizontal Craftsman, vernacular is shingle clad and has the main front facing gable overlapping the front porch gable, both with exposed purlins and rafter tails. The one-story porch has full-length square wooden posts. Tripartite double-hung windows with vertical lights over single lights flank the multi-paned, full light entry door that is centrally located.

60. 106 Vannoy Street, ca. 1920. This nested gable-front, vertical, one-story Craftsman vernacular bungalow (possibly Sears) is wood frame with brick foundation and weatherboard cladding. The main gable with a faux queen truss is front facing. A full front porch is half sheltered by a smaller front facing gable supported by wooden paired posts set atop square brick piers; the remaining half uncovered with railing between low brick piers. The composition roof with exposed rafter rails is pierced with prominent eave chimney and a side gabled bay. Windows are double hung, six-over-one light. An outbuilding/garage is located to the rear of the property.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 16

East Park Historic District
Name of Property
Greenville County, South Carolina
County and State

61. 108 Vannoy Street, ca. 1912. This vertical two-story American Foursquare has frame construction, brick foundation and brick veneering. The composition shingle-clad pyramidal roof has a brick interior side chimney along the north slope. A large full-width front porch has a flat roof with balcony railing and heavy brick pier supports. An offset front door has vertical muntins and double-hung windows are one-over-one. A garage is located at the left [north] rear.

62. 111 Vannoy Street, ca. 1919. This horizontal, square-shaped, Craftsman, vernacular bungalow is shingle clad on brick foundation. The composition-clad, low-pitched pyramidal roof with cross gables has exposed rafter tails, knee brackets and two interior chimneys. A front facing gable extends over the front porch that also has knee brackets, tapered wooden pillars and square shingle-clad piers. A full light front door is flanked by double-hung one-over-one windows. A gable roofed bay projects along the south elevation.

63. 112 Vannoy Street, ca. 1919. This box-shaped, gable-front, vertical, two-story, brick veneer Craftsman has knee brackets, shingles in the gable and symmetrical tripartite windows. A full front porch with modern, decorative iron posts and railing extends to a porte-cochere on the north side. Chimneys rise along both side slopes near the rear.

64. 113 Vannoy Street, ca. 1917. This vertical, one-story Craftsman, vernacular bungalow has nested front facing gables and wood cladding on brick foundation. The composition shingle-clad roof has knee brackets and exposed rafter tails. A projecting front gable covers the front porch that features tapered pillars on square brick piers. A gable-roofed bay projects along the south side elevation. Interior chimneys rise along both side slopes.

65. 114 Vannoy Street, ca. 1913. This two-story, wood-clad American Foursquare has a brick foundation, a steep pyramidal diamond-patterned composition shingle-clad roof, dual interior chimneys, a low hip dormer to the front with lattice windows, and exposed rafter tails. The full width porch with low hipped roof and Doric columns, wraps around onto the south side elevation. The centered front door has sidelights, corner lights and transom; windows are double-hung one-over-one. A tripartite window is located at the center of the façade's second level. A garage or shed is located to the rear.

66. 115 Vannoy Street, ca. 1912. This vertical one-story, nested-gable Craftsman, vernacular bungalow is frame construction on brick foundation and has shingle siding, knee brackets and exaggerated flared eaves reminiscent of Japanese bungalows. The full-width front porch is partially sheltered by a projecting gable with grouped square posts set atop square brick piers; the remainder is unsheltered and consists of a deck with brick knee wall and pier. Windows are six-over-one [Prairie/Craftsman style], double-hung.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 17

East Park Historic District
Name of Property
Greenville County, South Carolina
County and State

67. 117 Vannoy Street, ca. 1918. This vertical, one-story, nested gable-front, Craftsman, vernacular has faux half timbering in the gables, full-height brick porch pillars, brick veneering, a boxed cornice with returns and rake molding. The central entrance features a single-leaf paneled door with highly-placed sidelights and tall under panels. Paired, double-hung, eight-over-one [Prairie/Craftsman style] windows flank the entry. A projecting gabled bay is located along the north side elevation. A brick chimney rises at the eave line on the south side elevation.

68. 118 Vannoy Street, ca. 1919. This vertical, one-story, nested-gable Craftsman, vernacular bungalow has a porch with tapered pillars on brick piers, exposed rafter tails, knee brackets in the gables and double-hung windows with eight-over-one [Prairie/Craftsman style] lights. A gabled bay projects along the south side elevation. Asbestos shingle siding was applied in the post-World War II period. A small outbuilding is located to the rear of the parcel.

69. 119 Vannoy Street, ca. 1923. This vertical, lateral-gabled brick veneer Tudor Revival has a steep cross gable roof with two small, steeply-hip roofed dormers with double-leaf casement windows, prominent front eave chimney, and brick arches on the front porch which sits under the main roof. The north facing gable features faux half timbering and a Palladian style window in the front facing gable. Below a pair of double-hung windows features Queen Anne pattern decoration on the upper sashes.

70. 120 Vannoy Street, ca. 1920. This horizontal, one-story, lateral gabled Craftsman, vernacular bungalow is wood frame on brick foundation with wood cladding and has a multi gabled façade with exposed rafter tails and purlins, single and paired double-hung six-over-six light windows and a small front facing gable with segmental arched entry. A small garage/outbuilding is located to the rear.

71. 121 Vannoy Street, ca. 1920. This horizontal, one-story Craftsman, vernacular has wood frame construction on a brick foundation with aluminum siding likely over wood cladding. The front facing porch gable projecting out from the main gable has exposed beams and purlins, a faux or decorative truss and paired and triple wooden posts on square brick piers which extend to the ground. Double-hung windows are six-over-one. A prominent brick exterior chimney is on the south side elevation.

72. 129 Bennett Street, ca. 1928. This horizontal, cross gabled, one-story Craftsman, vernacular has frame construction with brick foundation and brick cladding. The main roof has a ridge chimney and exposed knee brackets. The front porch is under a front facing gable with brick knee wall and battered brick pillars set atop square brick piers. The half-light front door features sidelights and double-hung paired and triple windows have eight-over-one [Prairie/Craftsman style] lights. A small gable-front dormer pierces the front roof slope to the right [north] of the porch. A garage is located to the left [south] rear.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 18

East Park Historic District
Name of Property
Greenville County, South Carolina
County and State

73.125 Bennett Street, ca. 1928. This horizontal, lateral gabled, one-story Craftsman, jerkinhead (clipped gable) with brick veneer cladding, has a long sweep of roof with eyebrow arch over offset entry to full width porch which sits under the main roof and has square posts set atop brick piers with intervening brick knee wall. A gable end, corbel-capped chimney rises on the front roof slope along the south side elevation. Two Prairie/Craftsman style eight-over-one light windows are to the right of the entry. The extreme north end of the front porch has been enclosed. A large outbuilding is at the rear of the property.

74. 124 Bennett Street, ca. 1928. This rectangular, one-and-one-half story, brick veneer Craftsman vernacular has a gable-front roof with an intersecting partial hip roofed front porch. Massive battered brick posts and piers on the front porch extend to the ground. Wood siding is used in the gables and on a portion of the front porch that has been enclosed. Triple double-hung six-over-six windows were used on the porch enclosure to match those in the front facing roof gable and remainder of the house. An outbuilding is at the rear of the property.

75. 110 Bennett Street, ca. 1924. This rectangular side gabled, brick veneered, two-story Colonial Revival has a first floor screened side porch and sun porch on the opposing side. The front entry door with sidelights and sunburst transom, sits beneath an open gabled pediment with Doric columns. Symmetrical six-over-six, double-hung windows complete the façade. Double-leaf casement windows are in the fully-engaged sleeping porch above the screened porch.

76. 113 Bennett Street, ca. 1930. This box-shaped, hipped roof two-story Colonial Revival has brick veneering, symmetrical windows, full light center entry door under flat roofed projecting pavilion with iron balcony railing, and six-over-one, double-hung windows.

77. 115 Bennett Street, ca. 1930. This box-shaped, hipped roof two-story Colonial Revival has brick veneering, symmetrical windows, full light center entry door under flat roofed projecting pavilion with iron balcony railing, and six-over-one, double-hung windows. It is identical in appearance from the street to 113 Bennett Street.

78. 103 Bennett Street, ca. 1928. This vertical, cross-gabled, one-and-one-half story, brick veneer Tudor Revival, vernacular has a prominent front facing gable with flattened peak arched entry portal and door and flanking tripartite windows. The upper floor features paired windows in the front gable and shed-roofed dormer. A chimney rises on the north side main gable. A screened side porch has matching flattened peak arches. A garage is located at the right [north] rear.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 19

East Park Historic District
Name of Property
Greenville County, South Carolina
County and State

79. 22 Bennett Street, ca. 1921. This vertical, two-and-one-half story, wide clapboard-clad Colonial Revival has steep cross gables that are asymmetrical, gabled roof dormers, single, paired and triple, double-hung windows and guest house in the same style. Two other outbuildings are located on the large lot as well.

