



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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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.

## 1. Name of Property

Historic name: Ginn, Robert J. and Lula, House

Other names/site number: \_\_\_\_\_

Name of related multiple property listing: \_\_\_\_\_

N/A

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

## 2. Location

Street & number: 106 Webb Street

City or town: Anderson State: SC County: Anderson

Not For Publication:  Vicinity:

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 at the following level(s) of significance:

   national    statewide   X local

Applicable National Register Criteria:

  A   B   XC   D

<u>Elizabeth M. Johnson</u>	<u>8/5/2019</u>
Signature of certifying official/Title:	Date
Elizabeth M. Johnson, Deputy State Historic Preservation Officer	
_____ State or Federal agency/bureau or Tribal Government	

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In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

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**Signature of commenting official:** \_\_\_\_\_ **Date** \_\_\_\_\_

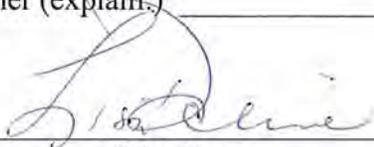
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**Title :** \_\_\_\_\_ **State or Federal agency/bureau or Tribal Government** \_\_\_\_\_

**4. 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
- other (explain: \_\_\_\_\_)

  
 \_\_\_\_\_  
 Signature of the Keeper

7/23/19  
 \_\_\_\_\_  
 Date of Action

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

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**Category of Property**

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>2</u>	<u>                    </u>	buildings
<u>                    </u>	<u>                    </u>	sites
<u>1</u>	<u>                    </u>	structures
<u>                    </u>	<u>                    </u>	objects
<u>3</u>	<u>                    </u>	Total

Number of contributing resources previously listed in the National Register N/A

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC – Single Dwelling - House

DOMESTIC – Multiple Dwelling - House

**Current Functions**

(Enter categories from instructions.)

DOMESTIC – Single Dwelling - House

DOMESTIC – Restoration – Work in progress

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE 19<sup>th</sup> AND 20<sup>th</sup> CENTURY REVIVALS: Colonial Revival

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property:

Foundation: STONE/granite  
Walls: WOOD/weatherboard  
Roof: ASPHALT  
Other: BRICK

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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### Summary Paragraph

The Robert J. and Lula Ginn House, located at 106 Webb Street, Anderson, Anderson County, South Carolina is an excellent local example of an intact Colonial Revival residence. Its previous address was 125 Webb Street. The building features a hipped roof with intersecting gables over multiple full height polygonal bays topped with massive pediments, massive granite chimneys, and an extensive wraparound porch with sixteen Tuscan columns and entablature. The house has thirty-six large one-over-one double hung sash windows. The majority of the windows have the original wavy glass still in place. Around 1912 a portion of the original rear wrap around porch was enclosed to facilitate the addition of an indoor kitchen. There are six sets of bay windows facing north, south and east. The house sits on an elevated lot, fronting Webb Street to the east and bordered by Tate Alley to the north. The main house is placed impressively upon a granite rubble stone foundation, and features terracing, flared and graduated cheek-walled stone and concrete entry steps, and capped granite retaining walls along its street and alley elevations.

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Historically there were four outbuildings on the property, but only one, a servant's quarters, is extant.

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## Narrative Description

### Main House (1910) – Contributing Building:

The main house, constructed in 1910, is a large, two-story, wood-frame residence on a granite rubble foundation.<sup>1</sup> As a result of this construction method, the house has settled less than one-eighth of an inch in over a hundred years. The house exterior is wood frame construction clad in clapboard siding with a layer of one-inch by eight-inch planks nailed flat at a 45-degree angle to the exterior wall studs. The roof is hipped, with pedimented gables projecting over the bay windows. A small half-circle window is centered on each gable-end. The roof was originally cedar shakes, which were replaced with asphalt singles around 2003.<sup>2</sup> A dentil molding runs beneath the wide, overhanging eaves, which are decorated with block modillions. There are two large granite chimneys centrally located in the house running up through both stories. They support eight fireplaces within the home.

A wide concrete side walk leads to six concrete steps providing access to the front porch. The 1500 square foot wood tongue-in-groove decked porch extends the full width of the front elevation and wraps partially around the north and south elevations. The porch is supported by sixteen Tuscan columns topped by a large entablature accented with dentils. Between the columns is a wood spindle balustrade. The porch deck and columns are all original.

The front entry door is embellished with ornate carved accents with a large tempered beveled oval glass, there are beveled glass sidelights on each side of the door and a ten pane transom light above the door. To the south of the front entrance are a pair of one-over-one sash windows, and to the north is a projecting four-sided bay with four narrow one-over-one sash windows. This fenestration pattern, including the door, repeats on the second floor of the front elevation. The door on the second floor is also flanked by two large carved wood brackets.

The front porch wraps around the eastern corner of the south elevation, with wood stairs at the western terminus of the porch. A two-story three-sided bay with three one-over-one sash windows projects from the center of the south elevation. To the east of the bay there is a single one-over-one sash window on each floor. Directly west of the bay there is a single, small, one-over-one window on each floor. At the western end of this elevation is one-story rear porch. The north elevation matches the south elevation, save that due west of the bay the house drops to a single story, with a single, small, one-over-one window directly south of the bay and a pair of squat one-over-one windows near the south end of the elevation.

The rear (west) elevation is two stories, with the southern half of the elevation projecting out slightly, and a one-story section projecting from the northern half of the elevation. There are two

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<sup>1</sup> Based on interview with and documentation provided by Robert Ginn III, grandson of R.J. Ginn.

<sup>2</sup> William C. Baker, neighbor, interview.

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one-over-one sash windows on the second floor on the southern section of the elevation. A single one-over-one sash window is located on the first floor of this section, directly below the southernmost second floor window. The one story northern section of the house intersects with the northern corner of the southern projection, creating an engaged porch over the single-light rear door. Like the front door, it is original to the house and has beveled glass side lights and a ten pane transom light. The rear porch has painted wood flooring and is supported by three wood columns. The west elevation of the single-story section includes the porch to the south, with a brick chimney to the north flanked by a single one-over-one sash window on each side.

