

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received JUL 5 1984

date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic Lancaster Downtown Historic District

and or common

**2. Location**

street & number Along sections of South Main St., Gay St.,  
and Catawba Sts. NA not for publication

city, town Lancaster NA vicinity of

state South Carolina code 045 county Lancaster code 057

**3. Classification**

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> NA in process	<input checked="" type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government
	<input type="checkbox"/> NA being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

**4. Owner of Property**

name Multiple Ownership (See Continuation Sheet)

street & number

city, town \_\_\_\_\_ vicinity of \_\_\_\_\_ state \_\_\_\_\_

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Lancaster County Courthouse

street & number North Main Street

city, town Lancaster state South Carolina 29720

**6. Representation in Existing Surveys**

title South Carolina Inventory of  
Historic Places has this property been determined eligible?  yes  no

date 1984 federal  state  county \_\_\_\_\_ local \_\_\_\_\_

depository for survey records South Carolina Department of Archives and History

city, town Columbia state South Carolina 29211

# 7. Description

## Condition

excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

## Check one

unaltered  
 altered

## Check one

original site  
 moved      date

### Describe the present and original (if known) physical appearance

The Lancaster Downtown Historic District is located along portions of a three block section of South Main Street in downtown Lancaster, South Carolina. The district includes eleven commercial buildings and one governmental building, constructed between ca. 1880 and ca. 1935. The district retains integrity of location, design, setting, materials, workmanship, feeling, and association. Architectural descriptions of the key buildings follow. Additional information on the contributing properties is available in the South Carolina Inventory of Historic Places files.

Key buildings which define the character of the district: (numbers on fronts of photos correspond to numbers here)

1. United States Post Office, 301 South Main Street, ca. 1927: Two-story, blond brick building; five-bay facade with single-bay end pavilions flanking a three-bay Tuscan arcade; full Tuscan entablature; arches in arcade have wood-frame casement windows; central arch has a centered entrance with new glass door; ca. 1960 addition to rear; interior largely intact.
3. Springs Block, South Main Street, ca. 1905: Two-story, brick commercial block with three main sections; facade features classical details including round-arched windows, keystones, and denticulated cornices; southern section has three relatively unaltered storefronts.
8. Farmers' Bank and Trust Company Building, South Main Street, ca. 1920: Two-story, limestone-faced brick; Ionic portico in antis; unfluted Scamozzi columns with rusticated pier responds; full pedimented entablature; central entrance beneath portico; modern secondary entrance to right of portico.
10. Bank of Lancaster/Opera House, South Main Street at Gay Street, ca. 1907: Two-story, brick building; first story doors and windows have four semicircular arches with blond brick voussoirs, red brick keystones; corbeled brick cornice between first and second stories; windows on second story have segmental arched blond brick lintels; Flemish ogee gable centered in parapet; corner quoins with contrasting blond and red brick.

### Other Properties Which Contribute to the Character of the District:

4. 220-228 South Main Street, ca. 1922, commercial building.
5. 218 South Main Street, ca. 1935, theater.
9. 204 South Main Street, ca. 1920, commercial building.
11. 207 South Main Street, ca. 1880, commercial building, altered ca. 1920.
12. 203-205 South Main Street, ca. 1880, commercial building.
13. 201 South Main Street, ca. 1880, Clevenger College Building; refaced ca. 1920.
14. 134 South Main Street, ca. 1910, commercial building.
15. N.E. corner of Gay and Catawba Streets, ca. 1908, commercial building.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** ca. 1880–ca. 1935      **Builder/Architect** NA

### Statement of Significance (in one paragraph)

The Lancaster Downtown Historic District is located along portions of South Main Street, Catawba Street, and Gay Street in Lancaster, South Carolina. The district consists of twelve buildings constructed between ca. 1880 and ca. 1935 and includes commercial buildings and a post office. The district is significant as the most intact section of Lancaster's early commercial area. In addition, several of the properties are fine examples of commercial architecture.

