

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY NAME: Converse Heights Historic District

MULTIPLE NAME:

STATE & COUNTY: SOUTH CAROLINA, Spartanburg

DATE RECEIVED: 3/07/14 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 4/23/14  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 07001021

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

\_\_\_ACCEPT \_\_\_RETURN \_\_\_REJECT \_\_\_\_\_DATE

ABSTRACT/SUMMARY COMMENTS:

**Additional Documentation Approved**

RECOM./CRITERIA Accept

REVIEWER Edson Beall

DISCIPLINE History

TELEPHONE \_\_\_\_\_

DATE 4.21.14

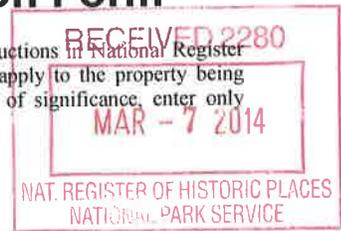
DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.



### 1. Name of Property

Historic name: Converse Heights Historic District (Amended)

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

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

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

N/A

### 2. Location

Street & number: SE of E. Main St. and NE of Pine St., containing properties along portions of Clifton, Connecticut, & Glendalyn Aves., Hale & Maple Sts., Mills Ave., Norwood St., Otis Blvd., Palmetto, Plume, Poplar, & Rutledge Sts., S. Fairview Ave. and Woodland St.

City or town: Spartanburg State: South Carolina County: Spartanburg

Not For Publication:  Vicinity:

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this x nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

\_\_\_ national \_\_\_ statewide x local

Applicable National Register Criteria:

x A \_\_\_ B x C \_\_\_ D

		<u>3/3/2014</u>
Signature of certifying official/Title:		Date
<u>Elizabeth M. Johnson, Deputy SHPO, South Carolina Department of Archives and History</u>		
State or Federal agency/bureau or Tribal Government		
In my opinion, the property ___ meets ___ does not meet the National Register criteria.		
Signature of commenting official:		Date
Title :		State or Federal agency/bureau or Tribal Government

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

**National Register of Historic Places Continuation Sheet**

Name of Property  
Converse Heights Historic District (Amended)

County and State Spartanburg, South Carolina

Name of multiple property listing (if applicable)

Section number 7 Page 60a

The Converse Heights Historic District was listed in the National Register of Historic Places on September 25, 2007, and consists of a collection of over 460 historic residences constructed between ca. 1900 and ca. 1950. One residence, located at 268 Connecticut Avenue [corner of Norwood Street], in the city of Spartanburg, the county seat of Spartanburg County, South Carolina, is within the boundaries of the Converse Heights Historic District, but was categorized as noncontributing when the National Register nomination was prepared in 2007. The house at 268 Connecticut Avenue (#6 in the inventory of non-contributing properties) was thought at the time to have been altered extensively; however, in 2010 the owner brought to the attention of the State Historic Preservation Office staff that the house was essentially intact from its time of construction, with only a poorly designed and executed, non-historic side porch enclosure by a previous owner. The following property should be deleted from the Non-Contributing Properties inventory #6, and added to the inventory of Contributing properties, with inventory # 463:

**Ben Hill Brown House, 268 Connecticut Avenue**

Constructed of brick laid in an American or common bond variant on the first level, the house at 268 Connecticut Avenue is either of frame construction clad with stucco or masonry construction clad with stucco on the second level. The steeply-pitched lateral gabled roof is clad with original variagated-gray Virginia slates and features a central projecting entry gable on the façade [northeast] elevation and two large gabled ell extensions to the rear [southwest elevation]. The rear slope of the main roof, between what appear to be rear ells, extends at a more gradual slope – a feature that is likely a stylistic architectural device to disguise the actual depth of the main block of the house. The design achieved the visual characteristics of a single-pile Tudor revival based upon its historical antecedents while encompassing a double-pile square footage. Slightly projecting end chimneys with slate-clad steeply-pitched shoulders rise above the roofline at the side gables' peaks. Quarter round windows flank each chimney in the gables. The façade's central projecting gable features a shallow projecting entry portal with cantilevered copper-clad belcast hood that contains a recessed, single-leaf wood plank door with strap hinges, a four-pane, fixed leaded glass window, and a five-light transom. To either side of the entry portal are twelve-light, wood-framed casement window sidelights with chevron-patterned brick underpanels. The house's façade is balanced symmetrically with triple twelve-over-twelve light, double-hung sash windows with louvered wood shutters to either side of the entry. The façade's upper level features a paired, six-over-six, double-hung sash window with louvered wood shutters above the entry, and flanking tripartite windows [six-over-six light central window with flanking four-over-four light windows] with louvered wood shutters. The roof features copper gutters with copper scupper boxes and downspouts. Extending from the southeast gable end elevation at that end of the façade is a porte cochere, and from the northwest gable end elevation at that end of the façade is a porch [now enclosed]. Each of these extensions is supported by three

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piers with simple brackets at each of the two outer corners and corresponding pilaster piers with brackets at the end wall of the house. A slat-panelled balustrade surrounds the roof of each. The architectural features of the side porch are still expressed in spite of the enclosure. To the rear (west) of the house is a modern swimming pool, a non-contributing structure on the property.