80. 3 Harcourt Drive, ca.1927. This massed, side-gabled Colonial Revival with vertical expression is brick veneered with composition shingle roof and boxed eaves. It has dual chimneys and symmetrical, flat roofed side wings/pavilions – one a sunroom and the other an open porch, each with balcony railing around perimeter of roof. The symmetrical façade has a single-leaf front door with sidelights and sunburst/fanlight transom under an open pedimented portico with classical Doric columns. Tripartite, double-hung six-over-six and four-over-four windows flank the front door with matching paired windows above and a smaller central window. Chimneys rise along the front slope of the west side elevation and at the ridge line of the east side elevation. An outbuilding/garage is at the rear.

81. 7 Harcourt Drive, ca.1928. This box-shaped, pyramidal roofed two-story Colonial Revival has brick veneer and composition roof with boxed eaves. The asymmetrical entrance has a one-story pediment with fluted Doric columns and decorative iron balcony railing surmounting it. A two-story hip roofed section extends to the east, but may have only been a one-story wing originally. A large interior brick chimney rises just to the right of center. Windows are double-hung, six-over-six light.

82. 11 Harcourt Drive, ca.1945. This side gabled, one-story, late Colonial Revival has brick veneering, composition roof, interior brick chimney, double-hung eight-over-eight windows and enclosed porch to the east side. The entry porch is at the west end of the central block.

83. 15 Harcourt Drive, ca.1927. This two-story gambrel roofed, Dutch Colonial Revival with flared eaves, has wood cladding with mitered corners and a brick foundation. A front facing full shed dormer has three six-over-six, double-hung windows. The entry door is flanked on each side with tripartite windows and has a gabled pediment above it. All windows feature false wooden shutters with decorative upper cutout/silhouette panels. A one-story shed extension is on the east end. Two outbuildings are located to the rear and east side of the property and may be situated on an adjacent parcel.

84. 21 Harcourt Drive, ca.1939. This massed, cross-gabled Colonial Revival, vernacular has brick veneering, composition roof, returning eaves and prominent interior chimneys. The façade includes a recessed entry under the main roof, a front facing gable with bay window and a side sun porch.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 20

East Park Historic District
Name of Property
Greenville County, South Carolina
County and State

85. 25 Harcourt Drive, ca.1939. This cross-gabled, one-and-one-half story Colonial Revival has brick veneering, composition shingle roof with box eaves and overlapping/nested multiple gables. The façade includes an offset entry porch and front door within the larger front facing gable and a polygonal bay window on the smaller. A gable dormer pierces the front roof slope at the left [west] and a prominent brick chimney rises on the front roof slope to the right of the nested front gables. A lateral gabled one-bay wide wing extends to the west.

86. 26 Harcourt Drive, ca.1938. This cross-gabled Colonial Revival with horizontal expression has stone and wide shiplap wood cladding and multi gabled composition roof with small gabled wall dormers. The large front facing gable has an oversized arched broken pediment entry door surround with sidelights, flanked on each side with polygonal bay windows. Two interior stone chimneys pierce the roofline.

87. 27 Harcourt Drive, ca.1932. This massed, cross-gabled, wood-clad Colonial Revival with horizontal expression, has a prominent, front exterior, gable wall chimney, composition roof with multiple gables and front door with sidelights and segmental arched transom. The double-hung windows are twelve-over-twelve. Matching arched, double-leaf garage doors with iron strap hinges are front facing.

88. 29 Harcourt Drive, ca.1936. This massed, cross-gabled, Tudor Revival with vertical expression is brick clad with faux half timbering on the steep front facing gable with a wide sweep extension over the segmental arched front entry portal. The composition shingle-clad roof is interrupted by a small gabled dormer toward the front. The roof also features a prominent internal ridge chimney. The façade is marked with grouped lattice windows.

These properties do not contribute to the historic character of the district:

A. 204 East Park Avenue, ca. 2005. The Park Downtown, thirty-five condominiums under construction. Only nine units completed; map indicates only four buildings.

B. 212 East Park Avenue, ca. 1999. This L-shaped, non-historic, brick veneered Tudor Revival, with its steep composition shingle, cross gabled roof and returning eaves, two front gable dormers and a gabled pediment front porch with wooden columns, is consistent with neighborhood architecture.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 21

East Park Historic District
Name of Property
Greenville County, South Carolina
County and State

C. 8 Rowley Street, ca. 2005. This box-shaped, cross gabled vernacular with vertical expression is wood frame construction, brick foundation and shingle clad. A two-story porch with metal roof and square columns on both floors sits on the front facing gable. This non-historic home complements the architecture and character of its neighbors.

D. 14 Rowley Street, ca.1999. This box-shaped, non-historic Craftsman, vernacular with horizontal expression is cross gabled. The brick veneer structure has front facing gables and square brick pilasters on the front porch. Modifications to the exterior and windows of this home have altered its historic character.

E. 26 Rowley Street, ca.1980. This box-shaped, side gabled, non-historic vernacular has vertical wooden siding panels and composition roof with overhand for porch. It is less than fifty years old.

F. 22 Poinsett Avenue, ca. 1990. This two-story Colonial Revival has side gable composition roof, boxed eaves, symmetrical double-hung, nine-over-one windows, gable end chimney, flat roof portico at front door with Doric columns and front door with sidelights and transom. This non-historic home was built to blend with neighborhood architecture. Two outbuildings are to the rear of the property.

G. 14 Poinsett Avenue, ca. 1970. These two-story, mansard roofed condominiums have horizontal expression, brick and wood cladding, a brick passage way and center courtyard. This structure is less than fifty years old.

H. 3 Vannoy Street, ca.1920. This box-shaped, horizontal, two-story, Colonial Revival building has a low hip roof with flared eaves and dual eave chimneys. A center full-light door with sidelights is flanked by symmetrical triple windows on both levels. Built as early apartments it continues in that use. The building has been covered with aluminum siding.

I. 110 Vannoy Street, ca.1999. This brick Classical Revival has a front gable, composition roof, boxed eaves and double story full porch with columns. The full light entry door has sidelights and transom. This home is less than fifty years old.

J. 30 Rowley Street, ca. 1920. . This one-story bungalow has a front facing gable, wood cladding, shed dormers on both sides. This dwelling has become substantially altered and is noncontributing.

K. 127 Bennett Street, ca.1953. This side gabled one-story brick vernacular has symmetrical side wings on each side, front facing gable porch with classical columns and returning eaves, double-hung six-over-six windows and ridge chimney.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 22

East Park Historic District
Name of Property
Greenville County, South Carolina
County and State

L. 117 Bennett Street, ca. 1928. A cross-gabled, brick one-story with horizontal expression. This dwelling has been substantially altered.

M. 121 Bennett Street, ca. 1928. This one-story cross-gabled bungalow is frame construction, brick foundation, and wood cladding. The front facing gable is clipped and has eyebrow window in the gable with triple double-hung windows below. Entry porch is to the side. Aluminum siding has been added.

N. 119 Bennett Street, ca. 1990. This one-story, cross-gabled bungalow has a front facing clipped gable, wood siding, double-hung windows and front door on side wing. This home is less than fifty years old. An outbuilding is located immediately to the rear of the house.

O. 4 Harcourt Drive, ca. 1998. This U-shaped, cross gabled/hip, brick veneered vernacular with horizontal expression has returning eaves, crenellation over the garage, covered front porch, and front door with sidelights and transom. Windows are double hung six-over-six.

P. 2 Harcourt Drive, ca. 2001. This side gabled, wood clad vernacular has gabled dormers, front porch with classical columns, front door with sidelights and transom and nine-over-nine double hung windows with cornice above.

East Park Historic District
Name of Property

Greenville County, South Carolina
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

Areas of Significance

(Enter categories from instructions)

Architecture
Community Planning and Development

Period of Significance

ca. 1884-ca. 1950

Significant Dates

Cultural Affiliation

Significant Person

(Complete if Criterion B is marked above)

Architect/Builder

Ward, William Riddle, Jr.
Cunningham, Joseph
Cunningham, Frank

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:

- State Historic Preservation Office
Other State agency
Federal agency
Local government
University
Other
Name of repository:
S.C. Dept. of Archives & History

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 23

East Park Historic District
Name of Property
Greenville County, South Carolina
County and State

The East Park Historic District is historically significant as an early twentieth century planned suburban community, offering a park-centered lifestyle a few short blocks from downtown Greenville. The houses, institutions and park built in the East Park neighborhood between 1908 and 1950 are an excellent showcase of how middle and upper classes responded to changes in architectural styles, transportation, social and political issues, increasing population, economic ups and downs, and commercial encroachment during the first half of the twentieth century.

The East Park Historic District is eligible for listing in the National Register under Criterion A as an excellent reflection of the early suburban residential development of Greenville, and under Criterion C as an excellent example of the trends in residential architecture for the first half of the twentieth century. The neighborhood's East Park Historic District's past as part of the early American suburban movement is readily evident. The integrity of the original neighborhood and its essential residential character continue to be preserved and maintained.