### Interior

The main house has a central hall four-over-four plan, with extensions at the rear to accommodate the kitchen and the two bathrooms. There are double parlors in the front of the home on each side of the central hallway, the gentlemen's parlor to the north and the ladies' parlor to the south. The dining room adjoins the gentlemen's parlor and the library/office the ladies' parlor. The kitchen adjoins the dining room to the west, with a bathroom adjoining the library/office on the south side of the central hallway. All twenty interior doors are constructed of red oak and are original to the home. Upstairs are four bedrooms and a second bathroom. The home still has the original heart-pine floors throughout. None of the wood flooring has been replaced. Most of the rooms retain baseboards, window trim, and picture rails.

The central hallway is eight feet in width and the first floor has eleven foot ceilings. A picture rail and a highly intricate crown molding run the perimeter of the hall. The stair is positioned on the south side of the hall and features square balusters and square, fluted newel posts topped with carved finials. In the corners of the east edge of the stairwell, two pendants extend from the ceiling (on the south side the pendant is engaged with the wall).

The gentlemen's parlor is north of the central hallway. This parlor is accented by bay windows. An ornate fireplace with an over-mantel is also present in this parlor. The white subway tile fireplace surround was replaced with black marble and there is a cast-iron cover over the firebox. The fireplace surround is flanked by fluted Corinthian columns, and the mantel features an entablature carved with urns and a large festoon at the center. The Corinthian columnettes of the overmantel flank a mirror and are topped by a dentil entablature.

A fifteen light door located on the west wall of the gentlemen's parlor provides access to the dining room. The dining room also has bay windows along the north wall and the most ornate fireplace in the home, constructed of flame-mahogany with a mottled green majolica subway tile fireplace surround and cast-iron cover. Two Ionic columns on plinths flank the fireplace, extending to the over mantel. A large mirror is located above the fireplace.

The kitchen is located through the original swinging door found on the west wall of the dining room. This indoor kitchen was created by enclosing the west side of the back porch (circa 1912). The kitchen was updated in 2008 to accommodate a modern household. A brick fireplace with a simple wood mantel was constructed within this new kitchen along the west outer wall. There is still a fireplace in this location, though the brick surround and wood mantel were replaced with a stone veneer accent wall. The walls in the kitchen were originally horizontal beadboard above

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the chair rail, but are now drywall. Recessed lighting and a pendant lamp were also added. The original butler's pantry corner cabinet remains and is still in use, and the doors, windows, trim, and molding in the kitchen remain largely intact. The kitchen has a door leading onto the south side of the remainder of the rear porch.

The first room on the south side of the first floor is the ladies' parlor. The mantel of the fireplace in this room is simpler, but is still Colonial Revival in design, with two carved small festoons and fluted pilasters. The white subway tile fireplace surround was replaced with pink marble, but retains its original cast-iron cover. The wood floors in this room include a decorative painted border with floral design elements. In addition to the picture rail, the ladies' parlor also features a wide baseboard and a decorative crown molding.

The library/office is accessible from the ladies' parlor, passing through a door on the west side of the parlor or through a door off the south side of the hallway. The library/office contains bay windows on the south side of the room. This room also features an ornate fireplace with an over-mantel. The fireplace surround is mottled red majolica tile and the wood mantel includes a centered festoon and acanthus leaf brackets, with the mantel and over mantel flanked by Corinthian columns on plinths.

The last room off the south side of the hallway is a full bathroom. The house was originally constructed with two bathrooms, one located on each floor. The bathroom on the first floor remains as a functioning facility and updates have been made to fixtures.

On the second floor there were originally four bedrooms and a bathroom. The second story hallway is eight feet in width and has eleven foot ceilings. At the top of the stair landing to the south is the second story original bathroom, which now functions as a closet and laundry room. Each of the four bedrooms have the original fireplace mantels and subway tile. A distinguishing feature of the home are the three bedrooms which have bay windows, facing north, east and south. The original master bedroom, in the southwest corner of the second floor, was converted to a master bathroom. The upper story hallway has a door located at the east end which leads out onto the upper front porch balcony. This door was recently re-created and installed in 2015, as the original door was damaged during a storm in the 1940s and was discarded.<sup>3</sup> This door also has beveled glass sidelights on each side and a ten pane transom light above the door.

**Retaining Wall (circa 1910) – Contributing Structure:** The property is elevated above street level by a massive granite retaining wall which borders the property to the east along Webb Street, runs north along Tate Alley, and runs partially through the middle of the backyard. Nine massive concrete steps, bordered by large granite and concrete cheek-walls, allow access to the ground level of the front yard.

**Servants' Quarters #1 (circa 1910) – Contributing Building:** A wood-frame one-story building located in the northwest corner of the property, facing north. This building is clad in

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<sup>3</sup> Jean Nelson, great-granddaughter of second owner of the home, Ms. Ollie Duncan, interview. Anderson County deed book 6-Z, p. 203, available at Register of Deeds, Anderson County Courthouse, Anderson, S.C.

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clapboard siding and it features a side-gable roof clad in standing-seam metal. The covered, near full-width front porch has wood decking and the porch roof is supported by four square wood columns with chamfered edges. The front (north) elevation features two paneled entry doors, each flanked to the outside by a single two-over-two wood window. The interior has two separate rooms, each with a brick faced fireplace and 10-foot ceilings. The building rests on red brick piers, with a brick fireplace chimney centrally located in the building. This building was restored in 2008, is in excellent condition, and retains a high degree of historic integrity.

### **Demolished Outbuildings**

There were originally four outbuildings associated with the Ginn House: a cook house, carriage house, and two identical servants' quarters. Of these, only one of the servants' quarters is extant. All were built circa 1910. One of the servants' quarters was demolished circa 1943, when the portion of the lot containing this building was sold.<sup>4</sup> The cook house, located approximately twenty yards west of the rear of the main house, was a one-story, partially enclosed wood structure with a metal roof. It was razed circa 1969.<sup>5</sup> A wood-frame two-stall carriage house with clapboard siding and a metal roof was located along the south property line to the rear of the main house. The carriage house was demolished circa 1970.<sup>6</sup>

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<sup>4</sup> Anderson County plat plan, October 22, 1968, and Henry Harbin, third owner of the home, interview. Anderson County deed book 7234, p. 181.

<sup>5</sup> Ibid.

<sup>6</sup> Anderson County Sanborn map 1918 and Anderson County deed book.

