

**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 James, Louie, House

other names/site number \_\_\_\_\_

**2. Location**

street & number 401 West Poinsett Street not for publication   
city or town Greer vicinity \_\_\_\_\_  
state South Carolina code SC county Greenville code 045 zip code 29650

**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.)

\_\_\_\_\_  
Signature of certifying official Date

Mary W. Edmonds, Deputy SHPO, S.C. Department of Archives & History, Columbia, S.C.  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  
( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting or other official Date

\_\_\_\_\_  
State or Federal agency and bureau

**4. National Park Service Certification**

I, hereby certify that this property is:

- entered in the National Register  See continuation sheet.
- determined eligible for the National Register  See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): \_\_\_\_\_

\_\_\_\_\_  
Signature of Keeper Date of Action

### 5. Classification

<b>Ownership of Property</b> (Check as many boxes as apply)	<b>Category of Property</b> (Check only one box)	<b>Number of Resources within Property</b>		
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing	
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<input type="checkbox"/>	buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>2</u>	<input type="checkbox"/>	sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>3</u>	<input type="checkbox"/>	structures
	<input type="checkbox"/> object		<input type="checkbox"/>	objects
			<input type="checkbox"/>	Total

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

Number of contributing resources previously listed in the National Register: 0

### 6. Function or Use

**Historic Functions** (Enter categories from instructions)

Cat: <u>DOMESTIC</u>	Sub: <u>Single Dwelling</u>
<u>DOMESTIC</u>	<u>Landscape/Lily Pond</u>
<u>DOMESTIC</u>	<u>Landscape/Rock Garden</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

**Current Functions** (Enter categories from instructions)

Cat: <u>DOMESTIC</u>	Sub: <u>Single Dwelling</u>
<u>DOMESTIC</u>	<u>Landscape/Lily Pond</u>
<u>DOMESTIC</u>	<u>Landscape/Rock Garden</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

### 7. Description

<b>Architectural Classification</b> (Enter categories from instructions)	<b>Materials</b> (Enter categories from instructions)
<u>Colonial Revival</u>	foundation <u>Brick</u>
<u> </u>	roof <u>Fiberglass</u>
<u> </u>	walls <u>Weatherboard</u>
<u> </u>	other <u>Brick</u>
	<u>Wood</u>

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

### 8. Statement of Significance

**Applicable National Register Criteria**  
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

A Property is associated with events that have made a significant contribution to the broad patterns of our history.

B Property is associated with the lives of persons significant in our past.

C Property embodies the distinctive characteristics of a type period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield information important prehistory or history.

**Criteria Considerations**

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

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions)

ARCHITECTURE

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**Significant Dates**

1923

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**Significant Person**

(Complete if Criterion B is marked above)

**Cultural Affiliation**

N/A

**Architect/Builder**

Trott, Henry R. (Architect)  
Cunningham, J.C. (Builder)

**Period of Significance**

1923

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**Narrative Statement of Significance**

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

**9. Major Bibliographical References**

**Bibliography**

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

**Previous documentation on file (NPS)**

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary Location of Additional Data**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: S.C. Department of Archives & History, Columbia, S.C.

**10. Geographical Data**

**Acreeage of Property** Less than one acre

**UTM References**

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	<u>17</u>	<u>387240</u>	<u>3866930</u>	3	_____	_____
2	_____	_____	_____	4	_____	_____
	<u>See continuation sheet.</u>					

**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.)

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### 11. Form Prepared By

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name/title Mrs. Perry J. (Erin D.) Williams, with assistance from SHPO staff

organization \_\_\_\_\_ date 1 October 1995

street & number 401 West Poinsett Street telephone (803) 877-2046

city or town Greer state SC zip code 29650

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### Additional Documentation

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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)

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### Property Owner

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(Complete this item at the request of the SHPO or FPO.)

