

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received **DEC 27 1982**
date entered

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

1. Name

historic Hampton Heights Historic District

and/or common

2. Location *Roughly bounded by by Spring, Henry, Hydrick, Peronneau*

Along parts of West Hampton Avenue, Peronneau Street, South Hampton Drive,
street & number South Spring Street, Hydrick Street, Lee Street, & *N/A not for publication*

city, town Henry Street
Spartanburg *NA* vicinity of ~~Congressional district~~

state South Carolina code 045 county Spartanburg code 083

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 checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<i>NA</i> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<i>NA</i> 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 checked="" 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

street & number

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Spartanburg County Courthouse

street & number Magnolia Street

city, town Spartanburg state South Carolina 29301

6. Representation in Existing Surveys

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

date 1981 federal state county local

depository for survey records South Carolina Department of Archives and History

city, town Columbia state South Carolina 29211

Hampton Dr. and Hampton Ave. (both sides)

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input checked="" type="checkbox"/> moved	date <u>See #'s 1, 83.</u>
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The Hampton Heights Historic District is located in a residential neighborhood in central Spartanburg, South Carolina. The district, which developed between ca. 1890 and ca. 1930, encompasses some 142 properties, of which 120, or 82%, establish the historic character of the neighborhood. The district includes the earliest residences in the neighborhood, the large two and two-and-one-half-story frame houses of the upper-income residents along West Hampton Avenue that were built ca. 1890-1910. Also included are the upper-middle income frame houses built from ca. 1900-1920 on West Hampton Avenue and South Hampton Drive; and the middle-income urban residences that were built along Peronneau Street, the west end of West Hampton Drive, South Spring Street, and Hydrick Street in the period ca. 1910-1930. Although the neighborhood continued to grow and develop in the 1940s and 1950s, the district includes only those parts of the neighborhood that effectively convey the feeling of an early twentieth century residential district.

The buildings in the district are primarily single-family, frame residences which vary in scale. Large residences on Hampton Avenue, which were built before the neighborhood had fully developed, boast well-matured grounds, outbuildings and deep setbacks. In recognition of the increasingly urban nature of the area, other large residences were later built along the same street with equally attractive grounds, with uniform orientation, but on somewhat smaller lots with smaller setbacks. Along Peronneau, South Spring, and Hydrick Streets, smaller and later houses were built with small, uniform setbacks, narrow lots, and uniform orientation and scale, expressive of the consistent development of the area as an inner city, residential area of the 1910-1930 period.

The Hampton Heights Historic District has undergone some later development in places, but there are relatively few intrusive buildings in the district. Most of the later non-contributing buildings are respectful of the scale and setbacks which predominate in the neighborhood. Most of the houses are well-maintained and occupied. The district has integrity from the period 1900-1930.

Key Properties Defining the Historic Character of the District:

2. 172 West Hampton Avenue. A two-story, frame residence built ca. 1902. A one-story, shed-roofed porch spans the facade with turned posts supporting the roof. The left side of the facade is recessed with a small porch on the second story. The house is sheathed in narrow weatherboarding on the first story and sawtooth shingles on the second story. Window sash is two-over-two. A polygonal bay projects from the right side of the house.
6. 200 West Hampton Avenue. A two-and-one-half-story, frame house built ca. 1902. A one-story porch spanning the facade and side elevations has brick piers with simulated rustication and a stickwork balustrade across its roof. The house is sheathed in weatherboards and has one-over-one sash. The roof is pyramidal and is pierced by two brick chimneys. A dormer with a semi-elliptical hood is centered on the front slope of the roof.

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/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates N/A **Builder/Architect** N/A

Statement of Significance (in one paragraph)

The Hampton Heights Historic District is a significant collection of 120 residences in the Hampton Heights section of Spartanburg which retains historic and architectural integrity from the early twentieth century. The district, which developed between 1890 and 1930, was the home of numerous middle- and upper-income citizens of Spartanburg. The district is a cohesive and intact collection of early twentieth-century houses, representative of the prevalent urban and suburban house types of the era, and of the nature of suburban development in a growing city.

Additional Information:

The Hampton Heights region in Spartanburg was open farmland in the middle and late nineteenth century. Ca. 1890, the Irwin family, William Pinckney Irwin, Arthur Irwin, and Thomas Irwin, began developing the area as a residential suburb of the growing city. The three Irwin houses, 232 W. Hampton Avenue (#8), 269 W. Hampton Avenue (#24), and 450 Irwin Avenue (#23) are still standing. The Irwins were prosperous upper-middle income citizens, and their houses were large, well-built, fashionable residences on large acreages with extensive adjacent farmlands. The Irwin family reportedly planted the trees that now define West Hampton Avenue.¹

The later houses of the area were constructed around the Irwin houses ca. 1900. The people of Hampton Heights were well-to-do professionals who built large two or two-and-one-half story frame houses on large lots with deep setbacks. These early residents of the area included William A. Law, a bank president who lived at 172 W. Hampton Avenue (#2); Andrew M. Law, a broker, who lived at 200 W. Hampton Avenue (#6); Walter B. Montgomery, a textile mill owner and developer, who lived at 229 W. Hampton Avenue (#28); and N.L. Bennett, county sheriff, who lived at 251 W. Hampton Avenue (#26). During the 1910s and 1920s, the neighborhood expanded with several new streets being developed also including the west end of West Hampton Avenue. South Spring Street, Peronneau Street, and South Hampton Drive were developed by 1920. Hydrick Street was developed in the period 1920-1930. These later residents of the area were still moderately well-to-do, of middle and upper-middle income, and included Henry Donkle, a warehouse manager who lived at 312 W. Hampton Avenue (#17); Professor J.A. Chiles of Wofford College, who lived first at 510 Hampton Drive (#61) and then at 489 Peronneau Street (#41); Harry E. Heinitsh, a pharmacist, who lived at 270 South Spring Street (#108); and Hilliard Chreitzberg, a superintendent of the Bell Telephone Company, who lived at 462 Peronneau Street (#29).²

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acreage of nominated property approximately 45

Quadrangle name Spartanburg

Quadrangle scale 1 : 24,000

UMT References

A

117	4115	21516	318	616	61910
Zone	Easting		Northing		

B

117	4115	11214	318	616	31318
Zone	Easting		Northing		

C

117	4114	61510	318	616	31812
Zone	Easting		Northing		

D

117	4114	61713	318	617	11410
Zone	Easting		Northing		

E

117	4114	81813	318	617	21210
Zone	Easting		Northing		

F

Zone	Easting		Northing		

G

Zone	Easting		Northing		

H

Zone	Easting		Northing		

Verbal boundary description and justification The nominated area is shown bounded by the heavy red line on the accompanying Spartanburg County Tax Maps # 7-12-14 and 7-16-2, drawn at a scale of 1 inch = 100 feet. This boundary includes the greatest number of contributing historic properties and the fewest non-contributing properties in the Hampton Heights area.