Built in 1924-25 for Ben Hill Brown (1882-1944), former state legislator and mayor of Spartanburg, and his wife, Clara Twitty Colcock Brown, this substantial period revival house with Tudor Revival architectural elements was designed by Lockwood, Greene & Company, well-known for its design and construction of textile mills throughout New England and the South and whose southern regional headquarters had just been relocated from Atlanta to Spartanburg's newly-built, and Lockwood, Greene & Company-designed, Montgomery Building at 187 North Church Street (listed in the National Register on May 25, 2011).<sup>1</sup> Brown, a prominent local attorney who had a successful career of public, civic, and community service, was elected to the South Carolina House of Representatives from Spartanburg in 1908 and served until 1912. During the First World War he supported the war effort through many local patriotic organizations, serving as chairman of the Spartanburg County Council of Defense, War Savings Committee, and War Industries Board. He was president of the Wofford College alumni association, served on the board of trustees of Converse College, the board of directors of the Cowpens Mills, the board of the Spartanburg Chamber of Commerce, and was a member of a number of fraternal organizations. He was elected mayor of Spartanburg in 1925, at about the time he built this house, and was re-elected to serve until 1933. Under his leadership as mayor the city of Spartanburg opened South Carolina's first commercial airport in 1927 and, to much fanfare, hosted famed aviator Charles A. Lindbergh, who flew his "Spirit of St. Louis" into that airport on October 12, 1927. Local tradition holds that Brown hosted Lindbergh in his relatively new home at 268 Connecticut Avenue. The house, built at a cost of approximately \$30,000, remained in Brown's ownership until 1930. Subsequent owners during the historic period included John Dean McCravy and Alvin H. Wells. In 1946, Lt. John Adger Law, Jr. (1907-1980), son of Saxon Mills owner, John Adger Law, purchased the house, and remained there until 1964, when Norman C. Armitage and his wife, Constance Dean Armitage, both by then well known in the Olympic sport of fencing, acquired it. The

<sup>1</sup> John E. Wells and Robert E. Dalton, *The South Carolina Architects, 1885-1935: A Biographical Dictionary* (Richmond, VA: New South Architectural Press, 1992), pp. 110-111; Yates Snowden, ed., *History of South Carolina, Volume III, Illustrated* (Chicago and New York: The Lewis Publishing Company, 1920), pp. 214-215; David Duncan Wallace, *The History of South Carolina, Biographical Volume IV* (New York: The American Historical Society, Inc., 1934), pp. 161-162; Walter B. Edgar, ed. *Biographical Directory of the South Carolina House of Representatives, Volume I: Session Lists, 1692-1973* (Columbia, SC: University of South Carolina PRes, 1974), pp. 491-498; Death Certificate, Ben Hill Brown, June 29, 1944 (filed July 10, 1944) Bureau of Vital Records, South Carolina Department of Health and Environmental Control, Columbia, South Carolina; National Register Files, State Historic Preservation Office, South Carolina Department of Archives and History, Columbia, South Carolina.

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**National Register of Historic Places Continuation Sheet**

Name of Property

Converse Heights Historic District (Amended)

County and State

Spartanburg, South Carolina

Name of multiple property listing (if applicable)

Section number 7 Page 60c

house was owned by several other families from the 1980s to 2007 when the current owners, Henry Fritz Butehorn and Lori J. Butehorn, purchased it.

The house is a relatively rare and intact example of the residential work of the firm of Lockwood, Greene & Company, much better known for its prolific generation of designs for textile mill and other industrial and institutional buildings and complexes throughout New England and the South. Amos D. Lockwood or his firm, Lockwood, Greene & Company, founded with Stephen Greene, and John W. Danielson in Providence, Rhode Island, in 1882, engineered, designed, and built over fifty cotton mills in South Carolina between 1873 and 1911. The firm, which maintained offices in Boston, Charlotte, and Atlanta, as well as Greenville and Spartanburg, South Carolina, introduced the New England prototype textile mill in South Carolina. Many of their textile mill complexes included the villages with numerous examples of operative housing, but the firm's records show few individual residential commissions. There are four other known residential commissions in Spartanburg, at or about the same time as the Ben Hill Brown House, that were handled by Lockwood, Greene & Company. They are the Henry J. Blackford Residence on Connecticut Avenue (1924), and the James Chapman, the R.F.H. Chapman, and the Dr. L.J. Blake Residences, all in a "group estate" on Plume Street in Converse Heights.

