United States Department of the Interior National Park Service

Columbia

city, town

National Register of Historic Places Inventory—Nomination Form

For NPS use only

date entered

<u> 1980</u>

South Carolina 29211

state

See instructions in How to Complete National Register Forms Type all entries—complete applicable sections Name Glenn Springs Historic District historic and/or common Location SC 150 and Rich 4. 1 Ed. Along the junction of Glenn Springs - Pacolet Road NA not for publication (S.C. Highway 150) and Rich Hill Road street & number Glenn Springs NA vicinity of city, town South Carolina 045 083 Spartanburg code county code state Classification Category Status **Present Use** Ownership X district public X_ occupied _ agriculture museum X_ private X unoccupied __ building(s) commercial _ park X educational _ structure both _x__ work in progress X private residence _ site **Public Acquisition** Accessible entertainment X_ religious NA in process X yes: restricted ____ scientific _ object _ government NA being considered X__ yes: unrestricted industrial _ transportation <u>X</u> other: vacant military **Owner of Property** Multiple Ownership (see continuation sheet) name street & number city, town **Location of Legal Description** courthouse, registry of deeds, etc. Spartanburg County Courthouse Magnolia Street street & number Spartanburg South Carolina 29301 state city, town Representation in Existing Surveys Inventory of Historic Places in title South Carolina has this property been determined eligible? date 1980 federal X state ___ county ___ local South Carolina Department of Archives and History depository for survey records

7. Description

Condition

X good

x fair

X excellent X deteriorated

___ deteriorated_____ ruins ___ unexposed

Check one
X unaltered
X altered

Check one

X original site

X moved

date see description #1, #9, #12

Describe the present and original (if known) physical appearance

Glenn Springs Historic District in southeast Spartanburg County is the historic nucleus of the small rural community that developed around a popular nineteenth and early twentieth century resort hotel. The district is situated at the junction of the Glenn Springs-Pacolet Road and the Rich Hill Road and includes nineteen historic properties within an area of approximately ninety acres. The buildings are situated in a heavily wooded area of rolling hills and little development. The nominated property includes the site of the mineral springs, the site of the Glenn Springs Hotel, and a pavilion associated with the resort. Other properties within the district are several residences, two boarding houses, the ruins of a residence, a store, a post office, two churches, and a cemetery, as well as several outbuildings. The buildings in the Glenn Springs Historic District date from the early nineteenth century to the early twentieth century. Very few modern buildings have been constructed in this part of Glenn Springs, and the late nineteenthearly twentieth century integrity of the community is intact.

ADDITIONAL INFORMATION:

Key buildings defining the historic character of the district:

- 2. Charlie Zimmerman House (S.C. Highway 150). A large two-story, frame house built by the son of John Zimmerman ca. 1890. The house has elements of Queen Anne design, including a projecting polygonal bay on the left side of the facade, a one- and two-tier porch of asymmetrical design, and an irregular, picturesque massing. The integrity of the house has been compromised somewhat by the application of aluminum siding.
- 3. John C. Zimmerman House (S.C. Highway 150). This large two-story, frame house was built ca. 1854. The building has a U-shaped plan with large two-tier porticos on both the northeast and northwest elevations. These porticos are centered on identical three-bay elevations and have four stuccoed Doric columns on each tier. The entrances on each tier of each elevation have transoms and sidelights. Windows have paired four-over-four sash and louvered shutters. The metal downspouts feature the date 1854 and a star motif. The entrance hall on the west has a double staircase. To the northwest of the house is a brick wellhouse with stuccoed brick arches.
- 4. Calvary Protestant Episcopal Church (S.C. Highway 150). A small frame, Carpenter Gothic church building constructed in 1897 to replace an earlier building. The design of the church is attributed to the Reverend John D. McCullough, who was the first minister at Glenn Springs and who designed numerous other church buildings around the state. The church is sheathed in vertical board-and-batten siding and features pierced vergeboards in the gable ends of the steeply pitched roof. A small entrance porch on the northeast side of the building has a similar vergeboard. The nave is five bays long with single lancet windows in each bay. A tripartite window and a rose window are in the northwest elevation. The roofing is patterned metal shingles. Celtic crosses are located on the east and west ends of the roof ridge. The interior of the church has exposed roof trusses and a carved altar.
- 14. Site of Glenn Springs Hotel. The Glenn Springs Hotel was a vast, two-story, frame building, said to have been constructed ca. 1840 and expanded many times. The hotel was completely destroyed by fire in 1941. The site is heavily overgrown with no visible remnants of the building.