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 John E. Wells

organization S.C. Dept. of Archives and History date November 1, 1982

street & number 1430 Senate Street telephone (803) 758-5817-6

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 12/8/82
(CE)

title Charles E. Lee date
State Historic Preservation Officer

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

Alton Byers Entered in the National Register date 1/27/83
Keeper of the National Register

Attest:

Chief of Registration

date

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8. 232 West Hampton Avenue. A two-and-one-half-story, frame, weatherboarded house , built before 1891, one of the oldest houses in the neighborhood. A one-story porch with square pillars spans the facade. A small gabled porch is centered on the second story of the facade; a tall gable rises behind and to the right of this porch with two attic windows in its gable end. Gable-roofed ells are to the left and right of this central block with a polygonal bay beneath the right gable. Fenestration is varied. The front gable end and the gable end of the second-story porch feature diagonally-set panels of embossed bezants worked in metal. The roofing is patterned metal shingles.
24. 269 West Hampton Avenue. A large, two-and-one-half-story, frame, Queen Anne style house built prior to 1891. The house has a one-story porch wrapping around the facade and both sides and a second-story porch on the facade with a steep gable. The porches have turned posts and sawn brackets. A three-story, polygonal tower with a tent roof is at the northwest corner of the building. Two-story, gable-roofed, polygonal bays extend from the east and west elevations. A tall hip roof sheathed in patterned metal shingles rises above the house. The building is sheathed in weatherboard and has one-over-one sash and louvered shutters. This was one of the first houses to be constructed in this part of Spartanburg. The unnamed contractor is also credited with building the main building at Converse College. Arthur Irwin had the house built, and it is still owned by the Irwin family.
28. 229 West Hampton Avenue. A two-and-one-half-story, frame residence built ca. 1902 with an asymmetrical plan and a two-and-one-half-story ell breaking forward from the left side of the facade. A one-story porch with turned posts and an attached gazebo spans the facade and surrounds the forward ell. The house is sheathed in weatherboard except for the wooden shingled second story of the polygonal bay on the left side. Window sash is thirty-over-one. The complex roofline has a central pyramid with gabled extensions to left, right, and front. The eaves are bracketed. In the gable end of the forward ell is a double attic vent with an arched panel overhead; this panel is decorated with an applied sunburst motif. The vent is further set off by panels of framed bezants in bas-relief. Three brick chimneys pierce the roof.
53. 470 Hampton Drive. A one-story, frame bungalow built ca. 1920. The house is sheathed in cedar shingles. A broad porch with a low-pitched gable roof is located on the left side of the facade and on the left side elevation; this porch has coupled wooden pillars on brick piers supporting its roof. The porch roof and the gabled roof of the main block of the house extend on brackets and exposed rafter ends to shelter the walls of the house.
80. 461 Hampton Drive. A two-story, frame, weatherboarded house built ca. 1911. The facade's first story has a recessed porch on the left side and a broad, three-facet bay on the right. The second story projects over the first story and is supported by three Tuscan columns. At either end of the second story facade a square bay projects on sawn brackets. A balcony with similar brackets is centered on the second story with a central doorway and two elliptical windows behind. The roof is hipped. The house was built by and for W.T. Magness of Magness Construction.

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81. 175 West Hampton Avenue. A large, two-story, frame, Neoclassical house built ca. 1917, with a colossal, tetrastyle, Ionic portico. The columns are fluted and have Torus bases and Scamozzi capitals. The entablature and pediment have large block modillions. A one-story porch runs across the facade beneath the main portico. The house is sheathed in weatherboard and has one-over-one sash and a hip roof. A two-story gabled ell is on either side.
83. 461 South Spring Street. A small, one-story, frame house built ca. 1885 as the Methodist Mission Parsonage. The building was moved from its original location on West Hampton Avenue to its present location ca. 1907. The house is a simple, rectangular, weatherboarded building with a gable roof and a one-story ell at the rear. A porch with square porch pillars and a scrollwork balustrade spans the facade. Two brick chimneys rise from the main block. The house is currently vacant and in poor condition.
140. 260 Hydrick Street. A one-and-one-half story, frame bungalow built ca. 1920. The building is clad in wooden shingles and has a low-pitched gable roof with deep eaves and triangular brackets. A broad gable-roofed porch with tapered brick piers shelters the facade. The window sash is six-over-one and four-over-one with oriels on both side elevations featuring four small six-over-six windows.
141. 256 Hydrick Street. A one-and-one-half story, shingle-sheathed, frame bungalow with a low-pitched gable roof, built ca. 1920. A broad porch projects from the right side of the facade, mirroring the composition of the gable end which has deep eaves, stepped brackets, and two pairs of heavy, tapered, wooden pillars on shingled dados supporting the roof. A double, one-over-one sash window is to the left of the porch. A two-light attic window is beneath the crown of the front gable.

Other Properties Contributing to the Historic Character of the District:

1. 386 South Spring Street. A two-story, frame residence built ca. 1902. The house is sheathed in weatherboarding, except for the second story which is clad in wooden shingles. A broad, one-story porch with a low gable roof spans the facade. The roof of the main house has deep eaves with triangular brackets. This building was moved to its present site ca. 1938 from its original location across the street.
3. 182 West Hampton Avenue. A two-and-one-half story, frame house built ca. 1903. The house is weatherboarded, with sawtooth shingles in its gable end. A one-story porch with turned posts spans the facade. A small, gabled ell projects from the facade with its roof contained by the roof of the main block of the house. Window sash is one-over-one. A polygonal bay is on the left side elevation.
4. 192 West Hampton Avenue. A two-story, frame house built ca. 1925 with an asymmetrical plan and a bungalow porch. The house is sheathed in shiplap siding. The eaves are deep and have purlin brackets. Windows are grouped in twos and threes. A one-story wing projects from the front of the main, two-story block to the left of the porch.

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7. 220 West Hampton Avenue. A two-story, frame, hip roofed residence built ca. 1910. The building has an irregular plan, with a forward block to the left, a recessed block to the right, and a one-story porch forward of the right block. The house is sheathed in shiplap siding. Fenestration is irregular with single and paired one-over-one windows and a gabled dormer centered on the roof.
9. 244 West Hampton Avenue. A two-story, frame weatherboarded house, built ca. 1910. A one-story, hip-roofed porch spans the facade. The house has one-over-one sash windows and a jerkinhead roof. A central brick chimney pierces the roof.
10. 252 West Hampton Avenue. A two-and-one-half story, frame residence built ca. 1909. The house has weatherboard siding and a hip roof with deep eaves. A hip-roofed dormer with three lights is on the forward plane of the hip roof. A one-story porch with grouped colonnettes on brick piers spans the facade and wraps around the sides of the house.
11. 266 West Hampton Avenue. A two-story, frame house with a truncated hip roof, built between 1905 and 1908. The house has a three-bay facade with one-over-one sash and a central door. A one-story porch with metal roofing spans the facade and wraps around the right side of the house. A hip-roofed attic dormer is centered on the roof. Two brick chimneys with corbeled caps rise above the roof. A small polygonal bay is on the left side elevation.
12. 268 West Hampton Avenue. A one-and-one-half-story, frame residence built ca. 1900. The house has weatherboard siding, a one-story porch across the facade which wraps around both side elevations, and a tall hip roof pierced by two brick chimneys and a projecting cross-gable with an attic window. A smaller gable over the entrance features applied scrollwork in arabesque patterns. The porch has turned posts and plain balusters.
14. 290 West Hampton Avenue. A two-story, frame house with a cross-gable roof and a wide gabled bay on the facade, built between 1906 and 1908. A one-story porch spans the facade. The forward bay has a central door and two windows beneath the porch, paired windows on the second story, and a gable end clad in imbricated shingles. The main body of the house has a gable roof at right angles to the forward bay.
15. 298 West Hampton Avenue. A one-story, frame residence with a steep hipped roof, built ca. 1910. A gabled ell is on the right side of the facade. A small wooden porch shelters the entrance. The original facade windows appear to have been replaced. Two brick chimneys and a modern cupola rise above the roof. The house is sheathed in weatherboard.
16. 304 West Hampton Avenue. A two-story, frame house with a one-story wraparound porch, built ca. 1916. A hip-roofed dormer and two brick chimneys pierce the hip roof. The house is sheathed in weatherboard and has one-over-one sash. The porch roof is supported by large wooden pillars resting on brick piers. Shutters were added on the windows in 1980.