### ADDITIONAL INFORMATION

As early as 1799, a Lancaster County Courthouse was located on the present lot, and it is likely that commercial buildings as well as residences were located in the immediate vicinity. By the 1880s a number of commercial properties had been constructed in the block of Main just south of the courthouse. Commercial development had begun to occur in the next block as well, most notably a large, two-story, brick building at the southeast corner of Main and Gay Streets. This building (#s 11, 12, 13) housed the Catawba House Hotel and retail space.<sup>1</sup>

It was not until after 1900 that further commercial development occurred in the area of Main Street which comprises the district. In 1896 Col. Leroy Springs had established the Springs Cotton Mill in Lancaster. The mill created a market for Lancaster County's raw cotton and created jobs. Population increased from 1,094 in 1890 to 1,477 in 1900, possibly because of the mill.<sup>2</sup> In 1905 Col. Springs constructed the imposing Springs Block (#3 and site of #2), which provided rental retail and office space and housed the Hotel Royal. In 1907 the First National Bank constructed a substantial building (#10) at the southwest corner of Main and Gay Streets, which also housed retail space and an opera house. In 1908 the livery stable at the corner of Gay and Catawba Streets burned. It was replaced by a large brick livery stable (#15), home of the Gregory Hood Live Stock Company. About 1910 the two-story, brick building at the northwest corner of Main and Gay Streets (#14) was constructed as a drug store. By this time the population of the town had grown to 2,098.<sup>3</sup>

By 1916, the Lancaster News was headquartered in a portion of the livery stable building and the Catawba House Hotel had been converted to office space. The 1920s saw further conversion of this section of the downtown from residential to commercial use. The Farmer's Bank and Trust Company (#8) and the store at 204 South Main Street (#9) were constructed during this time as was the building at 220–228 South Main Street (#4). The one-story section of that building was originally used as a movie theater. During this time the livery stable building on Gay Street<sup>4</sup> housed a Coca Cola Bottling Plant, an ice cream manufacturer, and a Chevrolet dealership.

It is believed that the present facade of 201 South Main Street (#13) was applied during this same period, possibly when the building was converted for use as a bank. The post office moved to its new building (#1) in 1928 from its location in the Springs Block. In the 1930s Clevenger College, a secretarial school, operated for a short time in the building at 201 South Main. About 1935 the Hyatt Theater (#5) was constructed. Construction of two buildings in the 1940s completed the area's conversion to commercial use.<sup>5</sup>

# 9. Major Bibliographical References

See Continuation Sheet.

# 10. Geographical Data

Acreeage of nominated property 4.5 acres

Quadrangle name Lancaster Quad

Quadrangle scale 1:24000

### UTM References

A	<u>1</u> <u>1</u> <u>7</u>	<u>5</u> <u>2</u> <u>1</u> <u>1</u> <u>0</u> <u>8</u> <u>1</u> <u>0</u>	<u>3</u> <u>1</u> <u>8</u> <u>4</u> <u>1</u> <u>1</u> <u>6</u> <u>1</u> <u>8</u> <u>1</u> <u>0</u>
	Zone	Easting	Northing

B	<u>1</u> <u>1</u> <u>7</u>	<u>5</u> <u>2</u> <u>1</u> <u>1</u> <u>1</u> <u>7</u> <u>1</u> <u>0</u>	<u>3</u> <u>1</u> <u>8</u> <u>4</u> <u>1</u> <u>1</u> <u>5</u> <u>1</u> <u>0</u> <u>1</u> <u>0</u>
	Zone	Easting	Northing

C	<u>1</u> <u>1</u> <u>7</u>	<u>5</u> <u>2</u> <u>1</u> <u>1</u> <u>0</u> <u>7</u> <u>1</u> <u>0</u>	<u>3</u> <u>1</u> <u>8</u> <u>4</u> <u>1</u> <u>1</u> <u>5</u> <u>1</u> <u>1</u> <u>1</u> <u>5</u>
	Zone	Easting	Northing

D	<u>1</u> <u>1</u> <u>7</u>	<u>5</u> <u>2</u> <u>1</u> <u>0</u> <u>9</u> <u>1</u> <u>4</u> <u>1</u> <u>2</u>	<u>3</u> <u>1</u> <u>8</u> <u>4</u> <u>1</u> <u>1</u> <u>6</u> <u>1</u> <u>5</u> <u>1</u> <u>0</u>
	Zone	Easting	Northing

E	<u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
	Zone	Easting	Northing

F	<u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
	Zone	Easting	Northing

G	<u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
	Zone	Easting	Northing

H	<u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
	Zone	Easting	Northing

**Verbal boundary description and justification** The boundaries of the Lancaster Downtown Historic District are shown as the heavy black line on the accompanying Lancaster County Tax Map #68-P drawn to a scale of 1" = 100'. The boundaries include the largest concentration of contributing buildings with the smallest number of intrusions.