name Perry J. and Erin D. Williams

street & number 401 West Poinsett Street telephone (803) 877-2046

city or town Greer state SC zip code 29650

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**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 7 Page 5

Louie James House  
name of property  
Greenville County, South Carolina  
county and State

The Louie James House, located at 401 West Poinsett Street, in the city of Greer, is an early twentieth century two-story Colonial Revival frame house. Built in 1923 for William Louie James and his family, it is set upon a brick basement foundation and contains approximately 4800 square feet of living space. L-shaped in plan, it features a hipped roof with a one and two-storied hip roof rear ell at the southwest corner. Clad in beveled shiplap siding, the walls terminate at mitered corners. At the roofline is a dentiled and mutuled cornice. Five massive brick chimneys, accented with cast stone shoulders and corbeled caps, rise well above the roof line. Three of them are exterior end chimneys - two along the east (left side) elevation and one on the west (right side) elevation near the northwest corner. Interior chimneys pierce the right rear slope of the main block's roof and the one story rear kitchen ell.

The facade (north elevation) contains a central one story, hip-roofed portico of the Roman Doric order, and a terra cotta-tiled terrace that extends the width of the house and wraps around the east elevation. A full-width flight of steps accesses the portico. A flat-roofed porte cochere, which originally resembled a Roman Doric columned pergola but was later altered at the visible roof structure to a simple entablature, extends from the east elevation over the driveway. Within the three-bay wide front portico is a single-leaf paneled door with lead-traceried sidelights and shelf architrave. On either side of the portico are tripartite windows which consist of six-over-six light double-hung sash flanked by four-over-four light double-hung sash. Atop each of these is plain frieze, dentil molding and shelf architrave. Above the portico is a tripartite or palladian window. Other fenestration on the front and other elevations consists of single, paired, and tripartite six-over-six windows, or multi-light casement windows. The second floor portion of the rear ell is a sleeping porch that features six-over-six double-hung sash windows, as well as fixed sash windows. Secondary entrances to the main block of the house are within the porte cochere, and on the south (rear) and west elevations within pediment-roofed stoops. The kitchen wing is accessed through a square latticed screened door and screened and latticed porch at the ell's southeast corner.

The house's interior features such classical elements as Roman Doric columns, pilasters, and decorative moldings including paterae, urns, and festoons. Other elements of interest are the vestibule with segmental arched inner doorway, elaborate foyer with balustraded staircase, mantels, electrical fixtures, and service stair with door to the exterior. Built-in cabinetry in the butler's pantry and kitchen contains glass paned doors.

Located adjacent to Greer's downtown area, the house is surrounded by a mixture of residential and commercial properties, and is one of the few remaining historic homes on Poinsett Street, a major thoroughfare through the city. Bounded by James Avenue to the east, the lot gently slopes away from both streets. To the rear of the house is a terraced lawn with rock garden and a formal, rectangular lily pond with fountain. A semi-circular

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Louie James House  
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driveway runs through the porte cochere and enters and exits along James Avenue. Beside the driveway and behind the porte cochere is a large, hand-operated water pump.

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Section 8 Page 7

Louie James House  
name of property  
Greenville County, South Carolina  
county and State

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The Louie James House is significant as an excellent example of early-twentieth century Colonial Revival residential architecture and for its association with William Louis "Louie" James, a prominent Greer farmer, merchant and businessman.

In 1923, when the house was built, Greer was a prosperous economic hub. It was situated on the railroad and proliferated with textile and farming industries. There were three textile mills, several cotton gins, a cottonseed and fertilizer company, a cotton batting manufacturing company and three walk-in theatres. West Poinsett Street was a new residential area on what was considered the edge of Greer, and the houses built there reflected the prosperity not only of the town but of its leading citizens. James paid \$17,500 for the construction of the house at a time when the average American home was being built for ten times less.