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## 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 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 grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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**Areas of Significance**

(Enter categories from instructions.)

ARCHITECTURE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1910

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1910

\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Robert J. and Lula Ginn House, built in 1910, is eligible for listing in the National Register of Historic Places at the local level of significance under Criterion C for Architecture as an excellent example of an intact Colonial Revival residence in Anderson. Apart from some changes to the kitchen and upstairs bathroom, the house is remarkably unchanged from its 1910 appearance. The property also retains one original outbuilding. The Ginn House reflects a facet of Colonial Revival design that emphasized the adaptation of colonial architectural details rather than academic replication of colonial era buildings.

**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

### **Criterion C: Architecture – Colonial Revival**

The Robert J. and Lula Ginn House is an excellent and intact high-style example of Colonial Revival residential architecture in Anderson. Although the asymmetry of the front façade is not typical for a Colonial Revival residence, the exterior and interior details of the home clearly draw on Colonial precedent, especially the Federal and Neoclassical architecture of the late 18<sup>th</sup> and early 19<sup>th</sup> centuries. Built in 1910, the design of the house reflects the period of transition as Colonial Revival took over from Victorian design as the preferred style of American domestic architecture.

The Ginn House is located in the West Side neighborhood of Anderson. In 1885, Dr. Samuel Marshall Orr, son of South Carolina Governor James L. Orr, built a Neoclassical mansion in this area of Anderson, and it soon became the premier area to build a home for the city's wealthy white citizens.<sup>7</sup> R.J. Ginn, who worked in the insurance industry, and his wife, Lula, purchased an acre of land in the neighborhood in January of 1910. Mr. Ginn traveled to Augusta Georgia, purchased the lumber for building the home himself and had it milled to his specifications.<sup>2</sup> The main house was once supported by four outbuildings, including a two-stall carriage house, a cook house, and two servants' quarters (one servants' quarters is extant).

Considering the year in which the house was built, it is not surprising that the Ginn family opted for a home in the Colonial Revival style. Although the Colonial Revival goes back to at least the 1880s, it was around 1910 that the style began its half-century of dominance in American residential architecture, usurping the Queen Anne.<sup>8</sup> Late 19<sup>th</sup> century Queen Anne houses were influenced by the advent of the Colonial Revival, resulting in what McAlester terms the "free classical" variation of that style. Free classical Queen Anne houses were the aesthetic

<sup>7</sup> Wright Caughman, "Orr, Dr. Samuel Marshall, House," National Register of Historic Places Inventory/Nomination Form, South Carolina Department of Archives and History, Columbia, April 13, 1973, South Carolina Historic Properties Record, <http://schpr.sc.gov/index.php/Detail/properties/11703>.

<sup>8</sup> Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2014), 414.

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predecessors of "...early asymmetrical Colonial Revival houses and the symmetrical Neoclassical houses, which, along with other competing styles, fully supplanted the Queen Anne style after about 1910."<sup>9</sup> Colonial buildings, rooted strongly in Classical architecture, placed a heavy emphasis on symmetry. The composition of the front façade of the Ginn House, with its projecting bay and one-story wrap-around porch, is closer in form to a Queen Anne home, but its overall character is distinctly Colonial Revival.

The Ginn House represents the first of two distinct approaches to the Colonial Revival. As Richard Guy Wilson notes, "On the one hand was a loose approximation of the past, as with the 'modernized colonial,' where details were grafted onto different forms, while on the other was the academic approach in which more specific recall was the aim."<sup>10</sup> Rather than attempting to replicate colonial era architecture, the design of the Ginn House freely draws on the architectural language of colonial buildings while not remaining beholden to any specific precedent. Unlike Neoclassical mansions in the area, such as the Orr House, the Ginn House does not recall the architecture of the plantations of the antebellum South. Although monumental in scale and rich in Classical detailing, the form and some of the materials of the house keep it rooted in the turn-of-the-century. As already discussed, the asymmetrical front façade is a firm break for colonial precedent. Additionally, where a Neoclassical house would feature a massive two-story portico, the Ginn House is designed with an enormous one-story wrap-around porch, albeit supported by Tuscan columns rather than the gingerbread-adorned turned columns of the Victorian age. The irregular visual character of the rubble granite foundation, wall, and chimneys, stand in contrast to the Classical uniformity of the columns, dentil moldings, and block modillions on the exterior.

Although the attribution has not been successfully verified, local historians believe Joseph Huntley Casey and Charles William Fant Sr. likely designed and built the home due to the quality and method of construction.<sup>11</sup> Casey established his architectural firm in Anderson around 1900 and Fant joined the firm later, eventually becoming a partner in 1913. The firm of Casey & Fant is attributed to the design and building of many notable buildings in the state of South Carolina.<sup>12</sup> The house does bear certain similarities to another Casey and Fant designed home, the S. Pressly Coker House in Hartsville, South Carolina. The Coker House was built in 1917 and is also Colonial Revival, but its form is strongly influenced by Craftsman architecture. Like the Ginn House, the Coker House reflects an approach to Colonial Revival design in which colonial details were applied to modern forms. Another point of similarity is the use of decorative pendants in the corners of the ceiling around the central stair of the Coker House, a distinctive design element that is also present in the Ginn House.<sup>13</sup>

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<sup>9</sup> Ibid., 310

<sup>10</sup> Richard Guy Wilson, *The Colonial Revival House* (New York: Harry N. Abrams, Inc., 2004), 48.

<sup>11</sup> Conversations with William Ducworth, local Anderson historian and member of the Board of Architectural Review, City of Anderson, and Carl Compton, local Anderson historian.

<sup>12</sup> John E. Wells and Robert E. Dalton, *The South Carolina Architects, 1885-1935: A Biographical Dictionary*, (Richmond, VA: New South Architectural Press, 2994), 24-30, 52.

<sup>13</sup> J. Tracy Power and Andrew W. Chandler, "Coker, S. Pressly, House," National Register of Historic Places Inventory/Nomination Form, South Carolina Department of Archives and History, Columbia, September 8, 1994, South Carolina Historic Properties Record, <http://schpr.sc.gov/index.php/Detail/properties/12141>.

