

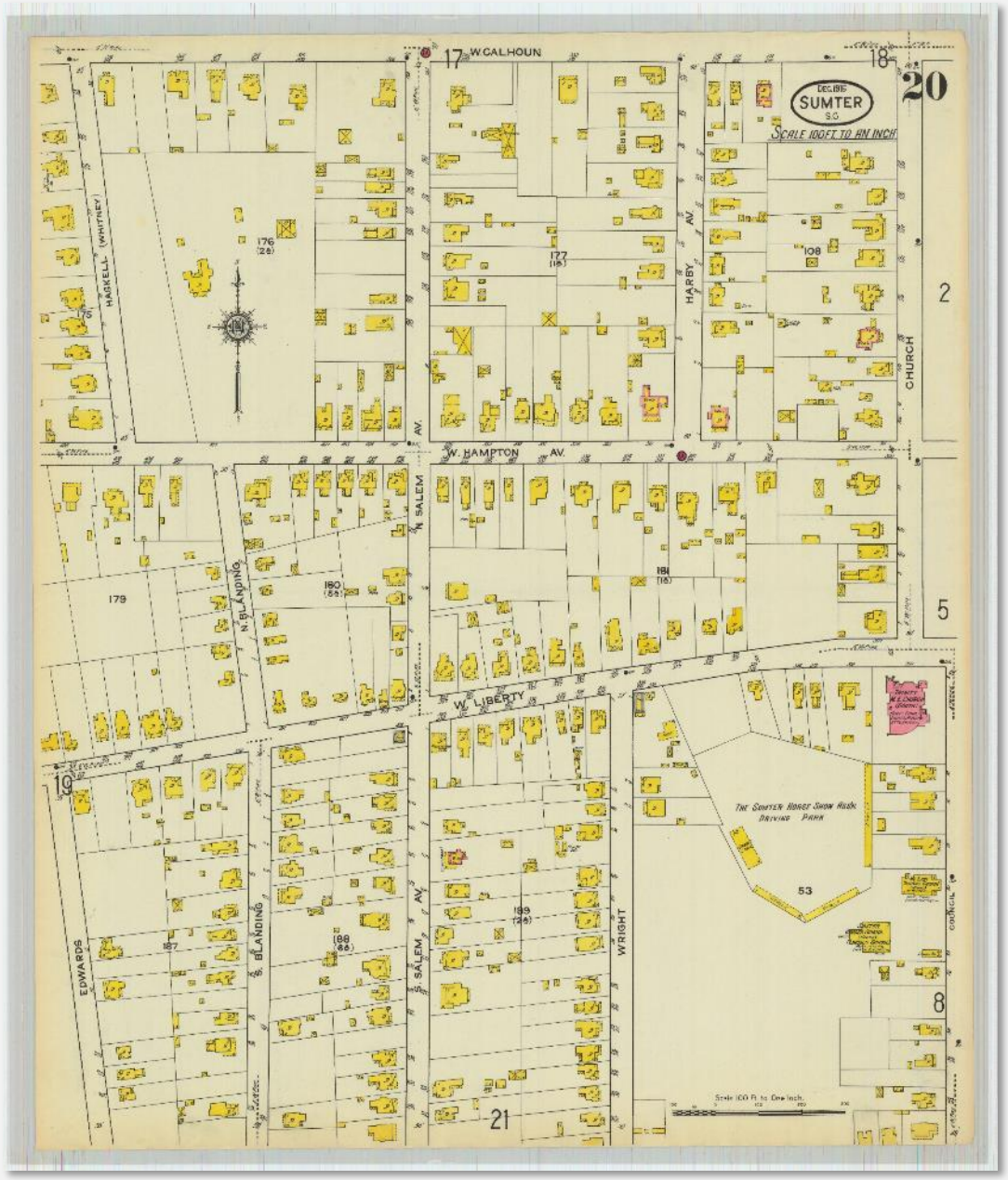
Historic Resources Survey

WESTEND, GREATER HAMPTON PARK, AND MASON CROFT

CITY OF Sumter SOUTH CAROLINA

In partnership with

wla STUDIO



1915 Sanborn Map of Sumter

What is a Historic Resources Survey?

A Historic Resources Survey is a process of systematically ***identifying, researching, and documenting properties that reflect important themes in a city's growth and development,*** such as architecture, city planning, social history, politics, industry, transportation, commerce, and entertainment.

The Survey ***identifies, records, and evaluates*** extant historic properties in the City of Sumter.

Uses of survey data include:

- **Community Plan Updates**
- **Zoning Decisions and Plan Approval**
- **Cultural Tourism**
- **Historic District and Site Designation**










Left Oblique



Front Facade



Right Oblique

Standard documentation for historic resources involves a photograph of the front façade, as well as photographs of left and right obliques (as vegetation and topography allow).