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17. 312 West Hampton Avenue. A two-story, gambrel-roofed, frame building with wooden shingle siding, built ca. 1923. The house has paired six-over-one windows on either side of its central doorway and a small gable-roofed porch. A broad dormer with five windows projects from the forward slope of the gambrel roof. Two brick chimneys pierce the ridge of the roof. A one-story screened porch is on the right elevation.
18. 329 West Hampton Avenue. A one-story, frame bungalow with weatherboard siding built ca. 1925. The broad, low-pitched gable roof extends forward over the porch and has four tapered pillars on brick piers supporting the roof. Triangular brackets appear in the deep eaves. The gable end is sheathed in wooden shingles. Window sash is varied with paired windows on either side of the front door.
19. 323 West Hampton Avenue. A one-and-one-half story, brick and frame bungalow built ca. 1925. A porch on the left side of the facade has a corner brick pier and exposed rafter ends; the right side of this porch abuts a one-story gabled ell. The gable roof of the house sweeps back from the porch and has a large gabled dormer centered on the forward roof surface. The dormer is stuccoed while the rest of the house is brick veneer.
21. 309 West Hampton Avenue. A one-story, frame bungalow built ca. 1924. The house has a porch on the left side of the facade with a shingled gable end and exposed rafter ends, and a matching gable end on the main block of the house. Window sash is paired six-over-one sash. Two brick chimneys pierce the roof.
23. 450 Irwin Avenue. A two-story, frame residence, sheathed in weatherboard, with a hip roof, built ca. 1915. The house has one-story porches on its north and east elevations with large tapered wooden pillars on brick piers carrying the porch roofs. Fenestration is irregular with single and grouped windows. The porch roofs and the main roof have exposed rafter tails and triangular eaves-brackets.
25. 259 West Hampton Avenue. A two-story, frame residence built ca. 1904. The house has a central, square, hip-roofed block with a projecting gabled ell on the right side of the facade. A one-story wraparound porch shelters the facade and left side elevation with a gabled extension on the left side. The porch has slender Tuscan colonnettes. The house is weatherboarded and has one-over-one sash. The facade ell has a polygonal bay on the first floor.
26. 251 West Hampton Avenue. A two-story, frame residence built between 1905 and 1908. The building is weatherboarded and has a one-story porch across its facade and left side. The porch has Tuscan colonnettes and a simple balustrade. A gabled ell projects on the right side of the facade of the main hip-roofed block. This ell has triangular brackets in its eaves. The rafter ends are exposed in the main roof and the porch roof. The original window sash is one-over-one. The building was converted to apartments ca. 1935.

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27. 245 West Hampton Avenue. A two-story, frame house designed by local architect Luther D. Proffitt and built ca. 1912. The house has a weatherboarded, hip-roofed main block with a projecting, hip-roofed block on the right side of the facade and a one-story wraparound porch on the facade and right and left side elevations. The porch opens to a porte-cochere on the left side. Two tall brick chimneys pierce the roof. The windows are one-over-one.
29. 462 Peronneau Street. A one-and-one-half-story, shingle-clad bungalow built ca. 1916. The house has a broad gable roof with its gable end fronting the street and a smaller gable-roofed porch on the left side of the facade. The facade has two first-floor windows and three small attic windows; the entrance is recessed beneath the porch. The porch has a single, small window in its gable. Small wooden pillars on brick piers support the porch roof.
30. 472 Peronneau Street. A one-story, shingle-clad bungalow built ca. 1919. The house has a low gabled roof with the front plane of the roof sweeping over the front porch. The porch has paired wooden pillars on brick piers supporting the roof and shingled balustrade walls between piers. The facade has paired eight-over-one windows on either side of the central entrance. A shed-roofed dormer pierces the front slope of the roof.
31. 500 Peronneau Street. A one-and-one-half-story, frame bungalow clad in wooden shingles, built ca. 1914. The house has a broad, low-pitched roof, with the gable end towards the street, and a hip-roofed porch in front of this gable. The porch has paired wooden posts on brick piers supporting its roof. A hip-roofed ell is to the left of the main block. Fenestration is varied with a double window in the gable end.
32. 508 Peronneau Street. A one-and-one-half-story, shingled, frame bungalow built ca. 1917. The house has a broad gable roof sheltering house and front porch alike, with brick piers and tapered wooden pillars on brick piers supporting the roof over the porch. A four-light, shed-roofed dormer is on the front slope of the roof.
33. 531 Peronneau Street. A one-story, weatherboarded residence with a gable roof built ca. 1925. The house has a hip-roofed porch with wooden posts across its facade and right elevation. The central entrance is flanked by nine-over-one windows with nine-over-one sidelights. A three-part attic window and vent is in the gable end facing the street. Wooden brackets are in the eaves.
35. 521 Peronneau Street. A one-and-one-half-story, frame bungalow built ca. 1925. The house has a gable roof sheltering house and front porch alike, with four large tapered pillars supporting the porch roof. A broad shed-roofed quadripartite attic window pierces the front slope of the roof. The facade is shingled and has a double window on the left side of the central entrance and a triple window on the right side.