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The Colonial Revival character of the Ginn House shines through in the architectural detailing, both inside and out. On the exterior, the Tuscan porch columns are topped by an entablature with dentil molding, and the dentils also run beneath the boxed eaves ornamented by block modillions. The presence of the centered semi-circle windows in the pedimented gables above the bays is also a design feature common to colonial era styles. The application of these elements of Classical architecture is a clear call back to the colonial era. Likewise the front doors, with their sidelights and ten-light transoms, recall the type of front doors typically found on Greek Revival houses from the early to mid-19<sup>th</sup> century. While not technically part of the colonial period, many architectural elements of the Greek Revival period were incorporated into later Neoclassical and Colonial Revival designs, especially in the South.<sup>14</sup>

On the interior of the Ginn House, the Colonial Revival style is most evident in the home's fireplace mantels. The eight exquisite hand-carved fireplace mantels were manufactured by the C.B. Atkin Company of Knoxville, Tennessee, founded in 1890. No two mantels within the home are alike, but the design of each incorporates themes and motifs inspired by colonial architecture. As with the overall design of the home, the mantels are not reproductions of 18<sup>th</sup> century examples, but they utilize Classical design elements associated with the colonial period. Some of the mantels are framed by Ionic or Corinthian columns, fluted pilasters, or other Classical variations. Many of the mantels are decorated with intricately carved festoons. All the original mantels remain in the home and all eight fireplaces are operable. Although the design of the one extant outbuilding is vernacular and consistent with most late 19<sup>th</sup> and early 20<sup>th</sup> century tenant houses, it is part of the total design of the Ginn family's city estate as a multi-building complex. The landscaping around the house and the outbuilding harken back to the vast estates of the colonial South, creating a smaller, urbanized version for the modern, white-collar family of the early 20<sup>th</sup> century.

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**Developmental history/additional historic context information (if appropriate)**

R.J. Ginn amassed considerable wealth during his lifetime. He was in the insurance industry, and his clients included most of the notable persons in the city of Anderson. Ginn was a charter member of the Southern Century Club of the Equitable, and for more than 25 years he produced at least \$100,000 of business each year. Buildings and streets in Anderson bear the names of his clients to this day.<sup>15</sup> Upon his death, his funeral was held in the home. The list of attendees read like a who's-who of the City of Anderson. According to his grandson, Robert Ginn III, the house was furnished with items from across the globe. Only six families have owned this home since it was built. The current owner, William "Bill" Johnson, is a published novelist of historical fiction, based on events taking place in Key West and the Caribbean.

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<sup>14</sup> Wilson, *The Colonial Revival House*, 50-51.

<sup>15</sup> Equitable Life Insurance Company document dated February 17, 1931. Anderson City newspaper, The Intelligencer, article February 1931.

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## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

### Primary

Anderson County deed books, held at Register of Deeds, Anderson County Courthouse, Anderson, S.C.

“OBITUARY.” *The Anderson Intelligencer*, February 17, 1931.

Equitable Life Insurance Company. Letter written by Special Agent, Thomas R. Miller, dated February 17, 1931 (obtained copy of letter from Robert Ginn III).

Sanborn Fire Insurance Co. Maps.

### Interviews

Baker, William C: Neighbor of Ginn House.

Compton, Carl: City of Anderson, local historian.

Ducworth, William: City of Anderson, local historian and BAR member.

Ginn, Robert, III: Grandson of R.J. Ginn.

Nelson, Jean: Great-granddaughter of second owner of the home, Ms. Ollie Duncan.

### Secondary

Caughman, Wright. “Orr, Dr. Samuel Marshall, House.” National Register of Historic Places Inventory/Nomination Form. South Carolina Department of Archives and History, Columbia, April 13, 1973. South Carolina Historic Properties Record, <http://schpr.sc.gov/index.php/Detail/properties/11703>.

McAlester, Virginia Savage. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2014.

Power, J. Tracy and Andrew W. Chandler. “Coker, S. Pressly, House.” National Register of Historic Places Inventory/Nomination Form. South Carolina Department of Archives and History, Columbia, September 8, 1994. South Carolina Historic Properties Record, <http://schpr.sc.gov/index.php/Detail/properties/12141>.

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

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Wilson, Richard Guy. *The Colonial Revival House*. New York: Harry N. Abrams, Inc., 2004.

**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 # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

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**10. Geographical Data**

**Acres of Property** .98 acres \_\_\_\_\_

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates (decimal degrees)**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

- |                         |                        |
|-------------------------|------------------------|
| 1. Latitude: 34.501941° | Longitude: -82.660674° |
| 2. Latitude:            | Longitude:             |
| 3. Latitude:            | Longitude:             |
| 4. Latitude:            | Longitude:             |

Ginn, Robert J. and Lula, House  
Name of Property

Anderson Co., SC  
County and State

**Or**

**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

- |          |           |           |
|----------|-----------|-----------|
| 1. Zone: | Easting:  | Northing: |
| 2. Zone: | Easting:  | Northing: |
| 3. Zone: | Easting:  | Northing: |
| 4. Zone: | Easting : | Northing: |

**Verbal Boundary Description** (Describe the boundaries of the property.)

The boundary corresponds to tax parcel #1241304009 on the accompanying Anderson County GIS map. The boundary fronts Webb Street to the east and Tate Alley to the north.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary follows the existing property lines of the tax parcel on which the house and outbuilding sit, and corresponds to the intact portion of the single acre originally purchased by R.J. Ginn in 1910.

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**11. Form Prepared By**

name/title: Suzan K. Johnson w/SHPO assistance  
organization: \_\_\_\_\_  
street & number: 106 Webb Street  
city or town: Anderson state: SC zip code: 29624  
e-mail skjohnson1951@yahoo.com  
telephone: 407 373-8696  
date: January 5, 2019

Ginn, Robert J. and Lula, House  
Name of Property

Anderson Co., SC  
County and State

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### Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

**Owner (s) Name:** William L. and Suzan K. Johnson

**Mailing Address:** 106 Webb Street, Anderson, South Carolina

**Telephone:** (407) 373-8696

**E-mail address:** skjohanson1951@yahoo.com

### Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### Photo Log

Name of Property: Ginn, Robert J. and Lula, House

City or Vicinity: Anderson

County: Anderson

State: SC

Photographer: Suzan K. Johnson

Date Photographed: 2016, 2019

Description of Photograph(s) and number, include description of view indicating direction of camera:

Ginn, Robert J. and Lula, House  
Name of Property

Anderson Co., SC  
County and State

- 01 of 47: East (front) elevation, camera facing west
- 02 of 47: Front steps, camera facing west
- 03 of 47: Granite retaining wall, camera facing west
- 04 of 47: Granite foundation, camera facing west
- 05 of 47: Front porch, camera facing west
- 06 of 47: Front door, camera facing west
- 07 of 47: Second floor balcony door bracket detail, camera facing northwest
- 08 of 47: Second floor balcony door, camera facing south
- 09 of 47: Granite retaining wall bordering Tates Alley, camera facing southwest
- 10 of 47: North elevation, camera facing south
- 11 of 47: North elevation, camera facing southeast
- 12 of 47: South elevation, camera facing north
- 13 of 47: South elevation, camera facing northwest
- 14 of 47: Soffit detail on front façade, camera facing west
- 15 of 47: West (rear) elevation, camera facing east
- 16 of 47: Rear porch, camera facing northeast
- 17 of 47: Central hallway and staircase, first floor, camera facing west
- 18 of 47: Gentlemen's parlor, first floor, camera facing east
- 19 of 47: Gentlemen's parlor fireplace, first floor, camera facing west
- 20 of 47: Ladies parlor, first floor, camera facing east
- 21 of 47: Ladies parlor, first floor, camera facing west
- 22 of 47: Ladies parlor fireplace, first floor, camera facing west
- 23 of 47: Dining room, first floor, camera facing northeast
- 24 of 47: Dining room, first floor, camera facing southeast
- 25 of 47: Dining room fireplace, camera facing east
- 26 of 47: Library/music room, first floor, camera facing south
- 27 of 47: Library/music room, first floor, camera facing north
- 28 of 47: Library/music room fireplace, camera facing east
- 29 of 47: Bathroom, first floor, camera facing south
- 30 of 47: Kitchen, first floor, camera facing east
- 31 of 47: Kitchen, first floor, camera facing west
- 32 of 47: Kitchen butler's pantry, camera facing southeast
- 33 of 47: Hallway, second floor, camera facing east
- 34 of 47: Second floor balcony door, interior, camera facing east
- 35 of 47: Bathroom (former master bedroom), second floor, camera facing north
- 36 of 47: Bathroom (former master bedroom), second floor, camera facing south

Ginn, Robert J. and Lula, House  
Name of Property

Anderson Co., SC  
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- 37 of 47: Bathroom (former master bedroom) fireplace, second floor, camera facing east
- 38 of 47: Bedroom #2 fireplace, second floor, camera facing east
- 39 of 47: Bedroom #2, second floor, camera facing north
- 40 of 47: Bedroom #3, second floor, camera facing east
- 41 of 47: Bedroom #3, second floor, camera facing north
- 42 of 47: Bedroom #3 fireplace, camera facing west
- 43 of 47: Bedroom #4, second floor, camera facing east
- 44 of 47: Bedroom #4, second floor, camera facing west
- 45 of 47: Bedroom #4 fireplace, camera facing west
- 46 of 47: Rear of property showing granite stem wall, camera facing west
- 47 of 47: Servants quarters, camera facing south