8. Significance

Period prehistoric 1400–1499 1500–1599 1600–1699 1700–1799X 1800–1899X 1900–	Areas of Significance—C archeology-prehistoric agriculture X architecture art commerce communications	heck and justify below	landscape architecture law literature military music t philosophy politics/government	e religion science sculpture social/ humanitarian theater transportation other (specify) SOCiety/custom
Specific dates	NA	Builder/Architect	NΑ	. •

Statement of Significance (in one paragraph)

Glenn Springs Historic District is located in the community of Glenn Springs, which is situated in the foothills of the Blue Ridge Mountains in rural Spartanburg County, South Carolina. The district contains nineteen properties, including several residences, two boarding houses, the ruins of a residence, two churches, a store, a post office, a pavilion, a cemetery, and the site of the Glenn Springs Hotel, located in a tree-shaded setting. Historically, the district represents the nineteenth and early twentieth century development of Glenn Springs as a health resort and the community which grew up around it. Several buildings in the district are of local architectural significance as well, representing various vernacular and high style modes of the nineteenth and early twentieth centuries.

ADDITIONAL INFORMATION:

The history of the Glenn Springs community focuses around the reputation of the mineral springs for their medicinal value and the related development of a resort hotel. At least by the early nineteenth century, the waters of Glenn Springs, which was then called Sulphur Spring, were believed to help cure maladies such as rheumatism and agues. In 1827 John B. Glenn purchased a 723-acre tract of land which included the springs, and according to tradition, he opened an inn and built several log cabins to rent near the spring. The area became known as Glenn's Spring or Glenns Springs and eventually Glenn Springs. 3

The Glenn Springs Company purchased the land from Glenn and was granted a charter in 1837. Dr. Maurice A. Moore, a Union District planter, was a prominent member of the company. The Glenn Springs Company constructed a large wood frame hotel with landscaped grounds and cottages which opened ca. 1838. The venture was unsuccessful, and the property was sold at a sheriff's sale in February 1842.

John C. Zimmerman purchased a partial interest in the property in 1842; he obtained full ownership in 1844 and managed the hotel until ca. 1853. Ownership of the Glenn Springs Hotel subsequently changed hands numerous times. With the development of the hotel, Glenn Springs became a fashionable upcountry resort frequented by South Carolina politicians, educators, soldiers, planters, and their families. Arriving on 29 August 1860, Samuel Edward Burges reported that there were seventy or eighty guests at Glenn Springs. His days were spent "loafing" in the store and billiard room, playing ten pins, and making walks to the springs; tableaux were presented after dinner.

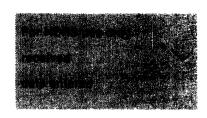
By the 1860s a community had grown up around the hotel. ¹⁰ According to tradition, Maurice Moore had moved a house (Cedar Grove, #9) to the area around the time the Glenn Springs Company was formed; he continued to live in the community after the company was liquidated. ¹¹ In 1842 John Zimmerman and the other owners of the Glenn Springs property, in an effort to increase the value of the tract, had decided to build a school to encourage families with children to purchase lots and settle there. Several lots were sold and a school building was constructed. Zimmerman had purchased a three-acre lot in 1842 and had built his fine