The Suburban Vision and Initial Layout, 1884 – 1910

The decades following the Reconstruction era would emerge as one of the most prosperous periods in Greenville's history. Directly related to the expansion of textile mills and the resulting downtown business, the population of Greenville grew from 2,757 in 1870 to 11,860 citizens in 1900, and a population in excess of 30,000 by 1908.¹ That population boom, along with the arrival of three railroads before the end of the century, triggered an explosion in the number of merchants and created a building boom in the city. The wealth surrounding the production of war materials for World War I further encouraged this dramatic growth.²

Beginning roughly in 1908, the East Park neighborhood flourished in response to this burgeoning growth. A planned neighborhood, East Park developed in three distinct stages, by three distinct developers. With the village of Greenville growing and expanding, Caroline Cleveland Choice (1811-1905), married to the prominent attorney and political activist, William Choice, set the tone for the future "park-like" neighborhood. Caroline Choice, the daughter of Jeremiah Cleveland (1774-1845), merchant, banker and one of Greenville's early settlers and large landowners, donated land in 1884 for a City Park in an area that was soon to become the East Park Avenue neighborhood.³

¹ A.V. Huff, Jr., *Greenville, The History of the City and County in the South Carolina Piedmont* (Columbia: University of South Carolina Press, 1995).

² Huff, p. 192.

³ *The New Greenville Mountaineer* (Greenville County Historical Society, Greenville, S.C.), Vol. XXIV, No. 3 (April 2004).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 24

East Park Historic District
Name of Property
Greenville County, South Carolina
County and State

In the same year, William Choice Cleveland, great-grandson of Jeremiah Cleveland and prominent landowner in his own right, deeded Carrier Street (later to become East Park Avenue) to the city of Greenville. The city arranged with him to extend the street to the "Colored Cemetery" (now Richland Cemetery).⁴ Cleveland became one of three developers of the East Park Avenue area and, as a civic-minded citizen, served as alderman, state representative, and two terms as mayor of Greenville.

In 1888 Greenville City Council accepted another street deeded by Cleveland and Eugene Stone, named Rowley Street in honor of the prominent physician, Dr. Elbert Franklin Sevier Rowley.⁵ Born in Greenville in 1844, Rowley was educated at Greenville Male Academy and Furman University. He distinguished himself during the Civil War, serving in many major battles including Gettysburg. After graduating from Philadelphia University of Medicine, he returned to practice in Greenville, serving two terms as Mayor between 1885 and 1891.⁶

By 1890, Eugene Stone had surveyed and platted 38 lots in an area along Stone Avenue, some of which were along Rowley Street. In 1904 the *Greenville Daily News* reported that "the demand for rental houses has been far in excess of supply. The natural growth of the city and the addition of new industries in the vicinity creates a constant and growing demand for houses. Families coming here are put to no end of trouble in finding rentable houses."⁷

In April 1908 the *Greenville Daily News* advertised "a six room cottage on Rowley Street, featuring large lot, stables and garden." In 1909, Stone Land Company further subdivided the area to include lots on Vannoy and Bennett.⁸ In 1910, William C. Cleveland, operating as "Cleveland and Williams," hired Dalton and Neves to survey and plat 52 lots on land Cleveland inherited in 1893 from the estate of his great grandfather, Jeremiah Cleveland.⁹ Regardless of the precise details of ownership, it is clear that the Cleveland family long owned a good portion of the land that is now the East Park Historic District, and that Jeremiah Cleveland became a landowner in the area as early as 1818. The land subdivided by Cleveland in 1910 lay south of that of Stone Land Company and along what the City Map in 1908 designated as Carrier Street. Cleveland's development picked up on Vannoy, Rowley and Bennett where Stone Land Company's property ended. Cleveland added

⁴ Greenville City Council, Minutes, 6 May 1884, Greenville City Hall, Greenville, S.C.

⁵ Greenville City Council, Minutes, 3 April 1888.

⁶ *Greenville Daily News* (Greenville, S.C.), 10 July 1913.

⁷ *Greenville Daily News*, 5 March 1904.

⁸ *Greenville Daily News*, 8 April 1908.

⁹ Greenville County Register of Mesne Conveyance, Plat Book B (1910), Page 11, Greenville County Courthouse, Greenville, S.C.

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 25

East Park Historic District
Name of Property
Greenville County, South Carolina
County and State

another interior street, Poinsett Avenue, and changed the name of Carrier Street to East Park Avenue, where he built his own mansion.

East Park Neighborhood – 1910-1920

With access to Main Street a few short blocks away, convenience, generous streets, and large lots attracted many professionals, including doctors, ministers, architects, educators, engineers, business owners and entrepreneurs to the relaxed wooded escape from the urban center. A real estate ad in 1913 offered a “beautiful new home with nice big lot in the best section of the city.”¹⁰

Residential Growth

By 1910, ten homes were on Rowley, mostly rentals, built by speculators like engineer William Sistine. By 1915, the complexion was changing, with seventeen homes on Rowley Street, all owned by their residents.¹¹ The 1913 Sanborn insurance maps for the city reflected W.C. Cleveland’s “new” East Park Avenue, where he then lived on his large estate. Sanborn maps in 1919 show all the streets in the area by name except Harcourt Drive, which would not be laid out until 1921.¹² Residential construction of significant homes, including Cleveland’s own, soon brought paving of streets, curbstones and paved sidewalks.

By 1912, homes of three prominent Greenvillians—including two leading architects of the day, Joseph and Frank Cunningham—were sited on the north side of Park between Vannoy and Bennett. Cleveland had two neighbors on the south side of the street.¹³ Real estate promotions during this period bragged of beautiful high lots situated to gain the best of breezes and views of the “City Park” and the city itself.

The East Park neighborhood had established a significant residential presence by 1915. Professionals and businessman were rapidly moving into the neighborhood. Along with Cleveland and the Cunninghams, the *Greenville City Directory* of 1915 shows Z.T. Cody, editor of *The Baptist Courier*, and J.L. Mann, superintendent of Greenville County schools, living on Park Avenue.¹⁴

¹⁰ *Greenville Daily News*, 30 April 1912.

¹¹ Greenville County Register of Mesne Conveyance.

¹² Sanborn Insurance Maps for Greenville, S.C. (New York: Sanborn Map and Publishing Co.), 1913 and 1919, Map Collection Greenville Public Library, Greenville, S.C.

¹³ Greenville County Register of Mesne Conveyance.

¹⁴ Hill’s Directory *City of Greenville*. Richmond, Va. Hills Directory Company 1915

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 26

East Park Historic District
Name of Property
Greenville County, South Carolina
County and State

Architecture

These men hired architects to design homes to fit their lifestyles. Among these homes, concentrated along East Park Avenue, Bennett Street and Poinsett Avenue, Tudor Revival, Neoclassical and late Victorian styles are most notable. Most are two-story residences and exhibit decorative features such as cross gable roofs, knee braces, gable dormers, grouped lattice casement windows, prominent chimneys and gracious front porches. American Foursquare, Craftsman Bungalows, Prairie, and catalogue houses complete the varied styles in the neighborhood. Many of these are one or one-and-one-half story frame houses with hipped or gable roofs, exposed rafter tails and porches.¹⁵ With most of the homes equipped with garages, sometimes called "auto barns" in the early period, East Park may accurately be identified as Greenville's "first automotive suburb."

Of the architects practicing in the early to mid twentieth century, William Riddle "Willie" Ward, Jr. ranks as one of the most popular and productive. Three houses designed by Ward have been previously listed in the National Register of Historic Places: The Hugh Aiken House in Greenville; the R. Perry Turner House, in Greer; and the Robert G. Turner House, in Greer.¹⁶ A native of Alabama, Ward studied architecture at Auburn University and at the renowned Ecole des Beaux Arts in Paris. He worked in New York where he met Haskell H. Martin. Martin persuaded Ward to join him in Greenville, where they were associated from 1915 to 1925.

From 1925 until his retirement in 1957, Ward maintained an independent practice in Greenville. Specializing in residential design, Ward designed more than a hundred houses throughout South Carolina, as well as a number of significant public buildings.¹⁷ Ward was known for his formal Colonial Revival and Georgian designs but worked in a number of styles. He was recognized as a meticulous craftsman with strict attention to detail. One of his first commissions was 205 East Park Avenue, an English Revival design encompassing Tudor and Arts and Crafts influences. Designed in 1916 for William Ellsworth Phelps, owner of Piedmont Shoe Company in downtown Greenville, the integrity of the home has been carefully preserved. Ward designed at least three documented homes in the East Park neighborhood between 1916 and 1940.¹⁸

¹⁵ Edwards-Pitman Environmental Inc., *Architectural Inventory of Greenville, S.C.* Edwards-Pitman Environmental, Inc. May 2003.

¹⁶ National Register of Historic Places Files, South Carolina State Historic Preservation Office, South Carolina Department of Archives and History, Columbia, S.C.