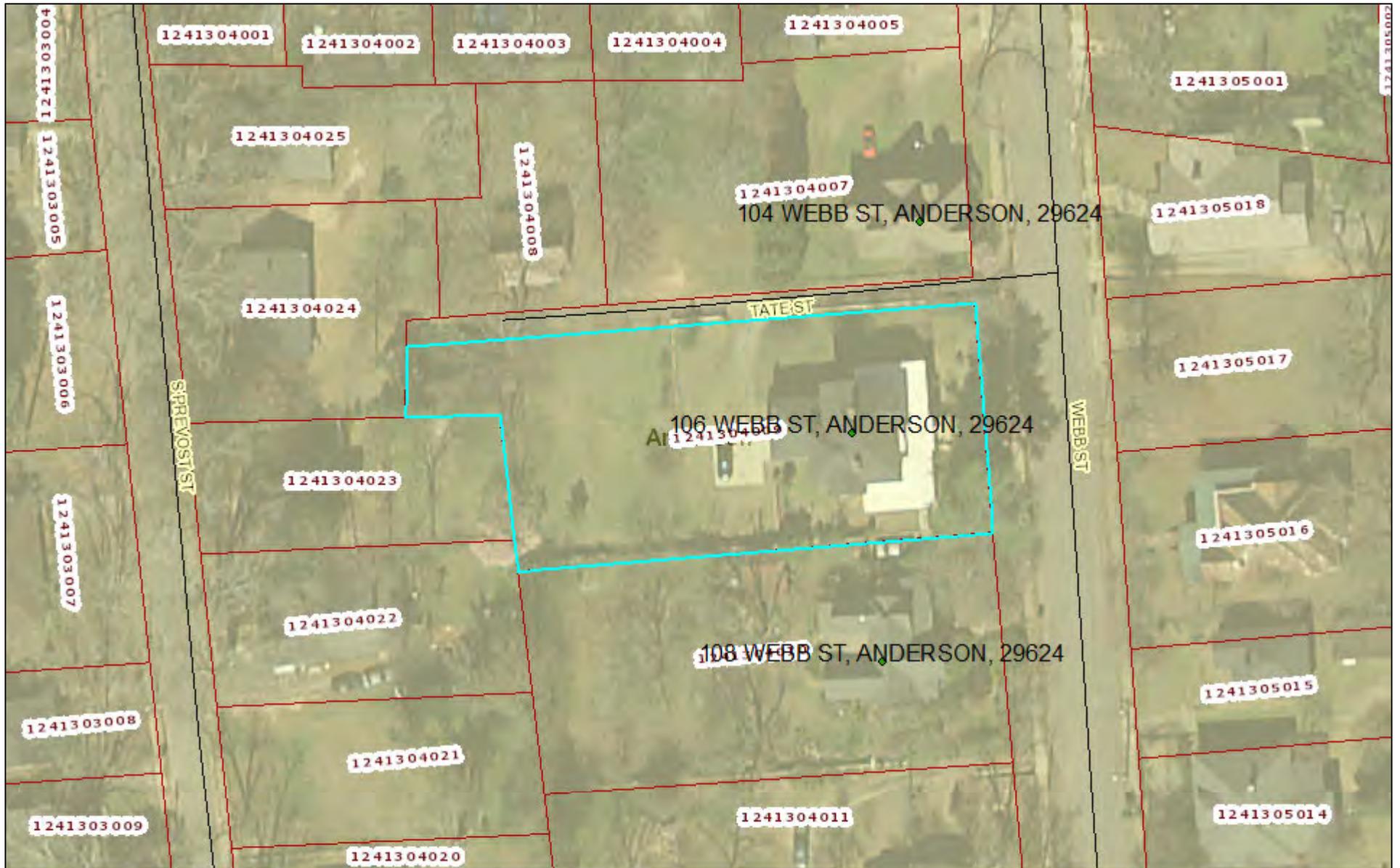
### Index of Figures

- Figure 1: First floor plan
- Figure 2: Second floor plan
- Figure 3: 1968 survey map
- Figure 4: Gentleman's parlor fireplace pre-restoration
- Figure 5: Ladies parlor fireplace pre-restoration
- Figure 6: First floor bathroom pre-restoration
- Figure 7: Kitchen pre-restoration
- Figure 8: Butler's pantry pre-restoration
- Figure 9: Bedroom #3 fireplace pre-restoration
- Figure 10: Servants quarters pre-restoration
- Figure 11: Servants quarters during restoration

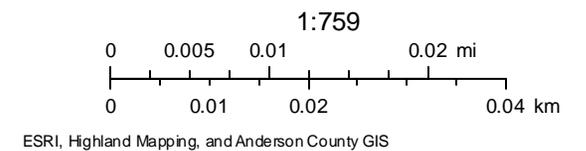
**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

# Anderson County



February 21, 2019



**Ginn, Robert J. and Lula, House**  
Anderson, Anderson Co.



Tate St



**Ginn, Robert J. and Lula, House**

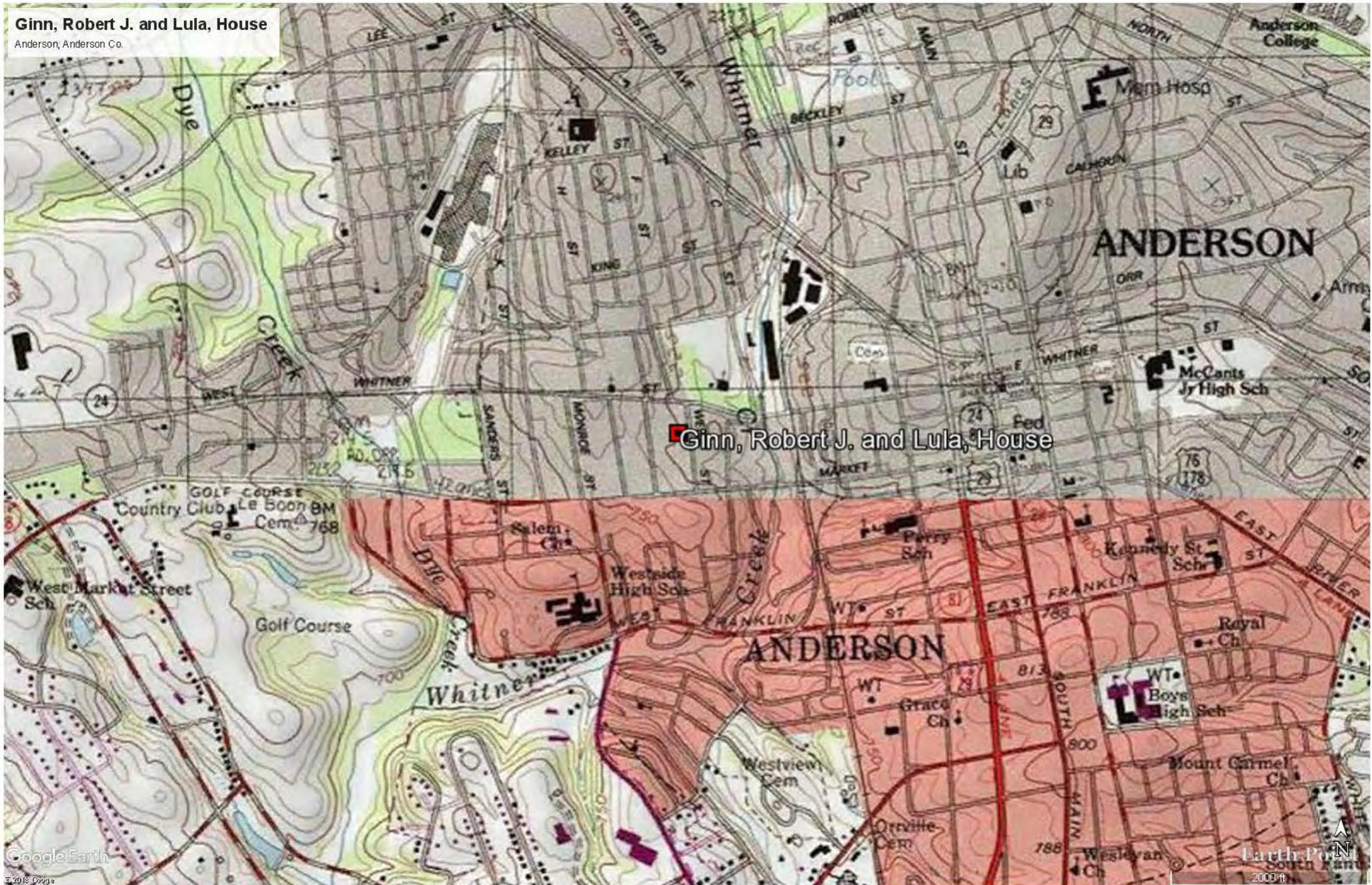
Anderson, Anderson Co.

Ginn, Robert J. and Lula, House



Ginn, Robert J. and Lula, House

Anderson, Anderson Co.