9. Major Bibliographical References

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organization	S.C. Depart	ment of Archives &	History	date Ju	ly 20, 1982	
street & nur	mber 1430 Sen	ate Street		telephone (803) 758-5816	5
city or town	Columbia			state So	outh Carolina	a 29211
12. S	tate Hi	storic Pres	ervation	n Office	r Certif	ication
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Chief of	Registration					

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PROPERTY OWNERS

McFarlane L. Cates, Jr. Box 5628 Spartanburg, S.C. 29304

Spartanburg Boys' Home 401 Pacolet Road Glenn Springs S.C. 29347

Carolyn Brown Est. General Delivery Glenn Springs, S.C. 29347

Sadie J. Hayes et al. Route 11, Box 473 Spartanburg, S.C. 29302

George H. McCain, Jr. 581 Down Drive Columbia, S.C. 29169

Calvary Presbyterian Church Rich Hill Road Pauline, S.C. 29374

J.L. and G.W. Peake Route 1 Pauline, S.C. 29374

Louise Jackson Post Office Box 45 Pauline, S.C. 29374

Glenn B. Boggs, II P.O. Box 13 Pauline, S.C. 29374

Harold F. and Meredith A. Sears Rt. 4, Box 123-X Spartanburg, S.C. 29302

James T. and Joretta Seals Gilbert Box 115 Pauline, S.C. 29374

DuPre W. Gregory Route 1, Box 58 Pauline, S.C. 29374

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Calvary Episcopal Church Glenn Springs Road Pauline, S.C. 29374

Florine C. Simpson Glenn Springs, S.C. 29347

Eloise G. Johns Route 4, Box 122-A Spartanburg, S.C. 29302

Edith B. Thornton Route 4 Spartanburg, S.C. 29302

Joseph M. and Beverly B. Shelton Route 1 Pauline, S.C. 29374

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15. Presbyterian Church (Rich Hill Road). A small T-shaped church built of molded concrete blocks ca. 1910. A square bell tower with an entrance at its base rises at the junction of the nave and its transept. The entrance, the windows of the church, and the apertures of the bell tower all have peaked concrete lintels with keystones suggesting Gothic pointed arches. Quoins along the corners of the bell tower are of contrasting rusticated concrete block. The building has standing-seam metal roofing. The church has been abandoned for many years and is in poor condition.

Other properties contributing to the historic character of the district:

- 6. Wooded property, undeveloped.
- 8. Caspar Simpson House (S.C. Highway 150). A small one-story, frame bungalow, built ca. 1915, with a hip roof sheltering the house and a porch on the facade. Shingled piers carry the roof over the porch. The facade is three bays with a central entrance having transom and sidelights. Two brick chimneys and a shed-roofed dormer pierce the roof.
- 9. Cedar Grove (S.C. Highway 150). A large two-story, frame house, believed to have been built ca. 1800 and moved to its present location ca. 1837. The house has a five-bay facade with flushboard sheathing on the first story facade and weatherboard elsewhere. The central entrance has six-over-six sidelights and an elliptical fanlight. Window sash is nine-over-nine. The house has a single-pile, central-hall plan with a one-story, shed-roofed rear ell. Restoration of the house is in progress.
- 10. Paul C. Simpson House (S.C. Highway 150). A two-story, weatherboarded, frame house built ca. 1911. The house has a square plan with a hip roof and a one-story porch wrapping around the facade and the left and right elevations. A recessed porch with ornamental brackets is centered in the second story of the facade. A hip-roofed dormer and two chimneys with corbeled caps pierce the roof. A one-story, polygonal bay projects from the right (east) elevation. Window sash is one-over-one. The house is currently undergoing restoration.
- 11. Cates House ruins (S.C. Highway 150). The ruins of the house and outbuildings built for Robert Allen Cates in the mid-nineteenth century and destroyed by fire in 1978. The site now has three brick chimney stacks and the raised brick foundation of the main house and parts of the semicircular brick arches of the well house. An early one-story, frame outbuilding survives in deteriorating condition. The site also includes cut granite fence posts and an iron water tower.
- 12. Glenn Springs Post Office (intersection of Rich Hill Road and S.C. Highway 150). A small one-story, frame building with weatherboard siding and a pedimented front door. The building dates from ca. 1900. It has recently been relocated from its original site near the hotel to a new site across the road.
- 13. Cates Store (Rich Hill Road). A two-story, frame building that was built ca. 1885 and used as a community store in the late nineteenth century. The building has a two-story main block and a one-story rear ell. A one-story, hip-roofed porch spans the facade.