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36. 517 Peronneau Street. A one-story, symmetrical frame bungalow built ca. 1913. The house is weatherboarded and has a hip roof covering the house and porch together. The porch has tapered wooden pillars on brick piers supporting the roof. A hipped dormer with a three-part attic vent is on the front slope of the roof. The original window sash is four-over-one.
37. 509 Peronneau Street. A two-story, frame residence with a gabled roof and weatherboard siding, built ca. 1925. The house has a five-bay facade with a central entrance and porch and single six-over-six windows in each bay. The house is in poor condition.
38. 505 Peronneau Street. A one-story, shiplap-sided residence built ca. 1918. The house has a low-pitched gable roof with shingles in its gable end and a large porch on the left side of the facade and left side elevation. The porch has a gabled roof with shingles and wooden brackets, supported by tall brick piers with squat wooden pillars. A quadripartite window is on the right side of the facade.
39. 499 Peronneau Street. A one-story, frame bungalow built ca. 1916. The house has a low-pitched gable roof with its gable end towards the street. A broad porch across the facade is partially obscured by a metal awning. The porch has paired wooden pillars on brick posts and a stickwork balustrade. The weatherboarded gable end has triangular brackets and a tripartite attic vent.
40. 495 Peronneau Street. A one-story, shingle-clad bungalow built ca. 1919. The house has a low-pitched gable roof with deep eaves and triangular brackets. The gable end faces the street. A porch is recessed in the center and left of the facade with paired wooden posts on brick piers. Windows are four-over-one.
41. 489 Peronneau Street. A one-story, weatherboarded bungalow built ca. 1916. The house has a hip-roofed main block with a gable-roofed ell on the left side of the facade which extends forward as a front porch. The rafter ends in the gabled ell are exposed. Paired wooden posts on brick piers support the porch roof. A tripartite attic vent is in the gable end. A single door and a six-over-six window are beneath the porch while the right side of the facade has a tripartite window--a central six-over-six window flanked by four-over-four windows.
43. 479 Peronneau Street. A one-story, brick-veneer hip-roofed, residence built ca. 1926. A jerkinhead-roofed porch is centered on the facade and has a small attic vent in its gable end. A hip-roofed wing is on the right side elevation. Metal awnings have been added on the porch and the windows.
44. 475 Peronneau Street. A one-story, shingled bungalow built ca. 1918. The house has a low-pitched gable roof which is extended over the front porch where it is supported by paired wooden posts on brick piers. The deep eaves have exposed rafter ends and triangular brackets. The central door is flanked by a double four-over-one window on the left and a single window on the right.

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46. 465 Peronneau Street. A two-story, frame house with shingle siding built ca. 1916. The house has a hip-roofed main block with a two-story extension on the right side of the facade. A one-story, gable-roofed porch is on the left side of the facade and has truncated columns on brick piers supporting the porch roof. Windows are single and paired twenty-light casements.
49. Proffitt Apartments, West Hampton Avenue. A two-story, brick apartment building with a tile roof, designed by local architect Luther D. Proffitt and built in 1928-1929. The building is rectangular with two-story hip-roofed porches on the left and right sides of the facade. An open stair which passes through a concrete arch is centered between the porches and provides access to the second levels of the porches. Window sash is six-over-six. The eaves have large modillion blocks.
54. 474 Hampton Drive. A one-story, frame bungalow with shiplap siding, built ca. 1923. The house has a broad gable roof with its gable end towards the street and a gable-roofed porch within the main gable on the left side of the facade. Tapered wooden posts on brick piers support the porch roof. A single door and a coupled window are beneath the porch; a similar window is on the right side of the facade.
55. 480 Hampton Drive. A one-story, shingle-clad, frame bungalow with a hip roof, built ca. 1916. A gable-roofed porch is centered on the facade and has tripled wooden pillars on brick piers supporting the porch roof. Tripartite windows are on either side of the porch. The rafter tails are exposed around the eaves. A rectangular attic vent is in the porch-roof gable end.
56. 484 Hampton Drive. A two-story, brick-veneer house with a hip roof, built ca. 1913. A one-story porch on the facade has wooden pillars on brick piers supporting its hip roof. Rafter tails are exposed in the porch roof and main roof. The three-bay facade has a central entrance and flanking twelve-over-one windows. A single, gabled dormer pierces the front slope of the roof.
57. 490 Hampton Drive. A one-story, frame bungalow with shiplap siding, built ca. 1922. The house has a gable roof with exposed rafter ends and purlin brackets and a recessed porch on the facade beneath the gable end. Wooden pillars on brick piers carry the roof over the porch. A three-part attic vent is in the shingled gable end. The fenestration is varied.
59. 498 Hampton Drive. A two-story, brick house with a hip roof, built ca. 1916. A one-story porch with Tuscan columns wraps around the facade and the left and right elevations. The brickwork is Flemish bond with darkened headers. There are brick jack arches over the windows. The roof has deep eaves with wooden brackets and a single hip-roofed dormer on its forward slope.

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60. 506 Hampton Drive. A two-story, shingle-clad, frame house with a hip roof, built ca. 1916. The house was built by and for contractor J.M. Crawford. The house has a one-story brick gabled porch on its facade with grouped wooden pillars on brick piers supporting the porch roof. A central doorway with a transom and sidelights is centered beneath the porch and flanked by single windows. The hip roof has exposed rafter ends and a single, hip-roofed attic dormer. A two-story extension is on the left side of the building.
61. 510 Hampton Drive. A one-and-one-half-story, frame, shingle-clad bungalow built ca. 1916. The low-pitched gable roof slopes towards the street and is extended over the porch where it is supported by tapered wooden posts on brick piers. This roof and the shed roof of the central dormer have triangular wooden brackets and exposed rafter ends. Fenestration is varied with single and coupled four-over-one windows.
62. 516 Hampton Drive. A one-story gable-roofed, frame bungalow built ca. 1916. The house is sheathed in weatherboard and has shingles in its gable end. The gable roof is reflected by a gable-roofed porch on the right side of the facade with both gable ends featuring purlin brackets and tripartite attic windows. The porch roof is supported by grouped wooden piers. The porch is extended over the left side of the elevation by a metal-roofed section. The windows are single and paired with four-over-one sash.
63. 520 Hampton Drive. A one-and-one-half-story, shingle-sheathed bungalow built ca. 1923. The building has a jerkinhead roof which is flared forward over the porch, and a single bay on the left side of the facade. This bay has a quadripartite window. The porch roof is supported by paired Tuscan colonnettes. A jerkinhead-roofed gable with a double window is on the left side of the front slope of the roof. Two brick chimneys pierce the ridge line.
64. 526 Hampton Drive. A one-story frame house with weatherboard siding and a gable roof, built ca. 1925. The house has a gable-roofed porch standing on the left side of the facade with wooden pillars supporting the roof. A small bracketed hood shelters a door on the right side of the facade.
65. 530 Hampton Drive. A one-story, frame house with shiplap siding and a gabled roof built ca. 1920. The house has a projecting gabled porch on the center of its facade whose original porch supports have been replaced by wrought-iron supports. The roof eaves have exposed rafter ends and triangular brackets. Fenestration is single and double with three-over-one sash.
67. 535 Hampton Drive. A one-story, frame house with a hip roof, built ca. 1914. The roof is extended in a gable over a porch on the left side of the facade. The porch roof is supported by wooden posts on brick piers. A tripartite oriel window on heavy wooden corbels is on the right side of the facade. The main roof and porch roof have exposed rafter ends. The siding is weatherboard.