Ginn, Robert J. and Lula, House





























































































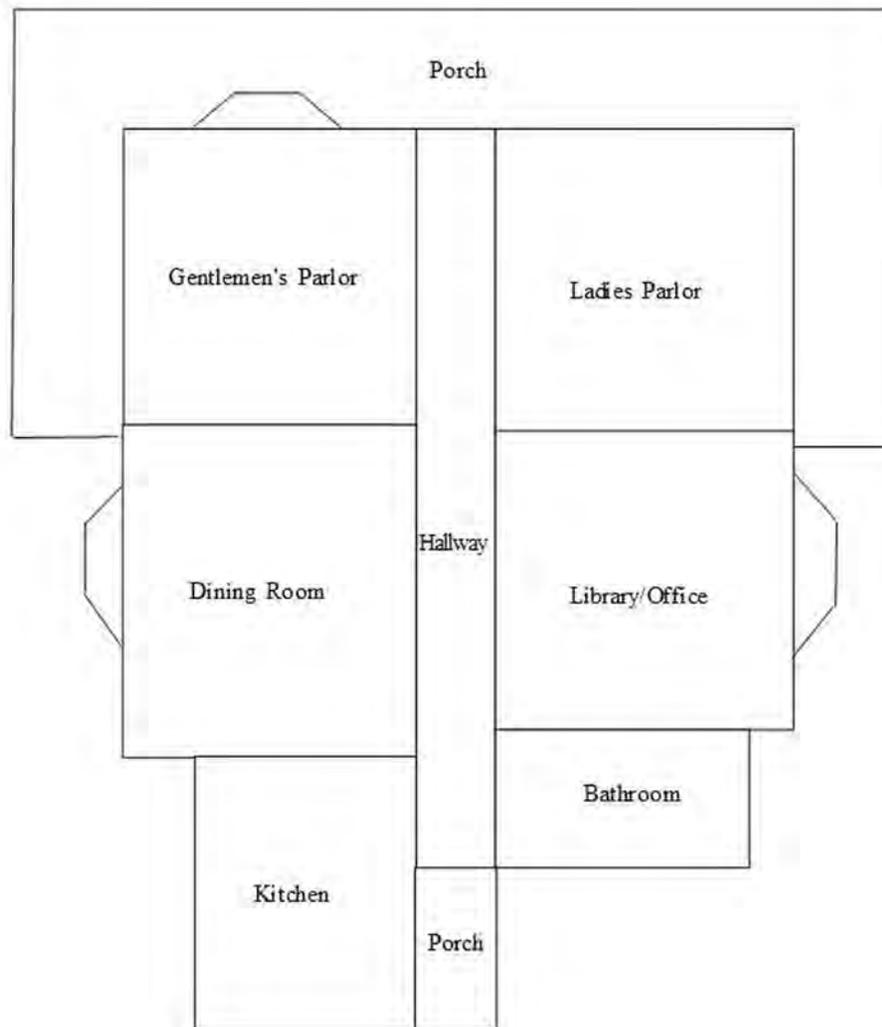


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East



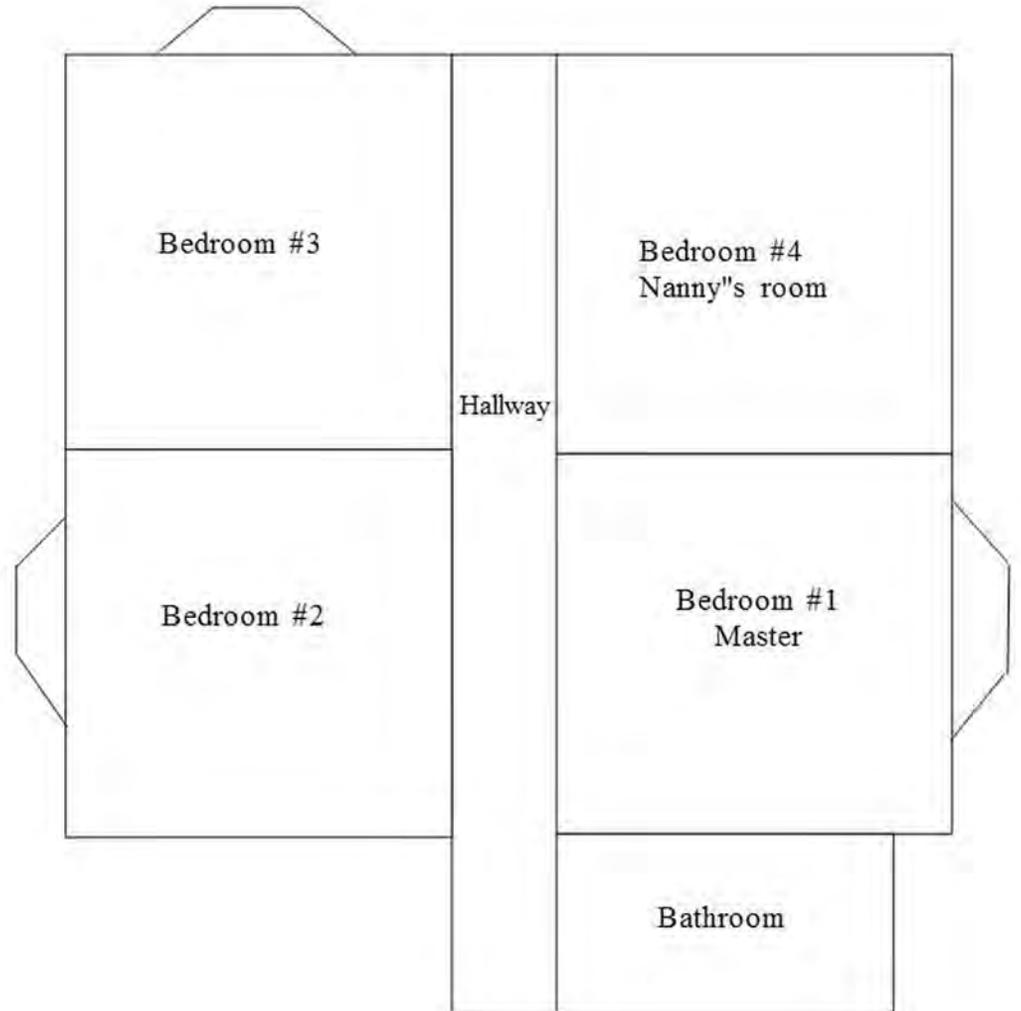
Floor Plan, first floor



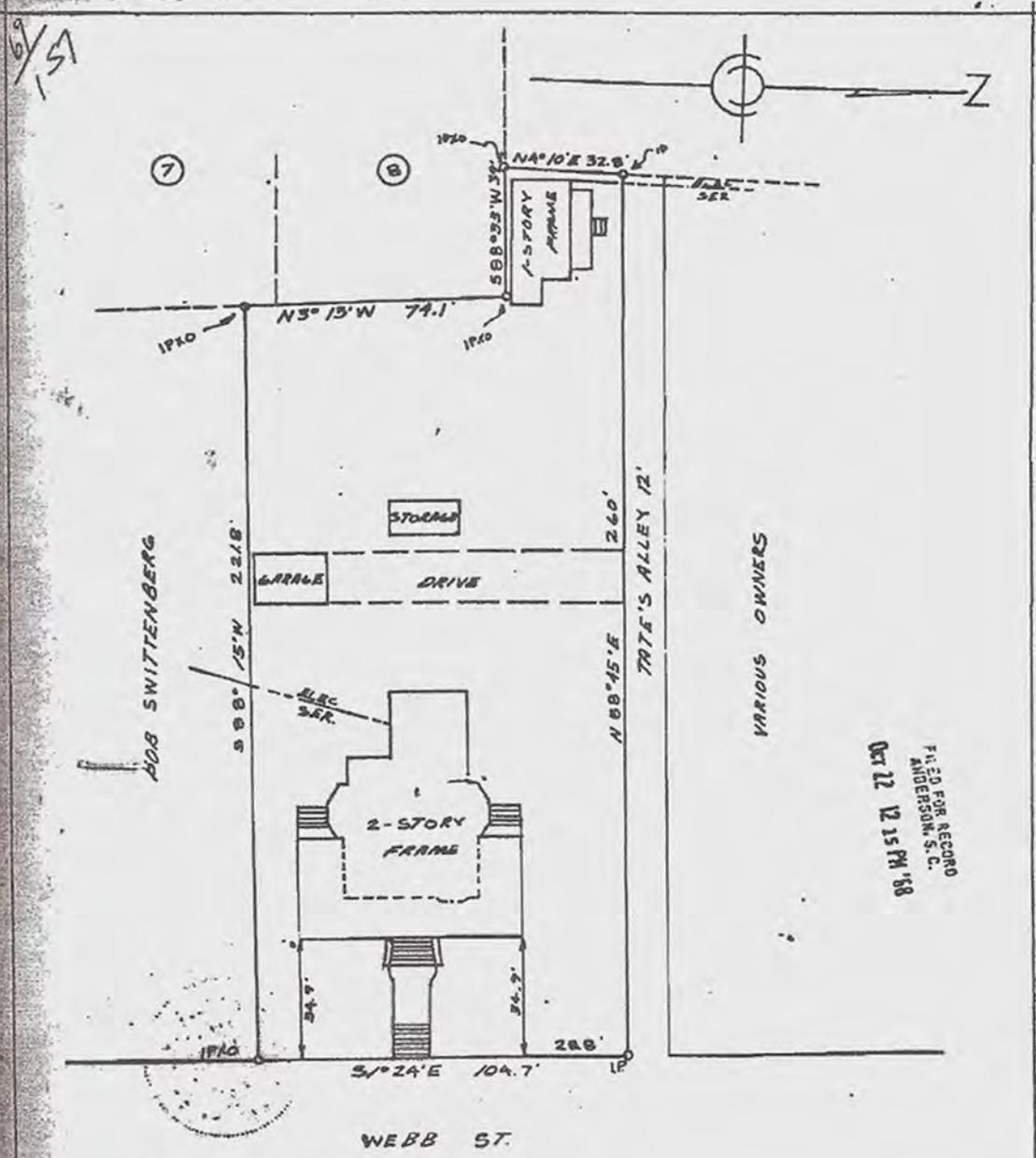
East



Floor plan second floor



Henry D. & Dessae L. Harbin Rec. Oct. 22, 1968 at 12:15 P.M.  
 C. J. Burette, ccep. 157



FOR RECORD  
 ANDERSON, S.C.  
 OCT 22 12 15 PM '68

STATE OF SOUTH CAROLINA  
 COUNTY OF ANDERSON  
 CITY OF ANDERSON  
 SCHOOL DISTRICT #5

TO ALL PERSONS INTERESTED IN TITLE TO PREMISES SURVEYED:

AT THE REQUEST OF HENRY D. HARBIN, I HAVE SURVEYED THE ABOVE LOT AND LOCATED THE RESIDENCES THEREON AND FOUND IT TO HAVE THE COURSES AND DISTANCES AS SHOWN ON THE ABOVE PLAT. THIS SURVEY WAS MADE FROM DEED DESCRIPTIONS AND SURROUNDING PLATS. NO PLAT RECORDED FOR ABOVE LOT.

THIS IS TO CERTIFY THAT THE SURVEY REPRESENTED BY THE ABOVE PLAT WAS ACTUALLY MADE IN THE FIELD AND THEREARE NO ENCROACHMENTS EITHER WAY ACROSS THE LINE AS OF SEPTEMBER 2, 1968.

D.G. CASEY, REG. L.S. #1116.

















UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Ginn, Robert J. and Lula, House

Multiple Name:

State & County: SOUTH CAROLINA, Anderson

Date Received: 8/7/2019      Date of Pending List: 8/28/2019      Date of 16th Day: 9/12/2019      Date of 45th Day: 9/23/2019      Date of Weekly List:

Reference number: SG100004408

Nominator: SHPO

Reason For Review:

Accept       Return       Reject      9/23/2019 Date

Abstract/Summary AOS: Architecture; LOS: local; POS: 1910  
Comments:

Recommendation/ NR Criterion C  
Criteria

Reviewer Lisa Deline

Discipline Historian

Telephone (202)354-2239

Date 9/23/19

DOCUMENTATION: see attached comments : No      see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



August 5, 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 Ginn, Robert J. and Lula, House in Anderson, Anderson County, South Carolina. The nomination was approved by the South Carolina State Board of Review as eligible for the National Register of Historic Places under Criterion C at the local level of significance. We are now submitting this nomination for formal review by the National Register staff. The enclosed disk contains the true and correct copy of the nomination for the Ginn, Robert J. and Lula, House 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](mailto:vharness@scdah.sc.gov).

Sincerely,

A handwritten signature in cursive script that reads "Virginia E. Harness".

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