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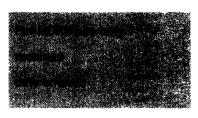
The building is sheathed in weatherboard and has a standing-seam metal roof. The store building is currently used as a hay barn and is in an advanced state of deterioration.

- 16. Pavilion and mineral spring site (Rich Hill Road). An octagonal, frame pavilion built near the site of the spring that provided the Glenn Springs Mineral Water. The pavilion, originally built in the late nineteenth century, has been adapted for use by the Spartanburg Boy's Home. An adjacent building serving as administrative offices for the home originally housed an electrical generating plant for the Glenn Springs Hotel. The sides of the pavilion were originally open, but have been closed in.
- 18. Calvary Episcopal Cemetery (Rich Hill Road). This three-acre site contains enclosed family and individual burial plots of many early Glenn Springs residents. Graves dating from the nineteenth century include members of the Cates and Zimmerman families.
- 19. Undeveloped woodlands.
- 20. Undeveloped woodlands.
- 21. Smoak House (Rich Hill Road). A large two-story, frame house with numerous additions, which was built ca. 1890. The main block of the house and a two-story rear ell have weatherboard siding, hip roofs sheathed in patterned metal shingles, and six-over-six window sash. A one-story kitchen wing extends from the rear ell. The facade includes a partially collapsed, two-tier pedimented portico with flanking one-story porches. Other buildings associated with the Smoak boarding house and located on the property include a two-story frame addition and a stock barn. All of the buildings are unoccupied and in varying degrees of deterioration.
- 22. Burroughs House (Rich Hill Road). A frame, two-story residence, constructed in the early nineteenth century, with a gable roof and a one-story porch across the facade. The house has weatherboard siding and nine-over-six window sash. The right side of the porch has been enclosed and connected to a rear ell.
- 23. Holliday House (Rich Hill Road). A two-story, frame farmhouse with a tall hip roof and weatherboard siding, built ca. 1910. The house has a three-bay facade with a one-story, hip-roofed porch, two-over-two sash, and sheet-metal roofing. A one-story ell is on the rear.

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

- 1. Log jail. A small, single-room building of squared logs with halved joints. The building was moved to its present location in recent years and is believed to have been a jail. The building is of unknown age and compromised integrity.
- 5. Calvary Protestant Episcopal Church Parish House (S.C. Highway 150). A rectangular, frame building built in 1961 near the Episcopal Church. The building has board-and-batten siding and a steep gable roof.

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- 7. Modern House (S.C. Highway 150). A one-story, frame house with asbestos siding and a projecting gabled ell containing the entrance on the front. The house was built ca. 1940.
- 17. Modern House (Rich Hill Road). A small one-story, frame house built ca. 1940. The house has shiplap siding, a gable roof, and an addition on the left side which includes the entrance.

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Greek Revival house ca. 1854 (#3). 12 There was also a store, a post office, and an Episcopal church. 13

In the late nineteenth century Glenn Springs, which included a large frame hotel with sixty sleeping compartments in addition to ten cottages, continued to be a popular resort. On 27 August 1884 Maj. John P. Kinard of Newberry reported that there were about "250 [guests] of all sorts, old and young, and many distinguished gentlemen and ladies of this and other States." The hotel register for the years 1895-1897 reveals that, although most guests were from South Carolina, the clientele included visitors from Virginia, West Virginia, North Carolina, Maryland, Texas, Michigan, and Washington, D.C. Guests made early morning and late afternoon strolls to the spring (Pavilion and mineral spring site, #16). There were also amusements such as billiards, ten pins, croquet, cards, and dances. 17