Large rectangular vent in front facing gable

Decorative porch brackets

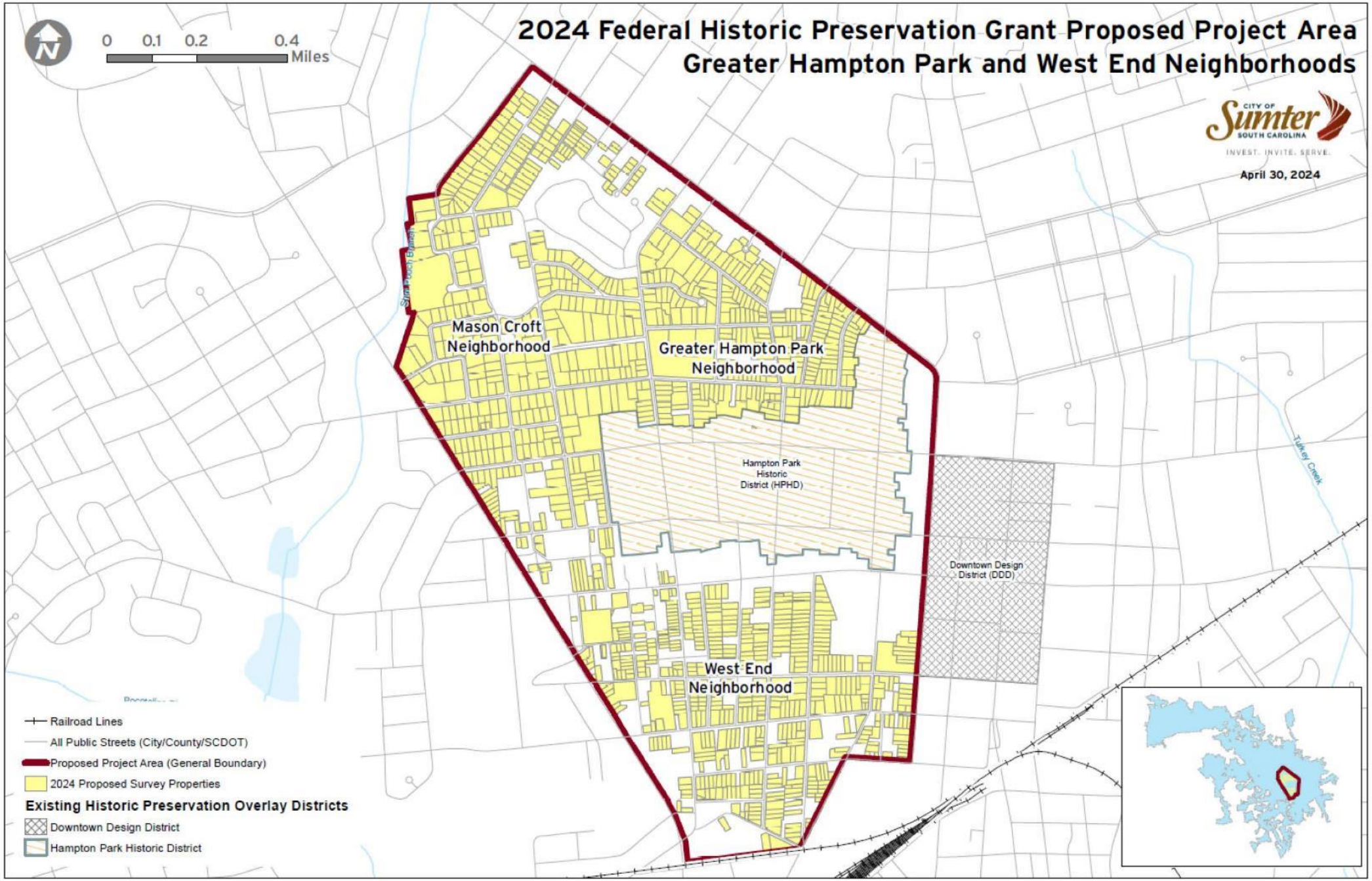
Transom light above main entrance

Residential building converted to commercial use

Original windows and decorative window trim

Brick pier foundation with brick screen infill

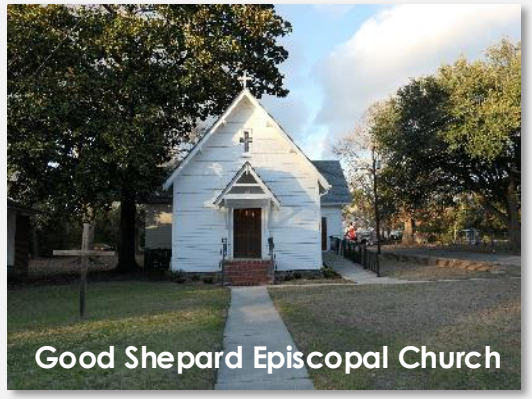
Queen Anne Cottage
ca. 1900


2024 Federal Historic Preservation Grant Proposed Project Area
Greater Hampton Park and West End Neighborhoods
CITY OF Sumter SOUTH CAROLINA
INVEST. INVITE. SERVE.
April 30, 2024
0 0.1 0.2 0.4 Miles
Mason Croft Neighborhood
Greater Hampton Park Neighborhood
Hampton Park Historic District (HPHD)
Downtown Design District (DDD)
West End Neighborhood
Turkey Creek
Railroad Lines
All Public Streets (City/County/SCDOT)
Proposed Project Area (General Boundary)
2024 Proposed Survey Properties
Existing Historic Preservation Overlay Districts
Downtown Design District
Hampton Park Historic District