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69. 529 Hampton Drive. A one-story, frame, shingle-clad bungalow with a gable roof, built ca. 1916. A hip-roofed porch across the facade has exposed rafter ends and grouped wooden pillars on brick piers. A single brick chimney is on the right side of the house.
70. 525 Hampton Drive. A one-story, frame house with shiplap siding, built ca. 1923. The house has a gable roof, with exposed rafter ends, that extends over the front porch. Single and paired wooden posts on brick piers carry the roof over the porch. The gable end has imbricated shingles and a tripartite attic window and vent. The facade has a central doorway with sidelights and single, flanking, shuttered windows.
72. 515 Hampton Drive. A one-story, frame house with a hip roof and shingle siding, built ca. 1914. A hip-roofed porch with brick piers and an eyebrow attic vent is on the left side of the facade and a corbeled tripartite window on the right side of the facade. Two brick chimneys rise above the roof.
73. 511 Hampton Drive. A two-story, foursquare, frame house with weatherboard siding and a hip roof, built ca. 1925. The house has a three-bay facade with a small gabled porch over the central doorway and six-over-one sash. A hip-roofed porch and an exterior brick chimney are on the left side elevation.
74. 495 Hampton Drive. A one-story, shingle-clad, bungalow with a hip roof, built ca. 1913. A gable-roofed porch is on the right side of the facade with tapered wooden posts on brick piers supporting the porch roof. On the left side of the facade is a corbeled bay on wooden brackets with three single nine-over-one windows. A similar corbeled bay is on the left side elevation beneath a cross-gable.
76. 485 Hampton Drive. A one-story, frame bungalow with shingle sheathing and a gable roof, built ca. 1914. A gable-roofed porch with exposed rafter ends and wooden triangular brackets projects on the left side of the facade; wooden pillars on brick piers carry the porch roof. A tripartite attic window and vent is in the gable end. The entrance beneath the porch has a single door with a transom and twelve-over-one sidelights. A single twelve-over-one window is on the right side of the facade. Two brick chimneys rise above the roof.
77. 479 Hampton Drive. A one-story, frame bungalow with shiplap siding and a low-pitched gable roof, built ca. 1925. A gabled porch is centered on the facade, within the main gable, with tapered brick piers carrying the porch roof. The roof has exposed rafter ends, purlin brackets, and shingles in the gable end which has a tripartite attic vent. A central doorway with sidelights, and flanking coupled windows are beneath the porch.
78. 475 Hampton Drive. A one-story, hip-roofed, frame bungalow built ca. 1916. The house has a gable-roofed porch on the left side of the facade. Wooden pillars on brick piers carry the porch roof which has purlin brackets, exposed rafter ends, and a shingled gable end. A corbeled bay on the right side of the facade has three, four-over-one windows. Two brick chimneys rise above the roof.

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79. 465 Hampton Drive. A two-story, frame house with weatherboard siding and a hip roof, built ca. 1910. A one-story porch across the facade has a low-pitched gable roof with weatherboarded piers, triangular brackets, exposed rafter ends, and a shingle-clad gable end. The central doorway beneath the porch has sidelights with lozenge glass and a transom; three single, double-hung windows with lozenge lights in the upper sash are also beneath the porch. The main hip roof has exposed rafter ends, a gabled dormer on its front slope, and two brick chimneys.
82. 169 West Hampton Avenue. A two-story, frame house with shingle cladding and a hip roof, built ca. 1913. A one-story, hip-roofed porch on the facade has paneled brick piers and standing-seam metal roofing. Wooden brackets carry corbeled bays on the outer corners of the second story; these bays have three, nine-over-one windows on the facade and two windows on the lateral elevations. A small gabled dormer pierces the forward slope of the main roof. A gabled ell is on the left side elevation.
84. 157 West Hampton Avenue. A two-story, frame, weatherboarded residence with a flared hip roof, built ca. 1923. The house has a one-story porch with Tuscan columns on its facade and right elevation. A small, projecting pediment is centered on this porch. Window sash is one-over-one except for three small windows centered on the second-story facade which have diamond-shaped panes. A small, hip-roofed dormer with two attic windows is on the forward plane of the roof.
85. 143 West Hampton Avenue. A one-and-one-half-story, frame bungalow with shiplap siding, built ca. 1925. The house has a gable roof with triangular eaves brackets. This roof is flared forward to shelter the porch and has brick piers supporting the porch roof. A large, gabled dormer with three six-over-one windows is centered on the facade. A single entrance and a coupled window are beneath the porch.
86. 139 West Hampton Avenue. A two-story, gambrel-roofed, frame residence built ca. 1925. The house has weatherboard siding. The first story has a single entrance with sidelights and an arched hood on the right side and four six-over-one windows grouped on the left side. The second story has a broad dormer piercing the lower slope of the gambrel which has a small, central window flanked by paired six-over-one windows. A brick chimney pierces the center of the roof. Several other buildings with this same configuration have been identified in Spartanburg.
88. 136 West Hampton Avenue. A one-story, brick house built ca. 1925. The facade is dominated by a brick porch with four piers supporting three brick segmental arches. A half-timbered gable with a Palladian-format attic vent is over the left two bays of this porch. The house is gabled with a central entrance and two coupled windows beneath the porch.
89. 144 West Hampton Avenue. A one-story, shingled, frame bungalow built ca. 1925. A gable-roofed porch with tapered wooden pillars on brick piers is centered on the facade. The gable end is shingled and has a double attic window; the eaves have triangular brackets. The central doorway has a transom and multi-light sidelights. Single, multi-light windows flank the door.

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91. 156 West Hampton Avenue. A two-story, weatherboarded, hip-roofed house built ca. 1927. The facade has a central pedimented portico with paired colonnettes supporting the roof. There are single bays with paired four-over-one windows on either side of the portico. There is a one-story porch on the right side elevation. Two brick chimneys pierce the roof. Shutters have been added on the windows.
92. 359 South Spring Street. A one-and-one-half-story, shingle-clad, bungalow built ca. 1902. The house has a broad gable roof which is flared over the facade to shelter the porch. Two brick piers and two paired wooden pillars support the porch roof. The balustrade walls between piers are shingled. A low shed-roofed dormer pierces the front slope of the roof, with multiple windows. The windows of the main body of the house are paired and single and have four-over-one sash. The eaves have triangular brackets.
93. 353 South Spring Street. A one-story, frame residence with a gable roof and an off-center porch on the facade, built ca. 1925. A cross-gable is located behind the shed roof of the porch. Fenestration is single and paired and has six-over-six sash.
94. 347 South Spring Street. A one-story, frame, central-hall residence with a gabled roof and a shed-roofed porch across the facade. The house was built ca. 1914. The porch has turned posts and balusters. The central door is flanked by single windows. The house is sheathed in weatherboard.
96. 352 South Spring Street. A two-story, frame house sheathed in shiplap siding, with a hip roof, built ca. 1925. A one-story, hip-roofed porch spans the facade with tapered wooden pillars on brick piers supporting the roof. A single-bay, shed-roofed porch is centered on the facade's second story above the first-story porch. The house has two facade entrances and paired double-hung sash windows at the corners of the building on the facade and side elevations. The porch roof and main roof have exposed rafter ends. Shed-roofed dormers with attic vents are on three faces of the main roof.
97. 346 South Spring Street. A two-story, frame, weatherboarded residence built ca. 1914. The house has a gable roof with a shingled gable end towards the street. A one-story porch with Tuscan colonnettes wraps around the facade and the side elevations. A small enclosed porch is on the second story of the facade above the first story porch. Two brick chimneys pierce the ridgeline.
98. 332-334 South Spring Street. A two-story, brick-veneer apartment building with a hip roof, built ca. 1925. The building has two one-story porticos on its facade, each with paired columns and second-story balustrades. The entrances beneath these porticos have single doors with transoms and sidelights. There are four six-over-one windows on the second story of the facade. A single brick chimney rises from the front slope of the hip roof between the two apartments.