Henry R. Trott of the Greenville architectural firm of Jones and Trott designed the James House. H. Olin Jones, Trott's associate from 1921 to 1926, had been supervising architect of the fourth Greenville County Courthouse in 1916-1918. The builder, J. C. Cunningham, was an old acquaintance of Mr. James, both being originally from the O'Neal section of Greenville County; the foreman was Frank Henderson.

William Louis James was a successful cotton broker, cotton and peach farmer and partner with J.C. Mendenhall in the ownership of Mendenhall and James, a feed-and-seed and hardware store, and co-owned a second feed-and-seed store in Greer. James's daughter, Anna Louise James, never married, and lived in the house until 1990; the present (1995) owners, Perry J. and Erin D. Williams, acquired the house in 1991 and have repaired or replaced deteriorated features such as exterior shiplap siding and interior plaster.<sup>1</sup>

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<sup>1</sup>Deed Book 1456, pp. 49-50, Register of Mesne Conveyance, Greenville County Courthouse, Greenville, S.C.; Erin Denny Williams, Interview with Anna Louise James, June 1992; Interview with Lois James Ratteree, 27 July 1993; Business and Family Papers of William Louis James, in possession of Perry J. and Erin Denny Williams, Louie James House, Greer, S.C.

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Louie James House  
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county and State

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**BIBLIOGRAPHY**

Interview with Anna Louise James, June 1992, by Erin Denny Williams, Greer, S.C.

Interview with Lois James Ratteree, 27 July 1993, by Erin Denny Williams, Greer, S.C.

Business and Family Papers of William Louis James, in possession of Perry J. and Erin Denny Williams, Greer, S.C.

Deed Book 1456, Register of Mesne Conveyance, Greenville County Courthouse, Greenville, S.C.



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CONTINUATION SHEET**

Section 10 Page 9

Louie James House  
name of property  
Greenville County, South Carolina  
county and State

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**Verbal Boundary Description**

All that parcel or lot of land in the City of Greer, Chick Springs Township, Greenville County, South Carolina, located on the south side of West Poinsett Street (formerly Emma Street) and having the following metes and bounds:

Beginning at a nail at the intersection of West Poinsett Street and James Avenue and running S.8°30'42"E., 11.72 feet to a nail; thence running along the eastern side line of said property of James Avenue, S.23°12'50"W., 9.06 feet to a nail; thence continuing along the side boundary line of said property and James Avenue, S.29°49'12"W., 178.10 feet to a new iron pin; thence running along the rear boundary line of said property N.64°18'59"W., 160.00 feet to an iron pin; thence running along the western side boundary line of said property, N.24°50'15"E., 194.45 feet to a new iron pin; thence running along the front boundary line of said property and West Poinsett Street, S.65°12'45"E., 153.23 feet to a nail, which is the point of beginning.

**Boundary Justification**

The parcel of land described above includes the historic house, lily pond, and rock garden.