Individually Eligible

- **Good Shepherd Episcopal Church** (401 Dingle St)
- **Henry Haynsworth House** (41 Haynsworth St)
- **Liberty Street School** (15 School St)
- **Mount Vernon Inn** (2 Broad St)
- **Williams-Brice House & Sumter Museum** (122 N Washington St)
- **C. H. Bracey Tourist Home** (210 W Oakland Ave)


Henry Haynsworth House


Good Shepard Episcopal Church


Liberty Street School


Mount Vernon Inn


Williams-Bruce House & Sumter Museum


C.H. Bracey Tourist Home

Good Shepherd Episcopal Church

- Established by Dr. Charles Wainwright Birnie in 1913.
- Built in 1919 using repurposed materials from St. John's Chapel, a former church for enslaved people on Cherry Vale Plantation.
- Good Shepherd Episcopal Church is eligible for listing in the NRHP under Criterion C, in the area of Architecture, as a good representative example of Folk Victorian architecture.
- May also be eligible under Criterion A, in the areas of Social History, Religion, and Black History.



Henry Haynsworth House

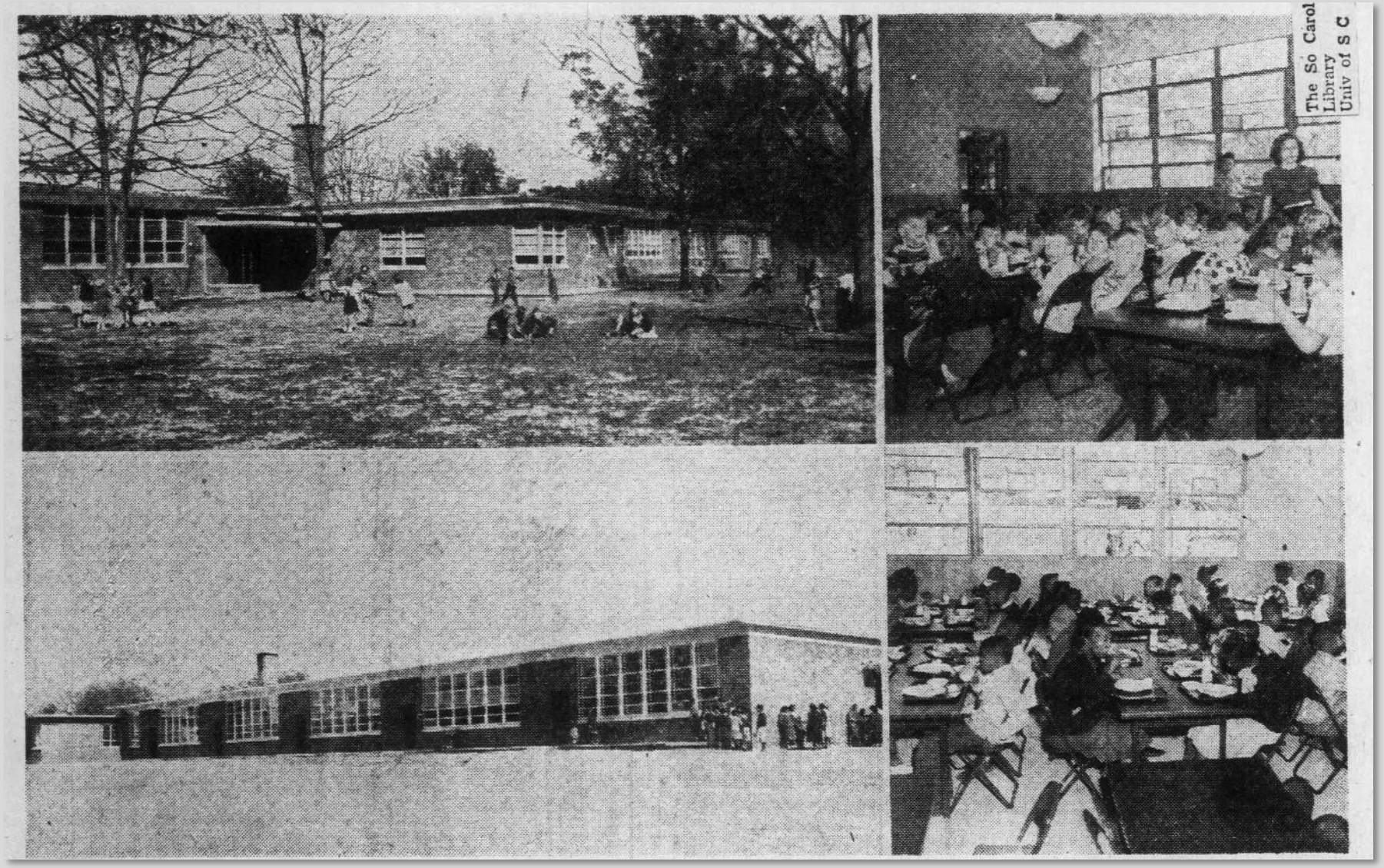
- Built c. 1845 for Postmaster Henry Haynsworth.
- Converted to the Salvation Army Children's Home during the Great Depression, housing orphaned, sick, and impoverished children.
- Eligible for listing in the NRHP under Criterion C, in the area of Architecture, as a good example of a vernacular Georgian house.
- May also be eligible under Criterion A, in the area of Social History, for its use as a Children's Home during the Great Depression.