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99. 326-328 South Spring Street. A two-story, brick-veneer, gable roofed apartment building, built ca. 1925. The building has a one-story porch at each end of the facade with a central entrance between the porches; the porches and the entrance feature grouped wooden pillars with ornamental latticework. These pillars support the porch roofs and an elliptical pediment over the central entrance. There are paired twelve-over-one windows over each porch and smaller nine-over-nine windows over the central entrance. The building has a cornice with block modillions and brick parapets which mask its gable ends.
100. 318 South Spring Street. A one-story, frame bungalow with shingle siding, built ca. 1914. The building has a hip roof which extends over the facade to form a porch with grouped wooden pillars on brick piers. The building has sixteen-over-one windows on all elevations, with three such windows beneath a cross-gable on the left side elevation. Three brick chimneys and a shed-roofed attic dormer pierce the roof.
101. 314 South Spring Street. A one-story, gable-roofed, shingle-sheathed bungalow built ca. 1921. The house has a low-pitched gable roof with exposed rafter ends and triangular brackets; the gable end is towards the street. A smaller gable-roofed porch is within this main gable, with brick pier and wooden post supports. A tripartite attic vent is within the porch gable end. A double window and a door with sidelights are beneath the porch. A cross-gabled porch is on the left side elevation. Two brick chimneys pierce the roofline.
102. 310 South Spring Street. A two-story, frame house with shiplap siding and a gable roof, built ca. 1927. A one-story, hip-roofed porch across the facade has wooden posts on brick piers supporting its roof. This porch also wraps around the left side elevation. The windows are single and paired with four-over-one sash. The gable end has an attic vent in the Palladian mode. The roof has a boxed cornice with returns.
103. 302 South Spring Street. A one-and-one-half-story, frame bungalow with cedar shingle cladding and a gable roof, built ca. 1917. A broad gabled porch is on the right side of the facade and has grouped wooden posts on shingled piers carrying the porch roof. The porch roof and the main house roof have exposed rafter ends and triangular brackets.
104. 296 South Spring Street. A one-and-one-half-story, shingle-clad, frame bungalow built ca. 1922. The house has a gable roof with triangular brackets and exposed rafter ends; the gable end faces the street. The facade has a central gabled porch with grouped wooden pillars and a shingled gable end sheltering a doorway with sidelights. The porch is flanked by a nine-over-one window on the right and a recessed porch on the left. A tripartite window is on the second story of the facade with an attic vent above. A large, shed-roofed dormer with a central gable is on the right elevation.
105. 286 South Spring Street. A one-and-one-half-story, frame bungalow with cedar shingle siding and a broad gable roof, built ca. 1916. The front slope of the roof is flared over a porch that spans the facade. Heavy tapered wooden pillars on brick piers support the porch roof. A gabled dormer pierces the forward plane of the roof. The dormer roof and the main roof have exposed rafter ends and purlin brackets.

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106. 280 South Spring Street. A two-story, frame, weatherboarded house with a hip roof, built ca. 1916. A one-story porch with paired colonnettes on brick piers spans the facade. The facade has three bays with a central entrance on the first floor. Window sash has lozenge-light upper sash over single-light lower. A central, hip-roofed dormer pierces the forward slope of the main roof. The house has two exterior brick chimneys.
108. 270 South Spring Street. A two-story, frame house with weatherboard and shingle siding and a hip roof, built ca. 1909. The house has a hip-roofed porch with Tuscan columns spanning the facade. The central bay of the shingled second story is recessed between two polygonal bays with one-over-one windows in each facet. A hip-roofed dormer is centered on the roof. The eaves of the roof are flared.
109. 252 South Spring Street. A one-story, frame, shingle-clad bungalow with a gable roof and a gabled front porch, built ca. 1923. The porch is centered beneath the gable end of the main roof, reflecting its composition and details, with purlin brackets and exposed rafter ends. Two wooden pillars on brick piers support the porch roof. A tripartite attic vent is in the porch gable end. Cross-gabled bays are on the right and left elevations. Fenestration is varied.
110. 246 South Spring Street. A one-story, frame bungalow with cedar shingle siding and a gable roof, built ca. 1921. The house has a central gabled porch with paired wooden posts on brick piers. The porch roof and the main roof have purlin brackets. Window sash is eight-over-one. A two-part attic light is centered in the porch gable end.
111. 240 South Spring Street. A two-story, brick-veneer residence with a hip roof and a gabled porch across the facade, built ca. 1921. The porch has tapered wooden pillars on brick piers supporting the broad, low-pitched gable. The central front door has a transom and sidelights. The hip roof and the hip-roofed dormer in its forward slope have exposed rafter ends. One brick chimney is on the right elevation.
112. 234 South Spring Street. A one-and-one-half-story, shingle-clad bungalow with a gable roof, built ca. 1917. The gable roof is extended over the front porch where it is supported by tapered brick piers. A large, gable-roofed dormer with a screened-in second-story porch, triangular eaves brackets, and exposed rafter ends pierces the forward slope of the gable roof.
113. 226 South Spring Street. A one-story, frame bungalow sheathed in wooden shingles, built ca. 1920. The house has a broad gabled roof with purlin brackets and deep eaves, and a projecting gabled extension on the right elevation. A gabled porch on the facade has wooden pillars on brick piers supporting its roof. Fenestration is single and paired four-over-one sash.