¹⁷ John E. Wells and Robert E. Dalton, *The South Carolina Architects 1885-1935: A Biographical Dictionary* (Richmond, Va.: New South Architectural Press, 1992).

¹⁸ Ward, William R. Architectural Drawings of 205 East Park, 1916, and 25 Harcourt Drive, 1940.

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 27

East Park Historic District
Name of Property
Greenville County, South Carolina
County and State

Park and Landscape

East Park is significant in landscape architecture as an example of an early twentieth century suburb. Retaining walls accentuated the hilly topography, trees provided shade and grassy lawns created a park-like setting. Continuing the Cleveland family's vision of a park community, Kelsey and Guild, noted landscape architects from Boston, Massachusetts, were hired by the Municipal League in 1907 to study plans for beautifying the city, including the city park.¹⁹ In May of 1911 the Park and Tree Commission formerly accepted a donation by W.C. Cleveland of additional acreage to the "City Park."²⁰

Though Greenville experienced steady growth and progress in the first decades of the twentieth century, infrastructure improvements moved slowly. As prominent political leaders, businessmen and professionals moved into the city's suburbs, however—most notably East Park—discussions were renewed in 1912 concerning paving a road through the park and improving the unpaved sidewalks along the streets in the neighborhood.

At the same time, the Park and Tree Commission initiated plans to beautify the park according to the 1907 plans of Kelsey and Guild. This included building a band pavilion to be used for band concerts twice weekly, dances and political speeches. The *Greenville Daily News* observed, "As few homes have large enough premises for children to indulge in such sports as they enjoy, addressing provision for the pleasure and welfare of the children is satisfied in plans for a playground for girls and ball ground for boys, along with cleaning out the stream to afford a splendid bathing place."²¹

City Park served as a venue for political speeches, concerts, cultural events such as the traveling Chautauqua Series and rallies as early as 1890 and continued to do so well into the 1950s. It was also the site of training marches for soldiers from Camp Wetherill during the Spanish American War, Camp Sevier during World War I, and patriotic rallies during the Great Depression.

Institutional Growth

The first school in the neighborhood was a private Montessori School, donated by W.C. Cleveland in 1913.

¹⁹ Huff, p. 260.

²⁰ *Greenville Daily News*, 6 May 1911.

²¹ *Greenville Daily News*, 31 May 1911.

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 28

East Park Historic District
Name of Property
Greenville County, South Carolina
County and State

East Park Neighborhood, 1920-1945

Residential Growth

By 1920 thirty-five homes were standing and occupied in the neighborhood. Due in part to the success of the textile industry and the growing economic base, Greenville was the second wealthiest city in South Carolina in 1920.²² Construction in East Park peaked in the 1920s but continued strong through the 1930s. The result is a rich assortment of architectural styles, including Colonial and other period revivals, Neoclassical, Tudor, and Craftsman Bungalow. With the burgeoning growth of Greenville and the concurrent building boom, a new developer, Ed Hart, purchased the major portion of what was to become Harcourt Drive from W.C. Cleveland in 1921. Additional purchases from J.G. Keys in 1925 completed subdivision of Harcourt Drive.²³

In 1921, Clifton Corley, a local mill executive, built his three-story Revival Mansion on Bennett Street. In 1927 Bright and Horace J. McGee built the first home on Harcourt Drive. In the same year, C.O. Milford, president of Southeastern Life, and W. Francis Hipp, president of Liberty Life, both moved into homes on the east side of Bennett Street at the same time that George Norwood, president of the Greenville branch of South Carolina National Bank, moved into 210 East Park Avenue.²⁴

Between 1925 and 1935, construction was complete on most of the remaining lots on Harcourt Drive. The styles of these residences reflected the times. Efficiency and economy dictated smaller homes of modified Craftsman and English Cottage Revival styles. By 1935 the East Park Neighborhood was substantially complete with approximately 72 homes.²⁵

Park and Landscape

John A. McPherson, Chairman of the Park and Tree Commission, hired Carter Newman, Jr. as a full-time park and playground director in 1938. With the assistance of the Works Progress Administration (or WPA, later the Works Projects Administration), City Park underwent major renovations between 1935 and 1941.²⁶ In May 1941 the Greenville City Council recognized John A. McPherson's contributions to the beautification of the city and renamed City Park in his honor. Five months later McPherson Park's newest improvement was officially dedicated. With a \$7500 donation

²² *Greenville Daily News*, 12 December 1912.

²³ Greenville County Register of Mesne Conveyance.

²⁴ *Ibid.*

²⁵ *Ibid.*

²⁶ *The New Greenville Mountaineer* (Greenville County Historical Society), Volume XXIV, No. 3 (April 2004).

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 29

East Park Historic District
Name of Property
Greenville County, South Carolina
County and State

from Sears, Roebuck and Company, WPA assistance, and a contribution from the city a new recreation center was constructed of stone and opened in October 1941.²⁷

The shelter became immediately popular for teenage square dances, club meetings and children's parties. During World War II the facility was made available to military personnel every night until the end of the war.

Institutional

In 1921 the private Montessori School located on Park Avenue was purchased by the city and opened as a public school named Billy Cleveland Elementary School, which remained there until 1952, when it moved to the new Summit Elementary School in 1952. At that time a new private Haynesworth Elementary School was opened in the original building; it still operates there today.

East Park Neighborhood 1945-Present

The downtown business district began to suffer the pains of suburban flight in the middle of the century. Even so, the East Park neighborhood remained residential and very stable. Several homes were converted into apartment housing or office use and three homes were demolished for condominium construction. However, the houses that have been converted to non-residential uses are along the southern edge of the neighborhood and still maintain their residential character. Modern intrusions were kept at the edges of the district, keeping the interior core intact.

A number of original owners remain in residence, some live close by and stay involved. Beginning in the 1980s, young professionals were once again drawn to the neighborhood for the same reasons the original owners built there at the turn of the twentieth century.

McPherson Park reached its heyday in 1952 with the completion of a miniature train for the transportation of children through the park. By the 1970s, with urban encroachment, the train was gone, along with the lake and baseball field, but the park changed with the times. The recreation center became a Senior Action Center. The bandstand got a new roof and a fresh coat of paint. Shuffleboard courts, tennis courts, covered benches and a miniature golf course were on the landscape.

In 2005 McPherson Park is undergoing additional improvements. A commemorative stone pavilion is being installed. Civil War cannons, removed in years past from their position in the park, are being returned. The children's playground is being refurbished and a bike/walking path is returning.

²⁷ *Ibid.*

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 30

East Park Historic District
Name of Property
Greenville County, South Carolina
County and State

In 1989, the East Park neighborhood was designated by the City of Greenville as a local Historic District, receiving its Historic Architectural Overlay Zoning protection.

In the last few years, a new influx of young professionals, drawn by a love of history, as well as by convenience, neighborhood stability, lifestyle, schools and the arts, have again revitalized the neighborhood. The homes continue to be appreciated and valued as the single family residential properties for which they were designed.

**National Register of Historic Places
Continuation Sheet**

Section number 9 Page 31

East Park Historic District
Name of Property
Greenville County, South Carolina
County and State

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**National Register of Historic Places
Continuation Sheet**

Section number 9 Page 32

East Park Historic District
Name of Property
Greenville County, South Carolina
County and State

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**National Register of Historic Places
Continuation Sheet**

Section number 9 Page 33

East Park Historic District
Name of Property
Greenville County, South Carolina
County and State

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East Park Historic District
Name of Property

Greenville County, South Carolina
County and State

10. Geographical Data

Acreage of Property Approximately 57 acres

UTM References

(Place additional UTM references on a continuation sheet)

Zone Easting Northing	Zone Easting Northing	Zone Easting Northing
1 <u>17 373293 3858067</u>	3 <u>17 372338 3857860</u>	5 <u>17 372971 385833</u>
2 <u>17 372797 3857641</u>	4 <u>17 372523 3858374</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 (1) Judy Sahms and (2) Dale Reeves
 organization East Park Historic Association, City of Greenville date 10 April 2005
 street & number (1) 4 Harcourt Drive and (2) 205 East Park Avenue
 telephone (1) (864) 370-0623 and (2) (864) 235-5592
 city or town Greenville state SC zip code 29601

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 Multiple Property Owners (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 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.

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 34

East Park Historic District
Name of Property
Greenville County, South Carolina
County and State

Verbal Boundary Description

The boundary of the nominated property is shown as the black line marked "East Park Historic District" on the accompanying sketch map, based on a neighborhood map produced by the City of Greenville.

Boundary Justification

The boundaries for the district were chosen because they encompass the highest contiguous concentration of buildings that date from the founding of the original East Park neighborhood. As the integrity of the neighborhood has remained intact, the boundaries remain substantially the same as those of the original neighborhood as laid out between 1908 and 1921.