Liberty Street School

- Built in 1949 as a segregated elementary school for Black students, alongside the Willow Drive School, which was for white students.
- Eligible for listing in the NRHP under Criterion A, in the areas of Education and Black History.





Both schools were exceptionally modern for the time, and the Liberty Street School may also be eligible under Criterion C, in the area of Architecture, as a good example of modern, mid-20th century school architecture.

Mount Vernon Inn

- Built c. 1955 during a nationwide wave of roadside motel construction.
- Colonial Revival style motels modeled on Mount Vernon, George Washington's home, were particularly popular.
- Eligible for listing under Criterion C, in the area of Architecture, as a good example of mid-20th century roadside motel architecture, specifically the trend of replicating Mount Vernon.



Williams-Brice House & Sumter Museum

- Built ca. 1916. Oliver Lafayette "O.L." Williams, founder of Williams Furniture Company, moved into the home with his family in 1922.
- The property features gardens designed by landscape architect Robert E. Marvin.
- Eligible for listing in the NRHP under Criterion A, in the area of Architecture, as a good example of 20th century Colonial Revival architecture.
- May be eligible for listing under Criterion B, for the building's association with the life and work of O.L. Williams.
- May also be eligible under Criterion C, in the area of Landscape Architecture, as well as Criterion A, in the area of Conservation.



Mrs. C.H. Bracey's Tourist Home

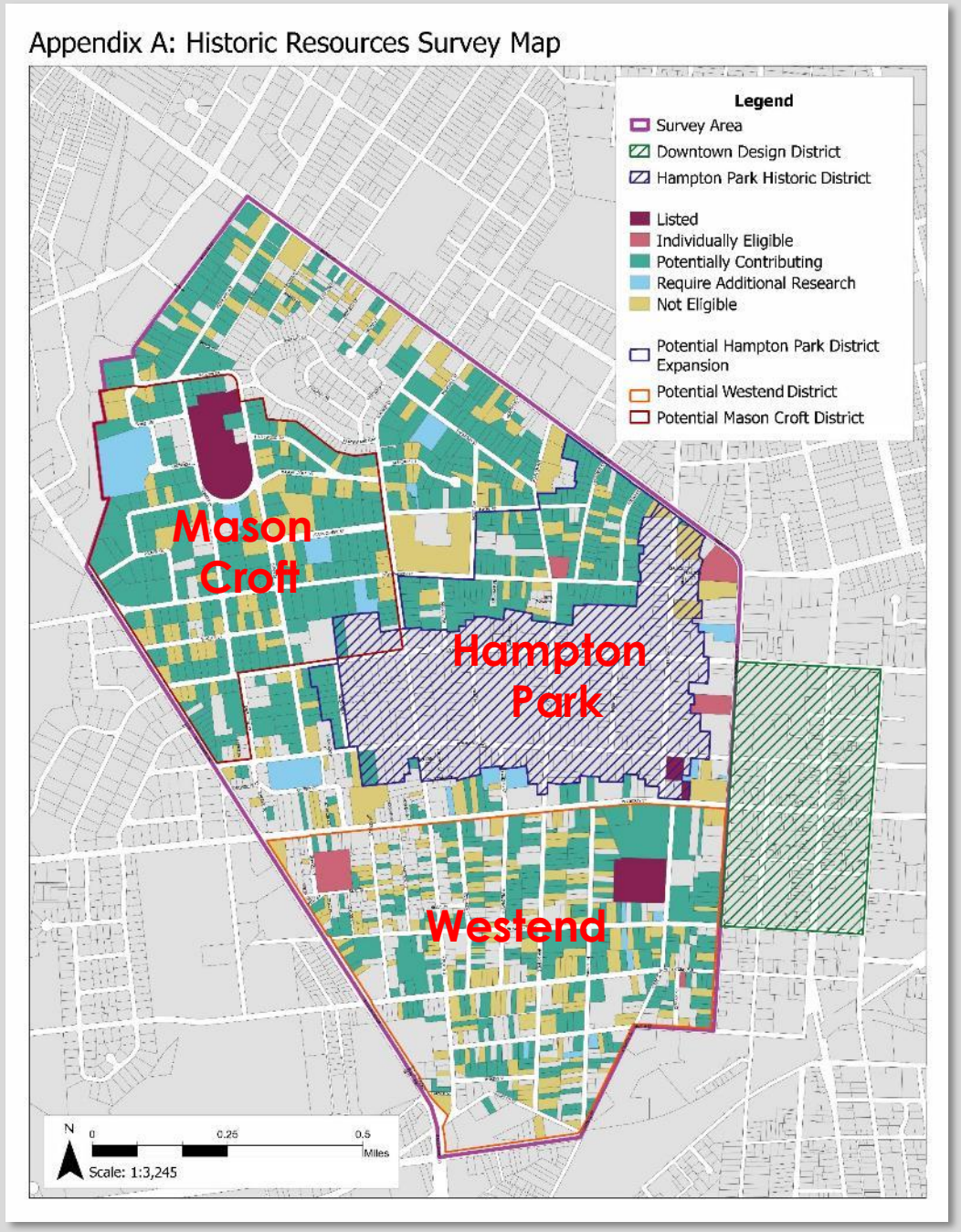
- Owned by Charles and Ella Bracey, who listed their residence as "Mrs. C. H. Bracey Tourist Home" in *Green Books* from 1939 to 1962.
- Charles was a well-known businessman who owned a successful shoeshine parlor, while Ella oversaw the home.
- *Green Books* were important resources for Black travelers during the Jim Crow era, as many Black motorists faced violence, intimidation, and unjust policing.
- Eligible for listing in the NRHP under Criterion A, in the areas of Social History and Black History, as a good example of a Tourist Home in Sumter
- May also be eligible under Criterion A, in the area of Social History, as an example of a business run by a Black woman during the Jim Crow era.