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114. 185 West Henry Street. A one-story, frame weatherboarded house built ca. 1920. The house has a hip roof and one interior stone chimney. On the facade a gabled hood on brackets shelters the central entrance. There are paired eight-over-one windows flanking the entrance. A small porch is on the left elevation.
115. 213 Hydrick Street. A one-story, frame bungalow with shingle siding and a porch spanning the right side of the facade, built ca. 1926. The house has a gable roof with exposed rafter ends, and a similar roof on the porch. Heavy wooden pillars support the porch roof. A projecting bay with a cross-gable is on the right elevation.
116. 227 Hydrick Street. A one-story, frame residence with a hip roof and a gabled porch on the right side of the facade, built ca. 1920. The porch roof is supported by grouped posts on brick piers. The facade has a central entrance flanked by paired six-over-one windows.
118. 253 Hydrick Street. A one-story, frame residence with shiplap siding and a gable roof, built ca. 1925. A gabled porch with exposed rafter ends and purlin brackets shelters the facade. Grouped wooden posts on brick piers support the porch roof. The windows, which are single and double have ten-over-one sash.
119. 259 Hydrick Street. A one-story, frame residence with shiplap siding, built ca. 1925. The house has a gable roof extending over the facade to shelter the front porch which has tapered wooden pillars on brick piers. A cross-gable on the right elevation features triangular wooden brackets similar to those of the main roof.
120. 163 West Lee Street. A one-story, frame house with a gable roof and a central brick entrance porch and chimney, built ca. 1930. The house has shiplap siding and a projecting gable bay to the left of the entrance. Windows are three-over-one with louvered shutters.
121. 277 Hydrick Street. A one-story, frame bungalow with a gable roof over the main house and the facade porch, built ca. 1920. The house has triangular eaves brackets and grouped posts on brick piers carrying the porch roof. The central entrance is flanked by single, one-over-one windows. The house has been altered by the application of asbestos siding.
122. 283 Hydrick Street. A one-story, frame, shingle-clad bungalow with a gable roof and a gabled porch on the facade, built ca. 1920. The porch roof is supported by tapered wooden posts on brick piers. The porch gable and the main gable have triangular brackets in their eaves. A cross-gabled extension is on the left elevation. All windows are five-over-one.
123. 287 Hydrick Street. A one-story, frame house with weatherboard siding and a jerkin-head roof, built ca. 1926. The house has a jerkinhead-roofed porch on its facade with wooden posts supporting the roof. The central entrance beneath the porch is flanked by single six-over-one windows.

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124. 293 Hydrick Street. A one-story, hip-roofed bungalow clad in shingles, built ca. 1920. The hip roof extends over the front porch where it is supported by coupled wooden posts on brick piers. The main roof and the roof of the central dormer window have exposed rafter ends. One brick chimney rises at the left side of the house.
125. 297 Hydrick Street. A one-and-one-half-story, frame residence with a gable roof and a gable-roofed porch on the left side of the facade, built ca. 1928. The porch roof is carried by wooden posts on brick piers. Fenestration is primarily four-over-one sash.
126. 301 Hydrick Street. A one-story, hip-roofed bungalow with a central, gabled dormer, built ca. 1928. The hip roof extends over the front porch where it is supported by four wooden posts on brick piers. The main roof and dormer roof alike have exposed rafter ends. Fenestration is four-over-one sash. The house has been altered with asbestos siding.
127. 307 Hydrick Street. A one-story, frame residence with a gable roof and shiplap siding, built ca. 1928. The roof extends to shelter the front porch where it is carried by brick pillars on brick piers. The central entrance on the facade is flanked by single six-over-one windows. A projecting cross-gabled bay on the left elevation has a pair of six-over-one windows.
128. 313 Hydrick Street. A one-story, frame residence with shiplap siding, built ca. 1928. The house has a projecting gabled porch with wooden columns, centered on the facade, and an attic vent in its gable end. The central entrance is flanked by triple four-over-one windows.
129. 322 Hydrick Street. A one-story, gable-roofed residence built ca. 1928. The house has weatherboard siding and a projecting central porch whose gable roof is carried by tapered brick piers. Fenestration is composed of single and grouped four-over-one windows.
130. 318 Hydrick Street. A one-and-one-half-story, frame house with a gable roof and shiplap siding, built ca. 1928. The gable roof extends over the front porch and is carried by tapered wooden posts on brick piers. A shingle-clad, gable-roofed dormer is centered on the front plane of the roof and has exposed rafter ends and three four-over-one-windows.
131. 310 Hydrick Street. A one-story, L-shaped, frame residence with a gable roof and shiplap siding, built ca. 1928. The facade has a central doorway with an arched wooden hood on brackets, flanked by paired four-over-one windows. A recessed porch on the far right side of the facade, in the angle of the L, shelters two additional doorways.
133. 300 Hydrick Street. A one-story, frame residence with shiplap siding and a gable roof, built ca. 1920. The house has a gable-roofed porch on its facade and a porte-cochere extending to the left; wooden pillars on brick piers support the porch roof. The gable end features purlin brackets and an attic vent. Fenestration is paired or single four-over-one sash.

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135. 286 Hydrick Street. A one-story, frame residence built ca. 1930. The house has a hip roof sheltering house and front porch alike with coupled wooden posts on brick piers supporting the roof over the porch. A single, gabled dormer with exposed rafter ends and purlin brackets pierces the front slope of the roof. The symmetrical facade has a central doorway flanked by paired four-over-one windows. Siding is asbestos shingle.
136. 280 Hydrick Street. A one-story, frame residence with a hip roof and weatherboard siding, built ca. 1922. The house has a broad porch with a low-pitched gable roof centered on the facade; grouped wooden pillars on brick piers carry the porch roof. The gable end is shingled. The facade has a single entrance and three ten-over-one windows.
137. 276 Hydrick Street. A one-story, brick-veneer bungalow with a jerkinhead roof, built ca. 1925. The jerkinhead roof extends over the front porch where it is carried by tapered wooden pillars on brick piers. The gable end is shingled. The symmetrical facade has paired three-over-three-over-one windows flanking a central doorway.
142. 250 Hydrick Street. A two-story, frame residence with a hip roof and weatherboard siding, built ca. 1922. The house has a one-story porch spanning its facade with tapered wooden pillars on brick piers carrying the porch roof. The three-bay facade has one-over-one sash. A hip-roofed dormer with attic vents pierces the center of the hip roof. The main roof and the dormer roof have exposed rafter ends.
143. 246 Hydrick Street. A one-story, shingle-clad, frame residence with a gable roof, built ca. 1922. There is a gable-roofed porch beneath the main gable of the facade with two square wooden posts on brick piers carrying the porch roof. The four-bay facade has sixteen-over-one sash windows and a single door.
144. 240 Hydrick Street. A one-story, frame residence with shingle siding and a gable roof, built ca. 1922. The facade has a gable-roofed porch on the left with heavy brick piers carrying the porch roof. The gable ends are stuccoed with simulated half-timbering and heavy wooden purlin brackets. Some of the original windows have been replaced.
145. 232 Hydrick Street. A one-story, frame bungalow with weatherboard siding and a gable roof built ca. 1920. A cross-gabled porch on the right side of the facade has triple wooden posts carrying its roof. The windows are nine-over-two sash. A gabled extension is on the right side elevation.
146. 226 Hydrick Street. A one-story, frame residence with shingle siding and a gable roof, built ca. 1920. The house has a recessed porch on the facade with a projecting gabled roof carried by grouped wooden posts on shingled piers. The gable ends of the main roof and the porch roof feature heavy wooden purlins and small multi-light windows. An oriel with three small one-over-one windows is to the left of the porch.