### List all states and counties for properties overlapping state or county boundaries

state NA code county NA code

state NA code county NA code

# 11. Form Prepared By

name/title Suzanne Pickens Wylie National Register Manager Paul Gettys, Linda VanderBroek Catawba Regional Planning Council

organization South Carolina Department of Archives and History date 4-24-84

street & number 1430 Senate Street telephone (803) 758-5816

city or town Columbia state South Carolina 29211

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Charles E. Lee 6/13/84

title Charles E. Lee State Historic Preservation Officer date

### For NPS use only

I hereby certify that this property is included in the National Register

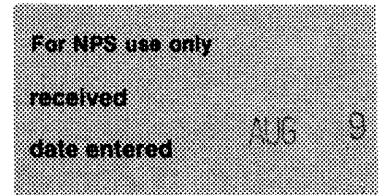
J. Melores Bryan date 8/9/84  
Keeper of the National Register

Attest: date

Chief of Registration

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Continuation sheet 1

Item number 4

Page 1

1. United States of America  
Post Office  
Main Street  
Lancaster, SC
2. Central Carolina Corp.  
P.O. Box 460  
Lancaster, SC
3. same
4. Mary H. Montgomery  
706 Woodland Dr.  
Kingstree, SC  
  
D.B. Courtenay, et. al.  
S. Main St.  
Lancaster, SC
5. James L. and Loree McC. Hyatt  
W. Meeting St.  
Lancaster, SC  
  
Bernice Craig Williams  
Azalea Rd.  
Lancaster, SC
7. Fred W. Vaughn  
P.O. Box 969  
Lancaster, SC
8. First National Bank of South Carolina  
P.O. Box 111  
Columbia, SC
9. Francis M. Hough  
Edgewood Court  
Lancaster, SC
10. Frances B. and Francis M. Hough  
409 Edgewood Court  
Lancaster, SC
11. Claude B. Mathis & Carolyn P. Mathis  
107 Edgemont Dr.  
Lancaster, SC
12. Douglas C. Burnette  
N. Main St.  
Lancaster, SC
13. D. Lindsay Pettus  
Rt. 2  
Fort Mill, SC
14. Annie F. Laney  
S. Market St.  
Lancaster, SC
15. Lanfurn  
P.O. Box 2801  
Spartanburg, SC

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Continuation sheet 2

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Properties Which Do Not Contribute to the Character of the District:

2. South Main Street, ca. 1935, portion of Springs Block rebuilt after fire in the 1930s.
6. 210-214 South Main Street, ca. 1940, commercial building.
7. 208 South Main Street, ca. 1945, commercial building.

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Continuation sheet 3

Item number 8

Page 2

Architecture: Several of the properties in the Lancaster Downtown Historic District are particularly outstanding architecturally in Lancaster. The 1905 Springs Block (#3) is a large, brick building with classical elements. The Farmer's Bank and Trust Company Building (#8) features a finely detailed limestone facade with an Ionic portico. The Bank of Lancaster (#10) is a very intact two-story, brick building with blond brick details and a Flemish ogee gable, and the United States Post Office (#1) is an impressive masonry building with a Tuscan arcade and entablature. Together these properties define the character of the historic district.

FOOTNOTES

1

"Lancaster County Courthouses," Lancaster (SC) News, 23 April 1975; Sanborn Insurance Map Company, Sanborn Insurance Maps of Lancaster, South Carolina, 1884, 1886; Buildings #11, 12 and 13 were constructed as one building ca. 1880. Because of substantial alterations to #s 11 and 13 in the 1920s, the buildings are today considered three separate buildings.

2

Catawba Regional Planning Council, Historic Sites Survey - Lancaster County (n.p.: n.p., 1976), p. 26; Thirteenth Census of the United States, 1910: Abstract with Supplement for South Carolina (Washington, D.C.: Government Printing Office, 1913), p. 581; Sanborn Insurance Maps of Lancaster, South Carolina, 1884, 1886, 1892, 1900, 1910, 1916.

3

Interview with Joseph Croxton, Lancaster, South Carolina, 29 March 1979; Sanborn Insurance Maps of Lancaster, South Carolina, 1900, 1910; Thirteenth Census of the United States, p. 581.

4

Sanborn Insurance Maps of Lancaster, South Carolina, 1916, 1924.

5

Sanborn Insurance Maps of Lancaster, South Carolina, 1924, 1930; Interview with Joseph Croxton; "Lancaster's First Post Office Erected in 1797," Lancaster (SC) News, 1 February 1974, p. 4.

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Continuation sheet 4

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Catawba Regional Planning Council. Historic Sites Survey - Lancaster County. n.p.: 1976.

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"Lancaster County Courthouses." Lancaster (SC) News, 23 April 1975.

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Thirteenth Census of the United States, 1910: Abstract with Supplement for South Carolina. Washington, D.C.: Government Printing Office, 1913.