**National Register of Historic Places
Continuation Sheet**

Section number Owners Page 35

East Park Historic District
Name of Property
Greenville County, South Carolina
County and State

Property Owners (Note: numbers correspond to the inventory in Section 7)

Contributing Property Owners

1. 100 East Park Avenue
McPherson Park
City of Greenville
PO Box 2207
206 South Main Street
Greenville, SC 29602-2207

2. 101 East Park Avenue
Ann Kilpatrick
101 East Park Ave.
Greenville, SC 19601

3. 103 East Park Avenue
J&B Construction Co.
103 East Park Avenue
Greenville, SC 29601

4. 104 East Park Avenue
B.F. McDaniel III
130 Woodland Way
Greenville, SC 29601

5. 107 East Park Avenue
L.L. Swiger
107 East Park Avenue
Greenville, SC 29601

6. 201 East Park Avenue
Anne and Wade Barber
201 East Park Avenue
Greenville, SC 29601

7. 205 East Park Avenue
A.D. Reeves
205 East Park Avenue
Greenville, SC 29601

8. 207 East Park Avenue
Deirdre and Kenneth Jones
207 East Park Ave.
Greenville, SC 29601

**National Register of Historic Places
Continuation Sheet**

Section number Owners Page 36

East Park Historic District
Name of Property
Greenville County, South Carolina
County and State

9. 210 East Park Avenue
Gary and Arlan Hawkins
210 East Park Ave.
Greenville, SC 297601

10. 211 East Park Avenue
Dr. Rob and Steffany Morgan
211 East Park Avenue
Greenville, SC 29601

11. 217 East Park Avenue
Anderson, Fayssaux & Chasteen Attny.
217 East Park Ave.
Greenville, SC 29601

12. 218 East Park Avenue
Toya Abbatiello
111 Foggy Cut Lane
Landrum, SC 29356

13. 216 East Park Avenue
Karen LaFluer Stewart
216 East Park Ave.
Greenville, SC 29601

14. 221 East Park Avenue
K.D. Agnew
P.O. Box 1484
Greenville, SC 29602

15. 222 East Park Avenue
Katherine & Charles Joiner
222 East Park Ave.
Greenville, SC 29601

16. 223 East Park Avenue
Leigh and Van Miller
223 East Park Avenue
Greenville, SC 29601

17. 224 East Park Avenue
Jerome K. Jay, Jr.
104 West Earle Street
Greenville, SC 29601

**National Register of Historic Places
Continuation Sheet**

Section number Owners Page 37

East Park Historic District
Name of Property
Greenville County, South Carolina
County and State

18. 226 East Park Avenue
Jerome K. Jay, Jr.
104 West Earle Street
Greenville, SC 29601

19. 228 East Park Avenue
Jerome K. Jay, Jr.
104 West Earle Street
Greenville, SC 29601

20. 6 Rowley Street
Harriet H. Adams
9 Hillview Dr
Greenville, SC 29615

21. 7 Rowley Street
Lindsay & Steve Averett
7 Rowley St.
Greenville, SC 29601

22. 9 Rowley Street
Lil Glenn Company
25 Rowley Street
Greenville, SC 29601

23. 10 Rowley Street
Poinsett Property Mgt.
10 Rowley Street
Greenville, SC 29601

24. 11 Rowley Street
Deborah Wilson & Terry Rick
11 Rowley Street
Greenville, SC 29601

25. 12 Rowley Street
George & Dorothy Chulkas
12 Rowley Street
Greenville, SC 29601

26. 17 Rowley Street
Robert Jones Piano Company
616 N. Main St.
Greenville, SC 29601

**National Register of Historic Places
Continuation Sheet**

Section number Owners Page 38

East Park Historic District
Name of Property
Greenville County, South Carolina
County and State

27. 18 Rowley Street
Nicholas Franchina
16 Rowley Street
Greenville, SC 29601

28. 19 Rowley Street
Robert Jones
616 N. Main St.
Greenville, SC 29601

29. 20 Rowley Street
Lisa H. Conner
20 Rowley Street
Greenville, SC 29601

30. 21 Rowley Street
Mrs. James Neal
21 Rowley Street
Greenville, SC 29601

31. 22 Rowley Street
Greenville Housing Authority
City of Greenville
North Main Street
Greenville, SC 29601

32. 25 Rowley Street
Lillian Glenn
25 Rowley Street
Greenville, SC 29601

33. 24 Rowley Street
Barbara Clements
13495 Providence Lake Drive
Alpharetta, GA 30004-7503

34. 27 Rowley Street
Vince Peronne, Jr.
27 Rowley Street
Greenville, SC 29601

35. 28 Rowley Street
James A. Groman
28 Rowley Street
Greenville, SC 29601

**National Register of Historic Places
Continuation Sheet**

Section number Owners Page 39

East Park Historic District

Name of Property

Greenville County, South Carolina
County and State

36. 32 Rowley Street
Harry & Ellen Mays
32 Rowley St
Greenville, SC 29601

37. 34 Rowley Street
Mike & Atir Sharpe
34 Rowley Street
Greenville, SC 29601

38. 5 Poinsett Avenue
Max Shanks
7 Poinsett Avenue
Greenville, SC 29601

39. 9 Poinsett Avenue
Lisa Martin
9 Poinsett Ave
Greenville, SC 29601

40. 11 Poinset Avenue
Edward G. Andrews, Jr.
18 Ridge Pine Place
Greenville, SC 29605

41. 15 Poinsett Avenue
Robert L. Smith Estate
% Paulas & Tina Scheele
15 Poinsett Avenue
Greenville, SC 29601

42. 16 Poinsett Avenue
Myron L. Kocher
16 Poinsett Avenue
Greenville, SC 29601

43. 17 Poinsett Avenue
Susan and Thomas Lessard III
17 Poinsett Ave
Greenville, SC 29601

44. 18 Poinsett Avenue
Henry B. Tomlin, Jr.
18 Poinsett Ave
Greenville, SC 29601

**National Register of Historic Places
Continuation Sheet**

Section number Owners Page 40

East Park Historic District

Name of Property

Greenville County, South Carolina

County and State

45. 21 Poinsett Avenue
Michael and Donna Howell
21 Poinsett Avenue
Greenville, SC 29601

46. 24 Poinsett Avenue
Billy & Lola Hart
24 Poinsett Avenue
Greenville, SC 29601

47. 5 Vannoy Street
Anne Richbourg
20 West Earle Street
Greenville, SC 29601

48. 9 Vannoy Street
Paul McCorry'
9 Vannoy Street
Greenville, SC 29601

49. 12 Vannoy Street
Virginia Walsh
12 Vannoy Street
Greenville, SC 29601

50. 10 Vannoy Street
Martha Wilkinson
10 Vannoy Street
Greenville, SC 29601

51. 11 Vannoy Street
Kitty G. McDonnell
11 Vannoy Street
Greenville, SC 29601

52. 13 Vannoy Street
Michael Evans
13 Vannoy Street
Greenville, SC 29601

53. 15 Vannoy Street
Angelica & Anthony Tiberia
15 Vannoy Street
Greenville, SC 29601

**National Register of Historic Places
Continuation Sheet**

Section number Owners Page 41

East Park Historic District
Name of Property
Greenville County, South Carolina
County and State

54. 14 Vannoy Street
Richard Whilhite
14 Vannoy Street
Greenville, SC 29601

55. 100 Vannoy Street
Joanne Simicich
100 Vannoy Street
Greenville, SC 29601

56. 101 Vannoy Street
Erik Peterson
101 Vannoy Street
Greenville, SC 29601

57. 102 Vannoy Street
Jennifer Houser
620 Poplar Street
Spartanburg, SC 29302

58. 103 Vannoy Street
David M. Sigmon
103 Vannoy St.
Greenville, SC 29601

59. 105 Vannoy Street
Elaine Gould
105 Vannoy Street
Greenville, SC 29601

60. 106 Vannoy Street
Jean Harrison
106 Vannoy St
Greenville, SC 29601

61. 108 Vannoy Street
Erick & Karla Sweigart
108 Vannoy Street
Greenville, SC 29601

62. 111 Vannoy Street
Wesley & Joyce Fankhouser
111 Vannoy St
Greenville, SC 29601

**National Register of Historic Places
Continuation Sheet**

Section number Owners Page 42

East Park Historic District
Name of Property
Greenville County, South Carolina
County and State

63. 112 Vannoy Street
David E. Williams
112 Vannoy Street
Greenville, SC 29601

64. 113 Vannoy Street
Steve Traynor & Kara Tonoli
113 Vannoy Street
Greenville, SC 29601

65. 114 Vannoy Street
Michael Hayes
114 Vannoy Street
Greenville, SC 29601

66. 115 Vannoy Street
Angela M. Motto
115 Vannoy Street
Greenville, SC 29601

67. 117 Vannoy Street
Kim & Ed. Buffington
117 Vannoy Street
Greenville, SC 29601

68. 118 Vannoy Street
Daniel Koppleman & Ruth Neville
118 Vannoy Street
Greenville, SC 29601

69. 119 Vannoy Street
Judith & Wendal Hans
119 Vannoy Street
Greenville, SC 29601