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Properties which do not contribute to the historic character of the district:

5. 194-196 West Hampton Avenue. A one-and-one-half-story, frame residence with weatherboard siding and a gable roof, built ca. 1939.
13. 278 West Hampton Avenue. An asymmetrical, one-and-one-half-story, frame residence built 1939.
20. 315 West Hampton Avenue. A one-and-one-half-story, frame residence with a gable roof, gabled dormer and weatherboard siding, built ca. 1940.
22. 303 West Hampton Avenue. A one-story, frame residence built ca. 1954.
34. 525 Peronneau Street. A vacant lot, site of an older house which recently burned.
42. 483 Peronneau St. A small, one-story, frame residence built ca. 1950, with asbestos siding and an L-shaped plan.
45. 471 Peronneau St. A one-and-one-half-story, frame, asbestos-sided, duplex residence built ca. 1950. (photo not included)
47. 461 Peronneau St. A two-story, brick-veneer residence built ca. 1950.
48. 203 West Hampton Avenue. A one-story, brick residence with a gable roof, built ca. 1952.
50. 400-410 S. Hampton Drive. The Alexander Apartments. A two-story, cinder-block apartment complex built in 1956.
51. 460 Hampton Drive. A two-story, frame house built ca. 1911 which has been radically altered with wide aluminum siding and an enclosure of part of the facade's porch.
52. 464 Hampton Drive. A two-and-one-half-story, frame house built ca. 1911 which has been radically altered by the removal of the original facade porch and the reconstruction of the facade with new fenestration and a new porch.
58. 494 S. Hampton Drive. A two-story, frame house built ca. 1927, radically altered with wide aluminum siding, a new porch, and false shutters.
66. 534 S. Hampton Drive. A one-story, frame, bungalow with a hip roof, built ca. 1916. The original weatherboard has been replaced with aluminum siding.
68. 533 S. Hampton Drive. A one-story, frame residence built ca. 1953.

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71. 521 S. Hampton Drive. A one-story, frame residence built in 1914-1915 and substantially remodelled at a later date with synthetic siding and other alterations.
75. 491 S. Hampton Drive. A two-story, frame house with a hip roof, built ca. 1926 and substantially altered at a later date with a new front porch, new fenestration, synthetic siding, and other alterations.
87. 137 W. Hampton Avenue. A two-story, frame residence built ca. 1901 and substantially altered with new windows, composition siding, and other alterations.
90. 150 W. Hampton Avenue. A one-story, frame residence built ca. 1934.
95. S. Spring Street. Undeveloped property.
107. 276 S. Spring Street. A two-story, frame residence with a hip roof, built ca. 1911 and substantially altered with asbestos siding replacing the original weatherboard.
117. 247 Hydrick Street. A two-story, frame house built ca. 1928 and radically altered with asbestos siding, new windows which do not fit the original window frames, and other alterations.
132. 306 Hydrick Street. A one-story, frame bungalow built ca. 1928 and substantially altered at a later date with composition siding and a metal awning across the front porch.
134. 290 Hydrick Street. A one-story, frame bungalow built ca. 1922 which has been altered by the replacement of the original siding with asbestos siding.
138. 270 Hydrick Street. A two-and-one-half-story, frame residence built ca. 1923 with a gabled roof and a one-story porch on the facade. The house has been altered with asbestos siding.
139. Hydrick Street. Undeveloped property, once the site of a house, now vacant.
147. Undeveloped property, S. Hampton Drive.
148. Undeveloped property, S. Spring Street.
149. Undeveloped property, S. Spring Street.
150. Undeveloped property, Hydrick Street.

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The Hampton Heights neighborhood continued to grow and develop through the twentieth century. Several new streets, including Irwin Avenue, Cecil Court, and Timothy Street, were laid out and developed in later years. The neighborhood is still residential in nature with few incompatible buildings.

Architecture:

The Hampton Heights Historic District is a cohesive collection of early twentieth century suburban houses, unified through regular development and by the consistency of materials, setbacks, scale, and composition along its streets. The district is representative of the distinctive natures of two modes of suburban residential development: the upper-middle income, large, isolated, high-style and vernacular houses, of West Hampton Avenue and parts of South Hampton Drive; and the middle-income, smaller, more compact residences of the 1910-1930 period that define Peronneau Street, South Spring Street, and Hydrick Street.

The houses along West Hampton Drive are the older and larger houses built in the emergence of the neighborhood and defining its early character. These are large, frame houses on large lots, and represent a spectrum of early twentieth-century architectural styles. The predominant mode is the Queen Anne and variants on that mode, which were well suited to the frame construction of the region and to the talents of the local builders and carpenters. Foremost among the Queen Anne houses of the district is the William Pinckney Irwin House at 269 West Hampton St. (#24), with its picturesque asymmetrical composition, its polygonal corner tower, its tall hipped roof, and its multiplicity of materials and textures, including patterned metal shingles, bargeboards, carpenter's ornamentation, weatherboarding, corbeled brick chimneys, and louvered shutters. The interplay of solids and voids, with recessed porches, projecting bays, and roof peaks rising above the main mass, is also typical of the Queen Anne style. Many of the other buildings along West Hampton Avenue and South Hampton Drive continue this theme of variegated textures and asymmetrical massing; for example, 461 S. Hampton Drive (#80), with its play of asymmetrical masses and its projecting corner oriels; 229 West Hampton Avenue (#8), with its irregular and picturesque roofline; and both 182 W. Hampton Avenue, #3, and 172 W. Hampton Avenue, #2, with their asymmetrical compositions and elaborate patterns in wooden shingles.

The smaller and later houses that were built along South Spring Street, Hydrick Street, and Peronneau Street are, for the most part, various expressions of the frame bungalow that developed in the early twentieth century as a solid, fashionable, and yet affordable urban and suburban residence for middle-income townspeople. The Hampton Heights bungalows are defined primarily by their vast roofs and deep porches, and by their expression of the ideals of the Craftsman movement that was then popular in architecture and furniture. The Craftsman ideals of "honest" expression of structure and "honest" use of materials were realized by such devices as exposed rafter ends and triangular eaves brackets, the extension of purlins as eaves brackets, and by the functional, non-decorative use of wooden shingles and other sheathing materials. The houses along Hydrick Street and South Spring Street are noteworthy examples of these themes, and, in the solid streets of bungalows, the variant forms and features of the bungalow mode are well expressed.

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The distinctions between the early Queen-Anne inspired houses along West Hampton Avenue and the later Craftsman-inspired bungalows may be seen by comparing the houses at 182 West Hampton Avenue (#3), 290 W. Hampton Avenue (#14), 172 W. Hampton Avenue (#2), and 229 W. Hampton Avenue (#28), wherein wooden shingle sheathing is used as a decorative surface treatment, designed to add diversity and variety to the texture of the houses with such bungalows as those at 302 S. Spring St. (#103), 520 S. Hampton Drive (#63), and 256 Hydrick Street (#141), wherein wooden shingle siding is used as a functional sheathing against the elements.

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Spartanburg city directories, 1890-1930.

FOOTNOTES

¹Fisher, Vivian B. "A Draft of A History of The Hampton Heights Neighborhood" 1981 (Typewritten), pp. 3-5.

²Ibid., pp. 5-34; Sanborn Map Company, Insurance Maps of Spartanburg, S. C. , 1902, 1908, 1912, 1923.

HAMPTON HEIGHTS HISTORIC DISTRICT
Spartanburg, South Carolina

Location Map
not to scale