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CONTINUATION SHEET**

Section PHOTOGRAPHS Page 12 Louie James House  
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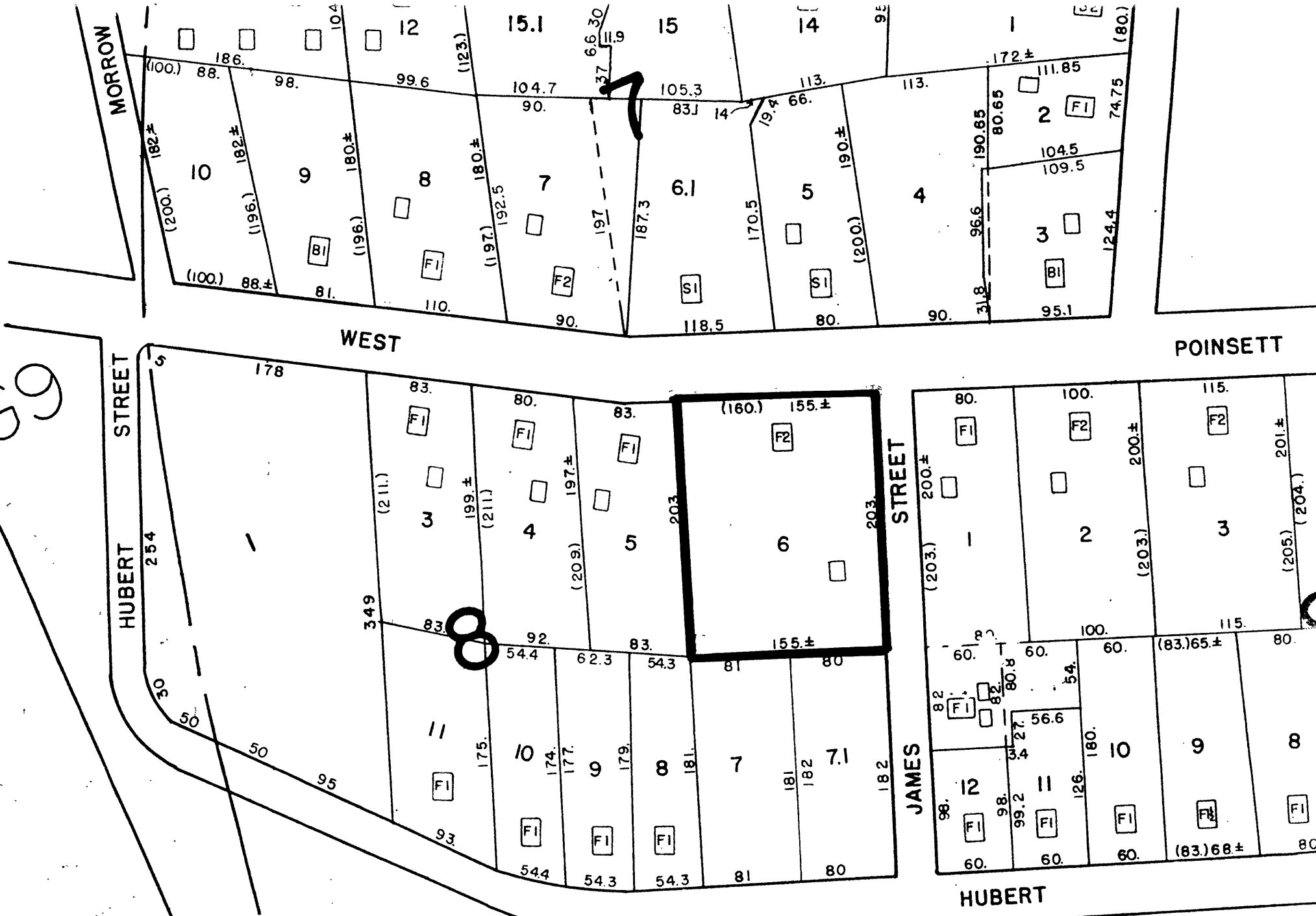
The following information is the same for each of the photographs:

Name of Property: Louie James House  
Location of Property: 401 West Poinsett Street  
Greer, Greenville County, S.C.

Name of Photographer: Perry J. Williams  
Date of Photographs: 13 June 1995  
Location of Original  
Negatives: 401 West Poinsett Street, Greer, S.C. 29650

- #1 Front elevation from W. Poinsett Street. Camera facing south.
- #2 Front and east elevations from corner of W. Poinsett St. and James Avenue. Camera facing southwest.
- #3 Rear and east elevations from James Avenue. Camera facing northwest.
- #4 Rear elevation from south boundary line. Camera facing north.
- #5 Front and west elevations from W. Poinsett St. Camera facing southeast.
- #6 Front elevation. Camera facing southwest.
- #7 Historic photograph of front and east elevations from corner of W. Poinsett St. and James Ave., date unknown.

G9



G23-8-6

LOUIE JAMES HOUSE  
 GREER, GREENVILLE COUNTY  
 TAX MAP G23, SECTION 3, PARCEL 6

F. H. H.