Potentially Eligible

- **Dr. Booker T. Williams House** (314 W Bartlette St)
- **Dr. Arthenia Jackson Bates Millican House** (325 W Oakland Ave)
- **Chief Justice Ernest A. Finney, Jr. House** (311 W Oakland Ave)
- **James T. McCain, Sr. House** (317 W Bartlette St)
- **Charles Spears, Jr. and Eva Jessye House** (44 Council St)
- **Ramon Schwartz, Jr. House** (214 Haynsworth St)
- **Julian Buxton House** (24 Frank Clark St)
- **Philip L. Edwards House** (110 Mason Croft Dr)





Potential Historic Districts

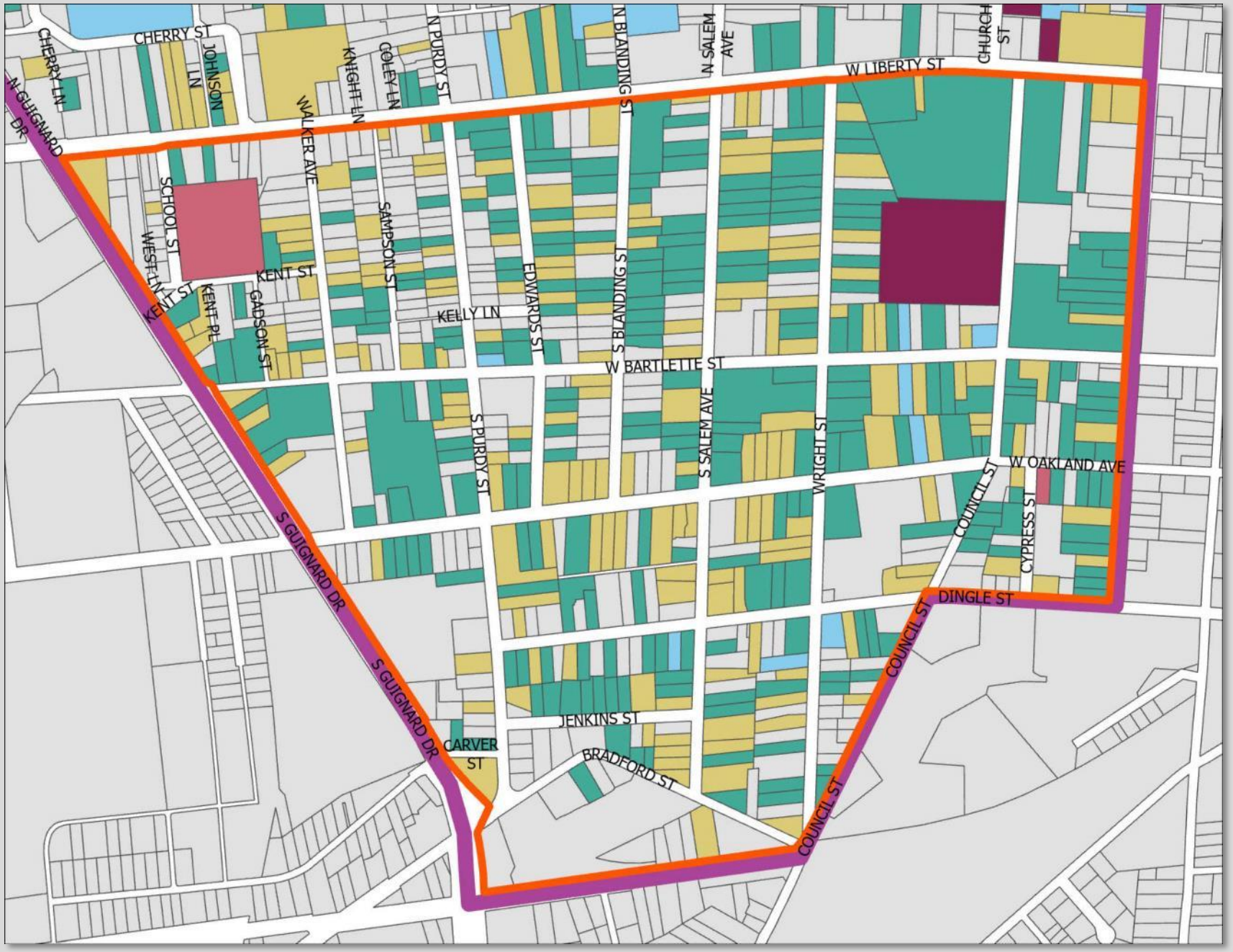
- Hampton Park (Expansion)
- Mason Croft (New)
- Westend (New)

Subject to community wants and needs, these districts could be approached as local and/or National Register historic districts.