70. 120 Vannoy Street
Vincent Means
120 Vannoy St
Greenville, SC 29601

71. 121 Vannoy Street
Nancy Maynard
7510 Pepita Way
LaJolla, Ca. 92037

**National Register of Historic Places
Continuation Sheet**

Section number Owners Page 43

East Park Historic District
Name of Property
Greenville County, South Carolina
County and State

72. 129 Bennett Street
Jefferson & Susannah Olmert
129 Bennett Street
Greenville, SC 29601

73. 125 Bennett Street
Eunice Alexander
125 Bennett Street
Greenville, SC 29601

74. 123 Bennett Street
Norman Blore
123 Bennett Street
Greenville, SC 29601

75. 110 Bennett Street
Ann & Les Cobb
110 Bennett St
Greenville, SC 29601

76. 115 Bennett Street
Paris Capital LLC
115 Bennett Street
Greenville, SC 29601

77. 113 Bennett Street
Paris Capital LLC
113 Bennett Street
Greenville, SC 29601

78. 103 Bennett Street
Laura & Mark Massingill
103 Bennett Street
Greenville, SC 29601

79. 22 Bennett Street
Linda & Scott Townes
22 Bennett Street
Greenville, SC 29601

80. 3 Harcourt Drive
Earle & Elaine Smith
3 Harcourt Drive
Greenville, SC 29601

**National Register of Historic Places
Continuation Sheet**

Section number Owners Page 44

East Park Historic District
Name of Property
Greenville County, South Carolina
County and State

81. 7 Harcourt Drive
Sarah & Geoff Hart
7 Harcourt Drive
Greenville, SC 29601

82. 11 Harcourt Drive
John P. & Catriona Carlisle
11 Harcourt Drive
Greenville, SC 29601

83. 15 Harcourt Drive
Jean & William Freeman
15 Harcourt Drive
Greenville, SC 29601

84. 21 Harcourt Drive
Worth D. Kiger
21 Harcourt Drive
Greenville, S.C. 29601

85. 25 Harcourt Drive
Joel & Melissa Champion
25 Harcourt Drive
Greenville, SC 29601

86. 26 Harcourt Drive
Richard & Frieda Aspland
26 Harcourt Drive
Greenville, SC 29601

87. 27 Harcourt Drive
Elizabeth & Andrew Wood
27 Harcourt Drive
Greenville, SC 29601

88. 29 Harcourt Drive
Andy & Becky George
29 Harcourt Drive
Greenville, SC 29601

**National Register of Historic Places
Continuation Sheet**

Section number Owners Page 45

East Park Historic District

Name of Property

Greenville County, South Carolina

County and State

Names and addresses for noncontributing property owners:

A. 204 East Park Avenue: A new condominium project of 35 units, under construction with only a few completed to date; listed below are new owners of the completed units.

1. Unit #902
204 E. Park Ave
Alfred L. Erickson
2. Unit #903
204 E. Park Ave
Christopher A. Levato
3. Unit # 1002
204 E. Park Ave.
Dustin Alexander & Nathan Fowler
4. Unit #1003
Jill & Louis Vale
107 English Oak Road (mailing address)
Simpsonville, SC 29681
5. Unit #1004
204 E. Park Ave
Sarah & Jeff Cobb
6. Unit #1101
Douglas Patrick
1116 Edwards Road (mailing address)
Greenville, SC 29615
7. Unit 1103
204 E. Park
Richard Gerspacher
8. Unit #1201
Herbert Holdings, LLC
312 East Faris Road (mailing address)
Greenville, SC 29505
9. Unit #1201
Ethel & Stephen Keller
227 Harper Street (mailing address)
Williamston, SC 29697

B. 212 East Park Ave
Judge W.W. Wilkins, Jr.
Greenville, SC 29601

C. 8 Rowley Street
Jeffrey Novak
Greenville, SC. 29601

**National Register of Historic Places
Continuation Sheet**

Section number Owners Page 46

East Park Historic District
Name of Property
Greenville County, South Carolina
County and State

- D. 14 Rowley Street
Alisa M. Gooch
Greenville, SC 29601
- E. 26 Rowley Street
Joseph Jogodka
Greenville, SC 29601
- F. 22 Poinsett Ave
Michelle & Mark Griffin
Greenville, SC 29601
- G. McPherson Condominiums: See below for list of owners
Greenville, SC 29601
1. Arthur O'Leary
7 Norwood Drive
Greenville, SC 29609 (mailing address)
 2. Horace Statton
1110 Locust Hill Road
Greer, SC 29651 (Mailing address)
 3. Timothy Keagy
6 Halstead Court
Simpsonville, SC 29681 (mailing address)
 4. Timothy Floyd
5917 Oakleaf Drive
Stone Mountain, Ga. 30087 (mailing address)
 5. Cathy Bryant
P.O. Box 2581
Greenville, SC 29616 (mailing address)
 6. Judy Bryum
10 Poinsett Avenue #M
Greenville, SC 29601 (mailing address)
 7. Margaret Armstrong
8 Rockwood Drive
Greenville, SC 29605 (mailing address)
 8. Gwen McPoland
10 Poinsett Ave E-5
Greenville, SC 29601
 9. Faye Worth & Paula Attaway
10 Poinsett Ave B-2
Greenville, SC 29601
 10. Linda & Lawson Scoggins
204 Club Drive
Simpsonville, SC 29681 (mailing address)
 11. Thomas Leavitt
209 Shelbourne
Greenville, SC 29607 (mailing address)

**National Register of Historic Places
Continuation Sheet**

Section number Owners Page 47

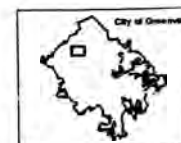
East Park Historic District
Name of Property
Greenville County, South Carolina
County and State

12. Kimberly Bennett
10 Poinsett Ave. J-10
Greenville, SC. 29601
- H. 3 Vannoy Street
Elizabeth Simmons
11 W. Hillcrest Drive (mailing address)
Greenville, SC 29609
- I. 110 Vannoy Street
James F. Brehm
Greenville, SC 29601
- J. 30 Rowley Street
Barry Smith
Greenville, SC 29601
- K. 127 Bennett St.
Steven Hendrix
Greenville, SC 29601
- L. 117 Bennett Street
Rob H. Faulk
224 Edgewood Drive
Mauldin, SC 29662 (mailing address)
- M. 121 Bennett Street
Veronica Carmack
Greenville, SC 29601
- N. 119 Bennett Street
Edwin Hubbard
Greenville, SC 29601
- O. 4 Harcourt Drive
Judith Sahms
Greenville, SC 29601
- P. 2 Harcourt Drive
Sherri Forehand
Greenville, SC 29601

East Park Historic District
Greenville
Greenville County, S.C.



- Railroads
- Rivers and Streams
- Edge of Pavement
- Parcels
- ▨ Buildings
- ▭ East Park National Reg



Area of District = 57 Ac.

**National Register of Historic Places
Continuation Sheet**

Section number Photographs Page 48

East Park Historic District
Name of Property
Greenville County, South Carolina
County and State

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

Name of Property: East Park Historic District
Location of Property: Greenville, South Carolina

Name of Photographer: Judy Sahms
Date of Photographs: March/April 2005
Location of Original Negatives: South Carolina Department of Archives and History

- 1a. 100 East Park Avenue, McPherson Park [Sears Shelter facade]
- 1b. 100 East Park Avenue, McPherson Park [Sears Shelter, east and south elevations]
- 1c. 100 East Park Avenue, McPherson Park [Bandstand and Shuffleboard Court]
- 1d. 100 East Park Avenue, McPherson Park [Children's Playground]
- 1e. 100 East Park Avenue, McPherson Park [Tennis Courts]
- 1f. 100 East Park Avenue, McPherson Park [Concrete Walking Bridge]
- 1g. 100 East Park Avenue, McPherson Park [Wooden and Concrete Walking Bridges]
2. 101 East Park Avenue (North elevation)
3. 103 East Park Avenue (North elevation)
4. 105 East Park Avenue (North elevation)
5. 107 East Park Avenue (North elevation)
6. 201 East Park Avenue (North elevation)
7. 205 East Park Avenue (North elevation)
8. 207 East Park Avenue (North elevation)
9. 210 East Park Avenue (South elevation)
10. 211 East Park Avenue (North elevation)
11. 217 East Park Avenue (South elevation)
12. 218 East Park Avenue (South elevation)
13. 216 East Park Avenue (South elevation)
14. 221 East Park Avenue (North elevation)
15. 222 East Park Avenue (South elevation)
16. 223 East Park Avenue (North elevation)
17. 224 East Park Avenue (South elevation)
18. 226 East Park Avenue (South elevation)
19. 228 East Park Avenue (South elevation)
20. 6 Rowley Street (East elevation)
21. 7 Rowley Street (West elevation)
22. 9 Rowley Street (West elevation)
23. 10 Rowley Street (East elevation)
24. 11 Rowley Street (West elevation)
25. 12 Rowley Street (East elevation)
26. 17 Rowley Street (West elevation)
27. 16 Rowley Street (East elevation)
28. 19 Rowley Street (West elevation)
29. 20 Rowley Street (East elevation)
30. 21 Rowley Street (West elevation)