During this period a bottling plant was constructed and mineral water was shipped and sold commercially. Advertisements reported that the water could cure

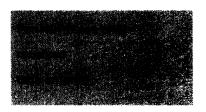
Dyspepsia, Liver Complaint, Chronic Heptatitis, Jaundice, Torpor of Liver, and general debility following upon malarial diseases: Dropsy, Diarrhoea, Dysentery, Constipation, Hemorrhoids, Uterine, Renal and Cystic Diseases, Haematuria, Rheumatism, and Catamenial Derangement. 18

By the early twentieth century the town of Glenn Springs remained a small village with less than 200 inhabitants. PRobert Allen Cates, who had managed a billiard table and ten pin alley at the resort as well as served as postmaster, owned a store (Cates Store, #3) near the hotel. A new Episcopal church had been constructed in 1897 (Calvary Protestant Episcopal Church, #4). A post office had been built ca. 1900 (Glenn Springs Post Office, #12). The Smoak House (#21), ca. 1890, and the Holliday House (#23), ca. 1910, were among the residences which served as boarding houses for visitors to the springs. Several residences (Caspar Simpson House, #8; Paul C. Simpson House, #10; Burroughs House, #22; Charlie Zimmerman House, #2) and a new Presbyterian Church (#15) were built in the vicinity of the hotel in the late nineteenth or early twentieth century.

After World War I, with the introduction of the automobile and the development of modern highways, the hotel declined in the number of visitors and prestige. The building had been condemned and was vacant when it was completely destroyed by fire in July 1941.21

ARCHITECTURE: Several buildings in the Glenn Springs Historic District are of local and regional architectural significance. The Calvary Protestant Episcopal Church (#4) is a noteworthy specimen of Carpenter Gothic design, a variant of the Gothic Revival based on wooden construction and carpenter's ornamentation. This church is one of several such buildings across the state whose design is credited to the Rev. John D. McCullough.22 The Presbyterian Church (#15) is a later building interpreting the Gothic Revival style in a different medium, that of cast concrete blocks simulating stone. Several of the larger houses in the district, including the John C. Zimmerman House (#3) and the Charlie Zimmerman House (#2) reflect in their size and scale the importance of their owners in the community. The John C. Zimmerman House has two noteworthy Greek Revival porticos

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with massive Greek Doric columns in two tiers. Other buildings in the Glenn Springs Historic District reflect the various vernacular building modes common through South Carolina's history, ranging from the ubiquitous single-pile, central-hall farmhouse (Burroughs House, #22; Cates Store, #13; Cedar Grove, #9) to the double-pile, central-hall farmhouse (Holliday House, #23; Smoak House, #21) to the twentieth century bungalow (Caspar Simpson House, #8).

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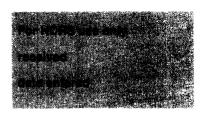
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 - ⁴Book X, p. 239, Spartanburg Records of Mesne Conveyance; McCord, p. 457.
- $^5\mbox{Means}$, p. 24; Mrs. T. Sumter Means was the daughter of Dr. Maurice A. Moore.
- ⁶Book X, p. 239, Spartanburg Records of Mesne Conveyance; Spartanburg County Equity Papers, Box 26, Pkg. 5, South Carolina Department of Archives and History.
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- ⁸Brewster, pp. 79-80; "Letters From John C. Calhoun to Francis W. Pickens," <u>South Carolina Historical Magazine</u> 7 (January 1906): 15; "Diary of John Berkeley Grimball, 1858-1865," <u>South Carolina Historical Magazine</u> 56 (January 1955): 8-30.
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- 13 Chadwick, p. 142; List of Post Offices in South Carolina in 1865, South Carolina Department of Archives and History; Brewster, pp. 80-81; Means, pp. 26-27.
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