Westend

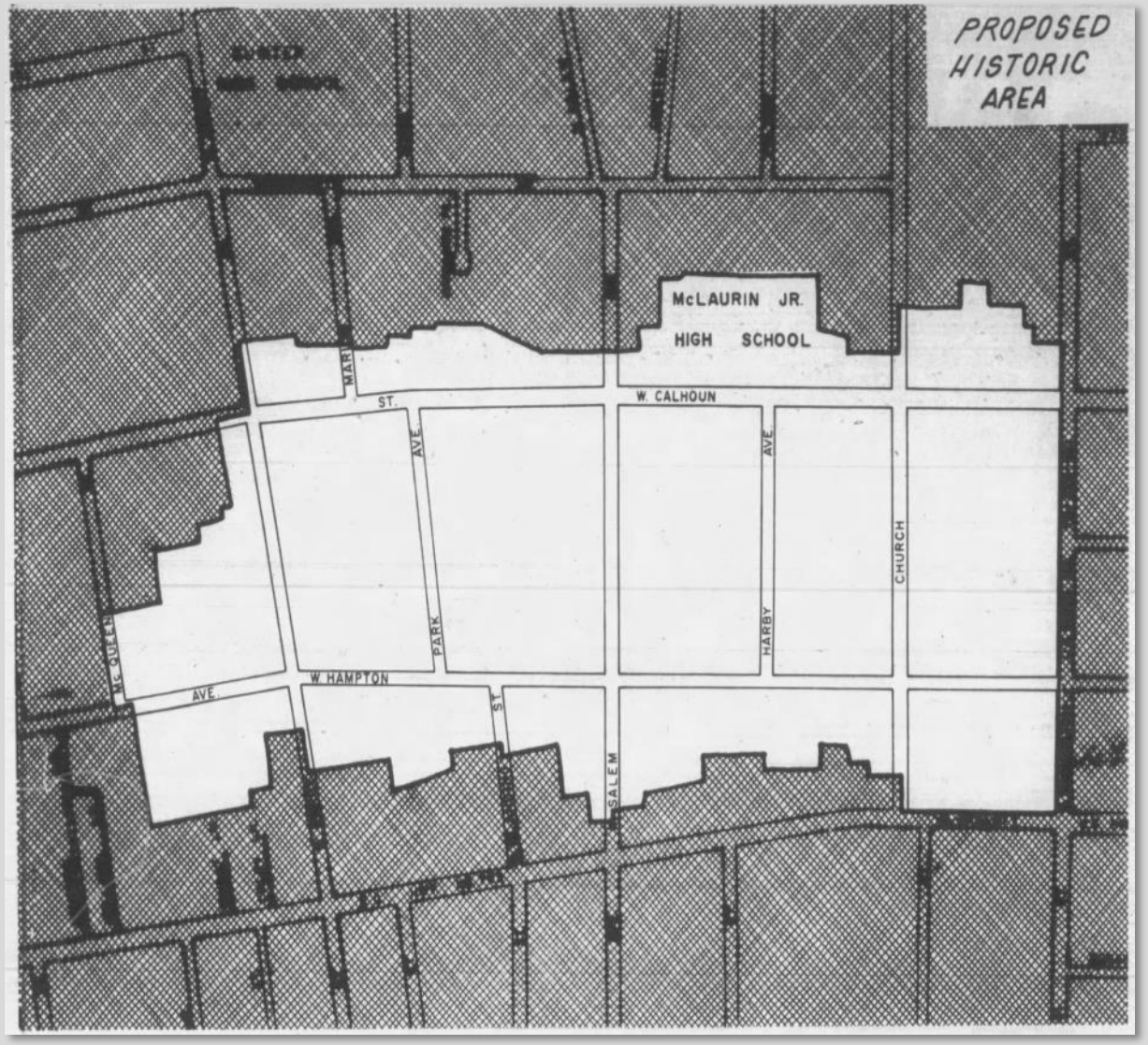


- A historically Black neighborhood during the Jim Crow and civil rights eras, the Westend neighborhood was home to a number of important pioneers that championed desegregation, equality, and justice for the Black community in Sumter, including Black doctors, dentists, lawyers, politicians, teachers, writers, artists, and intellectuals.
- The Westend neighborhood also contains a number of important social and cultural institutions that served the Black community in Sumter, including, but not limited to, the following: Good Shepherd Episcopal Church, Mount Pisgah AME Church, the Lincoln School, and the Liberty Street School.