**National Register of Historic Places
Continuation Sheet**

Section number Photographs Page 49

East Park Historic District
Name of Property
Greenville County, South Carolina
County and State

-
31. 22 Rowley Street (East elevation)
 32. 25 Rowley Street (West elevation)
 33. 24 Rowley Street (East elevation)
 34. 27 Rowley Street (West elevation)
 35. 28 Rowley Street (East elevation)
 36. 32 Rowley Street (East elevation)
 37. 34 Rowley Street (East elevation)
 38. 5 Poinsett Avenue (North elevation)
 39. 9 Poinsett Avenue (North elevation)
 40. 11 Poinsett Avenue (North elevation)
 41. 15 Poinsett Avenue (North elevation)
 42. 16 Poinsett Avenue (South elevation)
 43. 17 Poinsett Avenue (North elevation)
 44. 18 Poinsett Avenue (South elevation)
 45. 21 Poinsett Avenue (North elevation)
 46. 24 Poinsett Avenue (South elevation)
 47. 5 Vannoy Street (West elevation)
 48. 9 Vannoy Street (West elevation)
 49. 12 Vannoy Street (East elevation)
 50. 10 Vannoy Street (East elevation)
 51. 11 Vannoy Street (West elevation)
 52. 13 Vannoy Street (West elevation)
 53. 15 Vannoy Street (West elevation)
 54. 14 Vannoy Street (East elevation)
 55. 100 Vannoy Street (East elevation)
 56. 101 Vannoy Street (West elevation)
 57. 102 Vannoy Street (East elevation)
 58. 103 Vannoy Street (West elevation)
 59. 105 Vannoy Street (West elevation)
 60. 106 Vannoy Street (East elevation)
 61. 108 Vannoy Street (East elevation)
 62. 111 Vannoy Street (West elevation)
 63. 112 Vannoy Street (East elevation)
 64. 113 Vannoy Street (West elevation)
 65. 114 Vannoy Street (East elevation)
 66. 115 Vannoy Street (West elevation)
 67. 117 Vannoy Street (West elevation)
 68. 118 Vannoy Street (East elevation)
 69. 119 Vannoy Street (West elevation)
 70. 120 Vannoy Street (East elevation)
 71. 121 Vannoy Street (West elevation)
 72. 129 Bennett Street (West elevation)
 73. 125 Bennett Street (West elevation)
 74. 123 Bennett Street (West elevation)

**National Register of Historic Places
Continuation Sheet**

Section number Photographs Page 50

East Park Historic District
Name of Property
Greenville County, South Carolina
County and State

75. 110 Bennett Street (East elevation)
76. 115 Bennett Street (West elevation)
77. 113 Bennett Street (West elevation)
78. 103 Bennett Street (West elevation)
79. 22 Bennett Street (East elevation)
80. 3 Harcourt Drive (North elevation)
81. 7 Harcourt Drive (North elevation)
82. 11 Harcourt Drive (North elevation)
83. 15 Harcourt Drive (North elevation)
84. 21 Harcourt Drive (North elevation)
85. 25 Harcourt Drive (North elevation)
86. 26 Harcourt Drive (South elevation)
87. 27 Harcourt Drive (East/North East elevation)
88. 29 Harcourt Drive (East elevation)
89. Streetscape, (South side)
90. Streetscape, (West side)
91. Streetscape, North West side
92. Streetscape, East side
93. Streetscape, South side
94. Streetscape, East side
95. Streetscape, North side
96. Streetscape, North side
97. Streetscape, West side
98. Streetscape, North side
99. Streetscape, South side
100. Streetscape, North/Northwest side

Non-contributing property photos listed by alphabet :

- B. 212 East Park Avenue, South elevation
- C. 8 Rowley Street, East elevation
- D. 14 Rowley Street, East elevation
- E. 26 Rowley Street, East elevation
- F. 22 Poinsett Street, South elevation
- G. 14 Poinsett Street, South elevation
- H. 3 Vannoy Street, West elevation
- I. 110 Vannoy Street, East elevation
- J. 30 Rowley Street, West elevation
- L. 117 Bennett Street, West elevation
- N. 119 Bennett Street, West elevation
- O. 4 Harcourt Drive, South elevation
- P. 2 Harcourt Drive, South elevation



SEARS SHELTER



































































































































































































































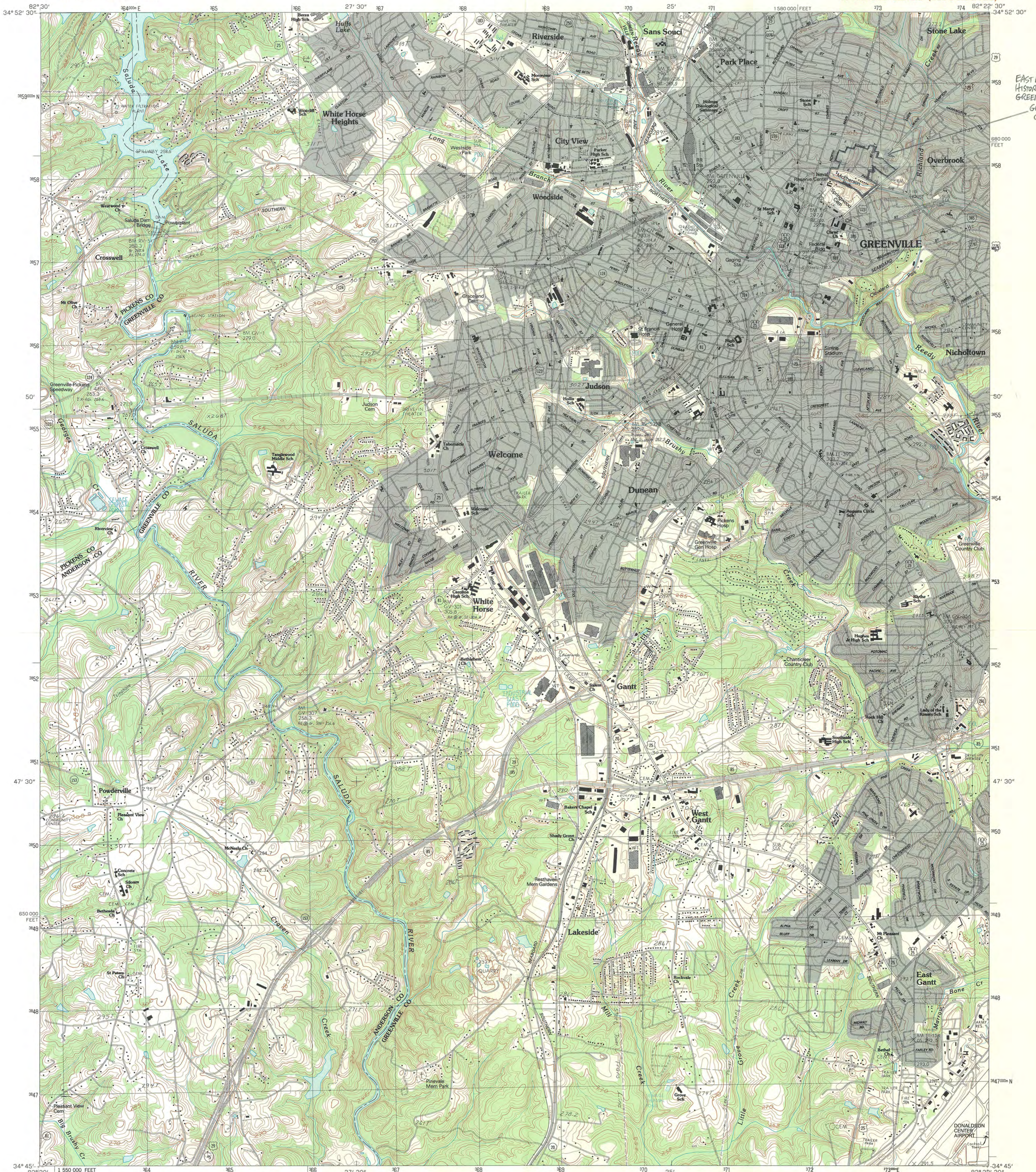












EAST PARK HISTORIC DISTRICT
GREENVILLE,
GREENVILLE
CO., S.C.