Converse Heights Historic District (Amended)  
Name of Property

Spartanburg County, SC  
County and State

### Photographs

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

### Photo Log

Name of Property: Ben Hill Brown House, 268 Connecticut Avenue  
Converse Heights Historic District (Amended)

City or Vicinity: Spartanburg

County: Spartanburg

State: South Carolina

Photographer: Glen B. Boggs, AIA  
PO Box 13  
Pauline, SC 29374

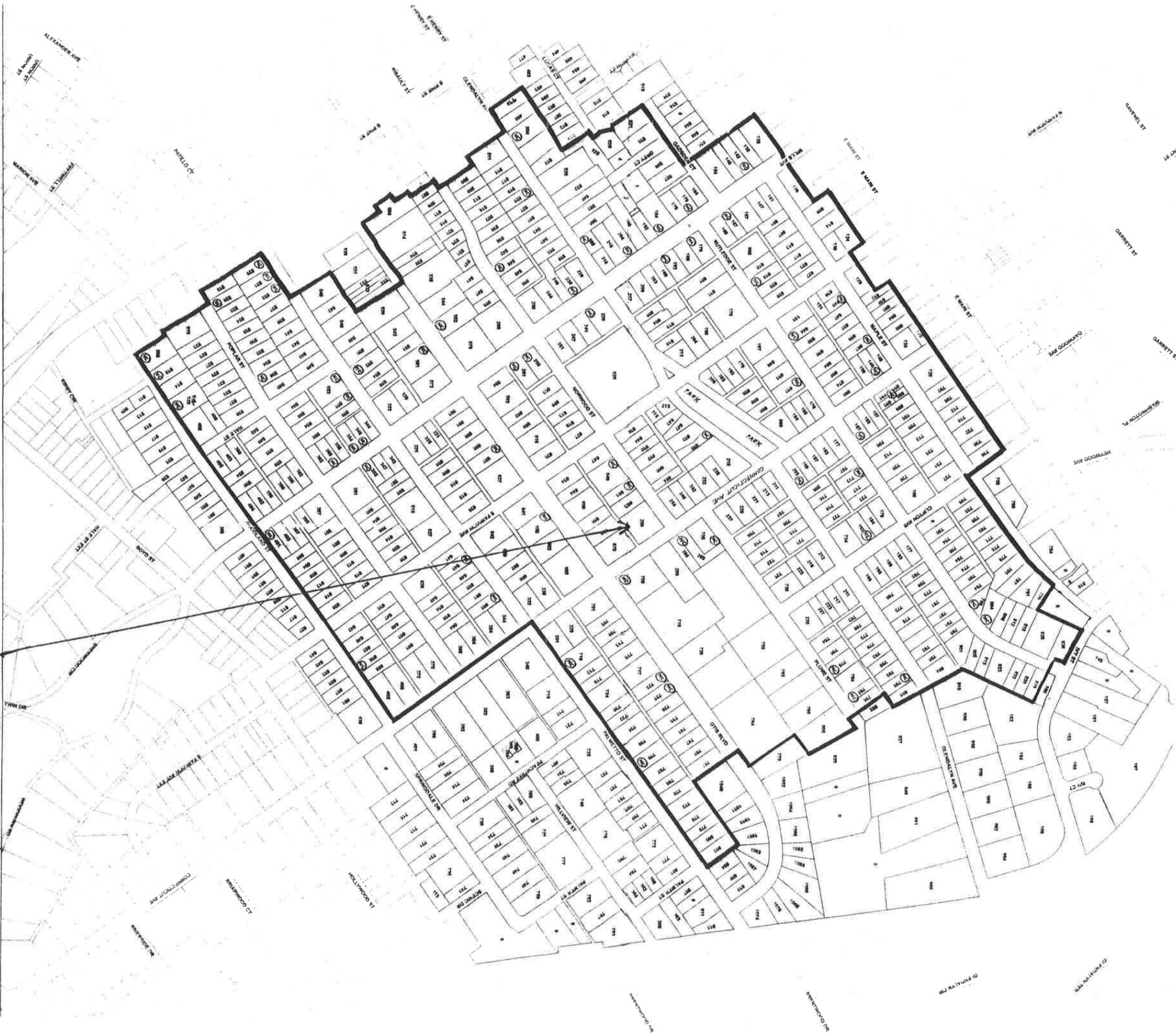
Date Photographed: 2/27/12

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

- 1 of 3. Facade (East elevation)
- 2 of 3. South elevation
- 3 of 3. Northwest oblique of rear ell and pool house

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

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



**Converse Heights Historic District (Amended)**

**NC** NONCONFORMING PROPERTY

Ben Hill Brown House  
268 Connecticut Avenue  
Contributing Property