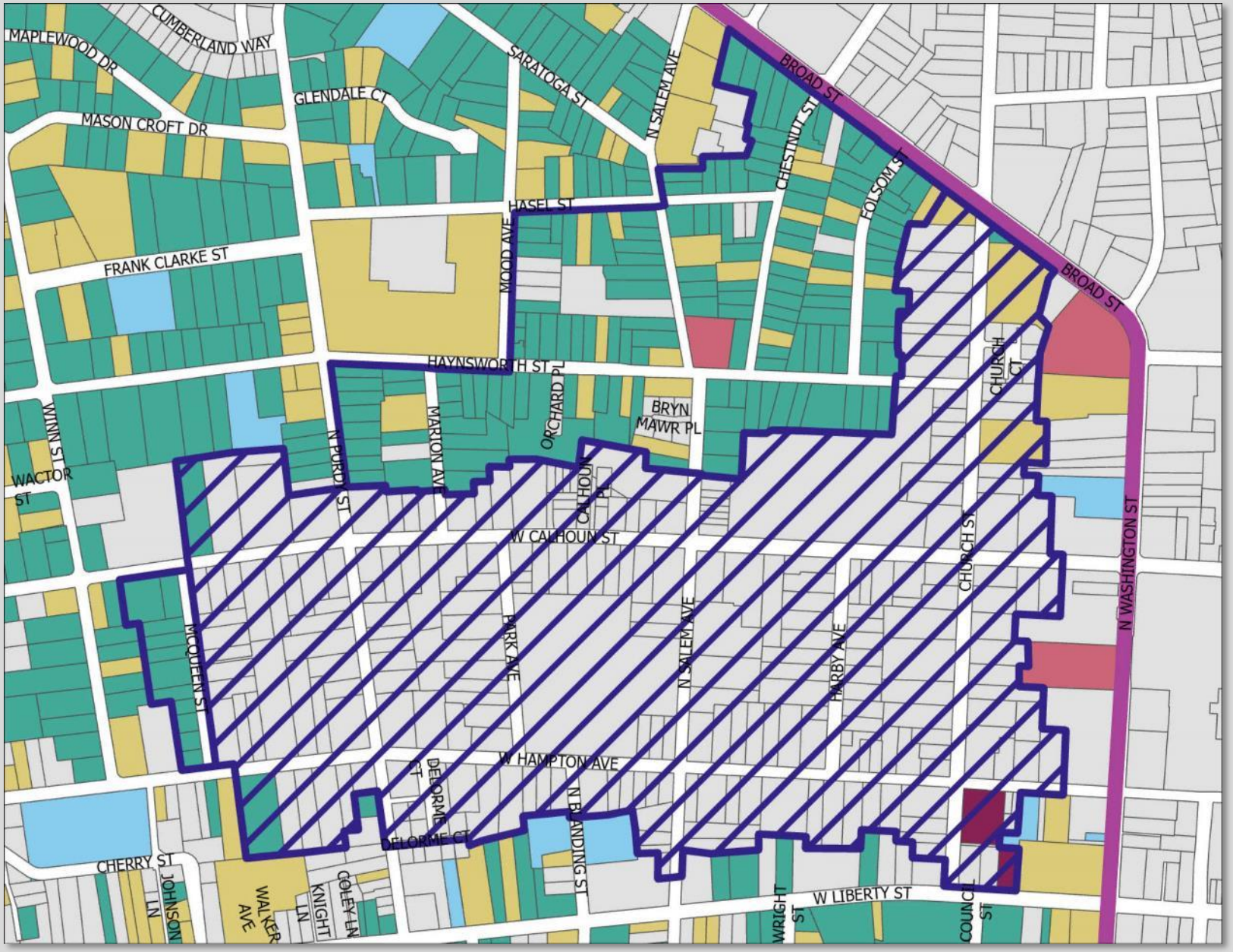


- The boundaries of the Westend neighborhood may extend beyond the assigned survey area used for this report, and further research and community input would determine the appropriate boundary.
- The Westend neighborhood has potential to be considered as a historic district both at the local and federal levels.

Hampton Park Design Review District Expansion



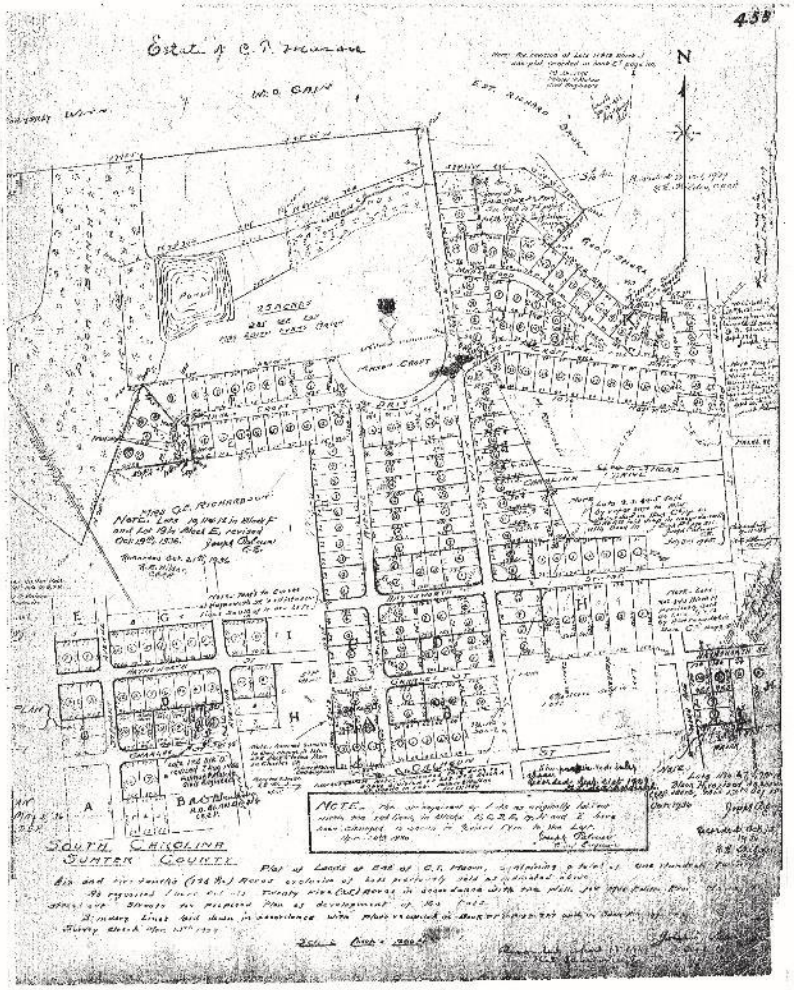
- Development in the Hampton Park neighborhood began in the 1870s and continued through the 1920s. The neighborhood contains an eclectic mixture of Victorian and Craftsman-era architecture.
- In the late 1970s, residents of Hampton Park organized to establish a local historic district, resulting in the creation of the Hampton Park Design Review District.
- The local Hampton Park district is eligible for listing in the NRHP.