PRODUCED BY THE UNITED STATES GEOLOGICAL SURVEY
CONTROL BY U.S.G.S., NOS/NOAA, AND SOUTH CAROLINA GEODETIC SURVEY
COMPILED FROM AERIAL PHOTOGRAPHS TAKEN 1976
FIELD CHECKED 1977. MAP EDITED 1983
PROJECTION LAMBERT CONFORMAL CONIC
GRID: 1000-METER UNIVERSAL TRANSVERSE MERCATOR ZONE 17
18,000-FOOT STATE GRID TICKS SOUTH CAROLINA, NORTH ZONE
UTM GRID DECLINATION 0°49' WEST
1983 MAGNETIC NORTH DECLINATION 0°30' WEST
VERTICAL DATUM NATIONAL GEODETIC VERTICAL DATUM OF 1929
HORIZONTAL DATUM 1927 NORTH AMERICAN DATUM
To place on the predicted North American Datum of 1983, move
the projection lines as shown by dashed corner ticks (10 meters
south and 14 meters west)

There may be private inholdings within the boundaries of any
Federal and State Reservations shown on this map
Gray tint indicates area in which selected buildings are shown

PROVISIONAL MAP
Produced from original
manuscript drawings. Infor-
mation shown as of date of
field check



CONTOUR INTERVAL 3 METERS
CONTROL ELEVATIONS SHOWN TO THE NEAREST 0.1 METER
OTHER ELEVATIONS SHOWN TO THE NEAREST METER
To convert meters to feet multiply by 3.2808
To convert feet to meters multiply by .3048

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092

CONTOURS AND ELEVATIONS IN METERS

ROAD LEGEND

- Improved Road
- Unimproved Road
- Trail
- Interstate Route
- U. S. Route
- State Route

QUADRANGLE LOCATION

1	2	3	1 Dacusville
4	5	6	2 Parks Mountain
7	8	9	3 Taylors
			4 Easley
			5 Mauldin
			6 Piercetown
			7 Pelzer
			8 Simpsonville

ADJOINING 7.5' QUADRANGLE NAMES

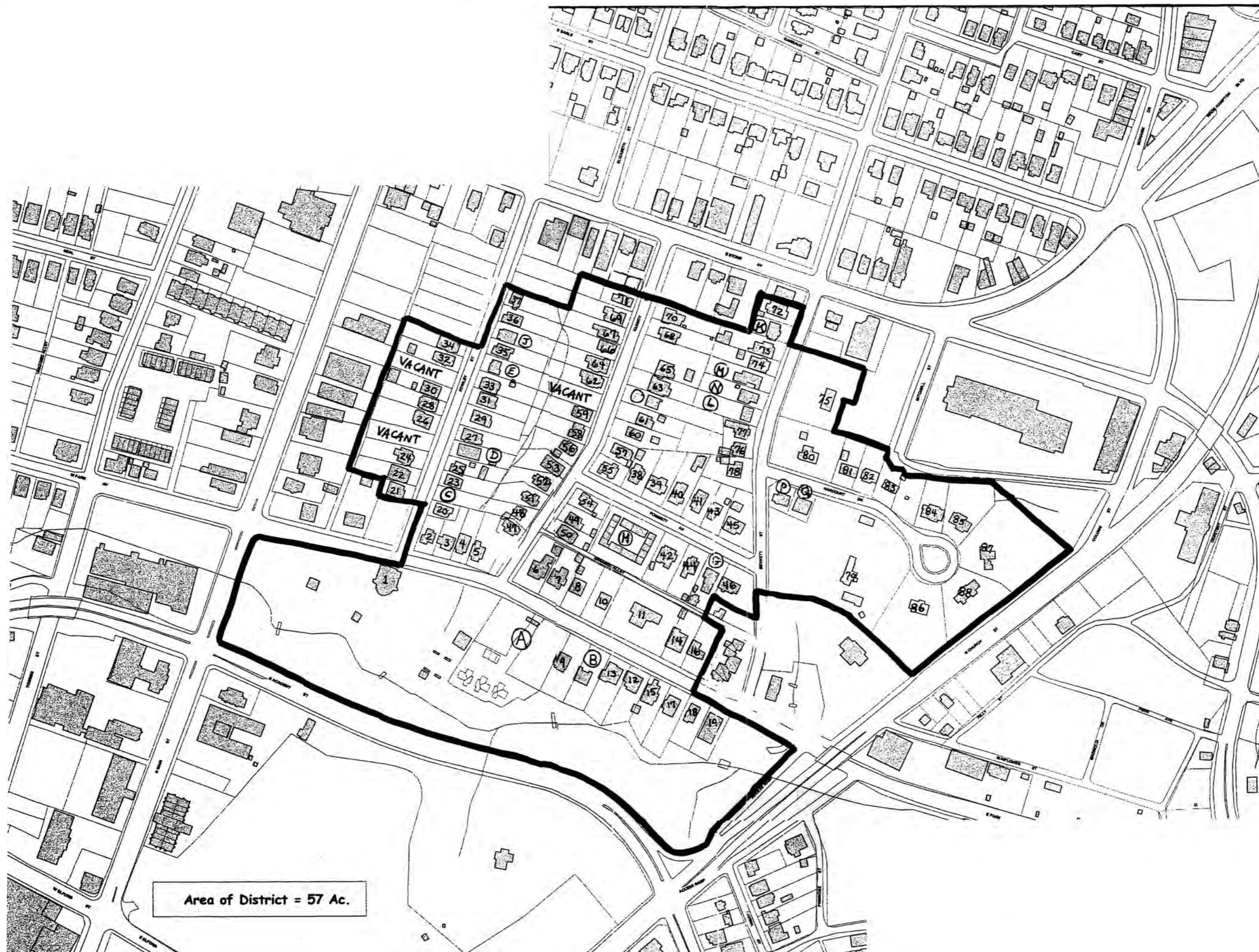
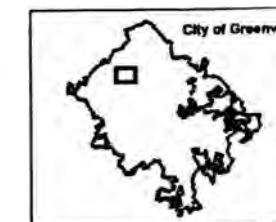
GREENVILLE, S. C.
PROVISIONAL EDITION 1983
34082-G4-TM-024



East Park Historic District
Greenville
Greenville County, S.C.



- Railroads
- Rivers and Streams
- Edge of Pavement
- Parcels
- Buildings
- East Park National Reg



Area of District = 57 Ac.

National Register of Historic Places

Note to the record

Additional Documentation: 2019

AP 05/2002

United States Department of the Interior
National Park Service

East Park Historic District

Name of Property
Greenville Co., South Carolina

County and State
05001157

NR Reference Number

National Register of Historic Places
Continuation Sheet

This additional documentation corrects the address of resource #74 in the contributing inventory for the East Park Historic District. The address was originally listed, in error, as 124 Bennett Street (no such address exists) in Section 7, Page 18. The correct address for this building is 123 Bennett Street, as represented elsewhere in the nomination text.

State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this additional documentation ___ move ___ removal
___ name change (additional documentation) ___ other
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.



Signature of Certifying Official/Title:




Date of Action

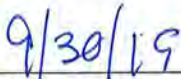
Elizabeth M. Johnson, Deputy State Historic Preservation Officer

National Park Service Certification

I hereby certify that this property is:
 entered in the National Register
___ determined eligible for the National Register
___ determined not eligible for the National Register
___ removed from the National Register
___ additional documentation accepted
___ other (explain:) _____



Signature of the Keeper



Date of Action

National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY East Park Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: SOUTH CAROLINA, Greenville

DATE RECEIVED: 8/24/05 DATE OF PENDING LIST: 9/13/05
DATE OF 16TH DAY: 9/28/05 DATE OF 45TH DAY: 10/07/05
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 05001157

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 10-4-05 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the
National Register

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



AUG 24 2005

Monday, 22 August 2005

Ms. Janet Matthews
Keeper, National Register of Historic Places
U.S. Department of the Interior
National Park Service
1201 Eye (I) Street, NW, 8th Floor
Washington, DC 20005

Dear Ms. Matthews:

Enclosed is the National Register nomination for the East Park Historic District, in Greenville County, South Carolina. This nomination was recently approved by the South Carolina State Board of Review and we are now submitting it for formal listing in the Register.

If I may be of further assistance, please do not hesitate to contact me at the address below, call me at (803) 896-6182, fax me at (803) 896-6167, or e-mail me at POWER@scdah.state.sc.us. I hope to hear from you soon.

Sincerely,

J. Tracy Power
Historian
State Historic Preservation Office



August 13, 2019

Ms. Joy Beasley
Keeper of the National Register of Historic Places
National Register of Historic Places
1849 C Street NW, Mail Stop 7228
Washington, DC 20240

Dear Ms. Beasley:

Enclosed is the National Register nomination for the East Park Historic District (Additional Documentation) in Greenville, Greenville County, South Carolina. The owner of the contributing property at 123 Bennett Street brought to our attention an error in the nomination where the address for the house was incorrectly listed as 124 Bennett Street. We have prepared a single page of additional documentation to amend the nomination accordingly. We are now submitting this amendment to the nomination for formal review by the National Register staff. The enclosed disk contains the true and correct copy of the nomination for the East Park Historic District (Additional Documentation) to the National Register of Historic Places.

If I may be of further assistance, please do not hesitate to contact me at the address below, call me at (803) 896-6179 or e-mail me at vharness@scdah.sc.gov.

Sincerely,

Virginia E. Harness
Architectural Historian and National Register Coordinator
State Historic Preservation Office
8301 Parklane Rd.
Columbia, SC 29223