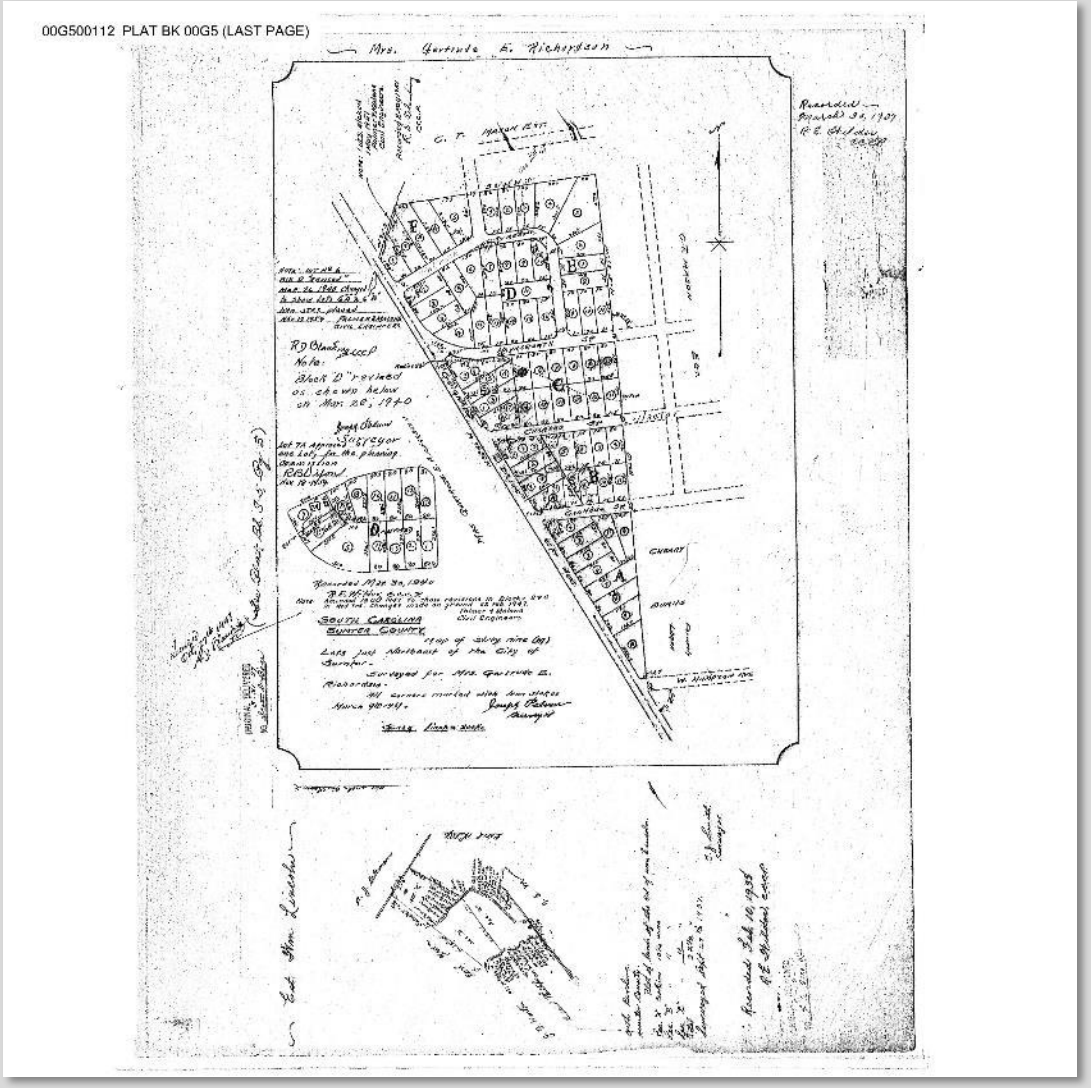


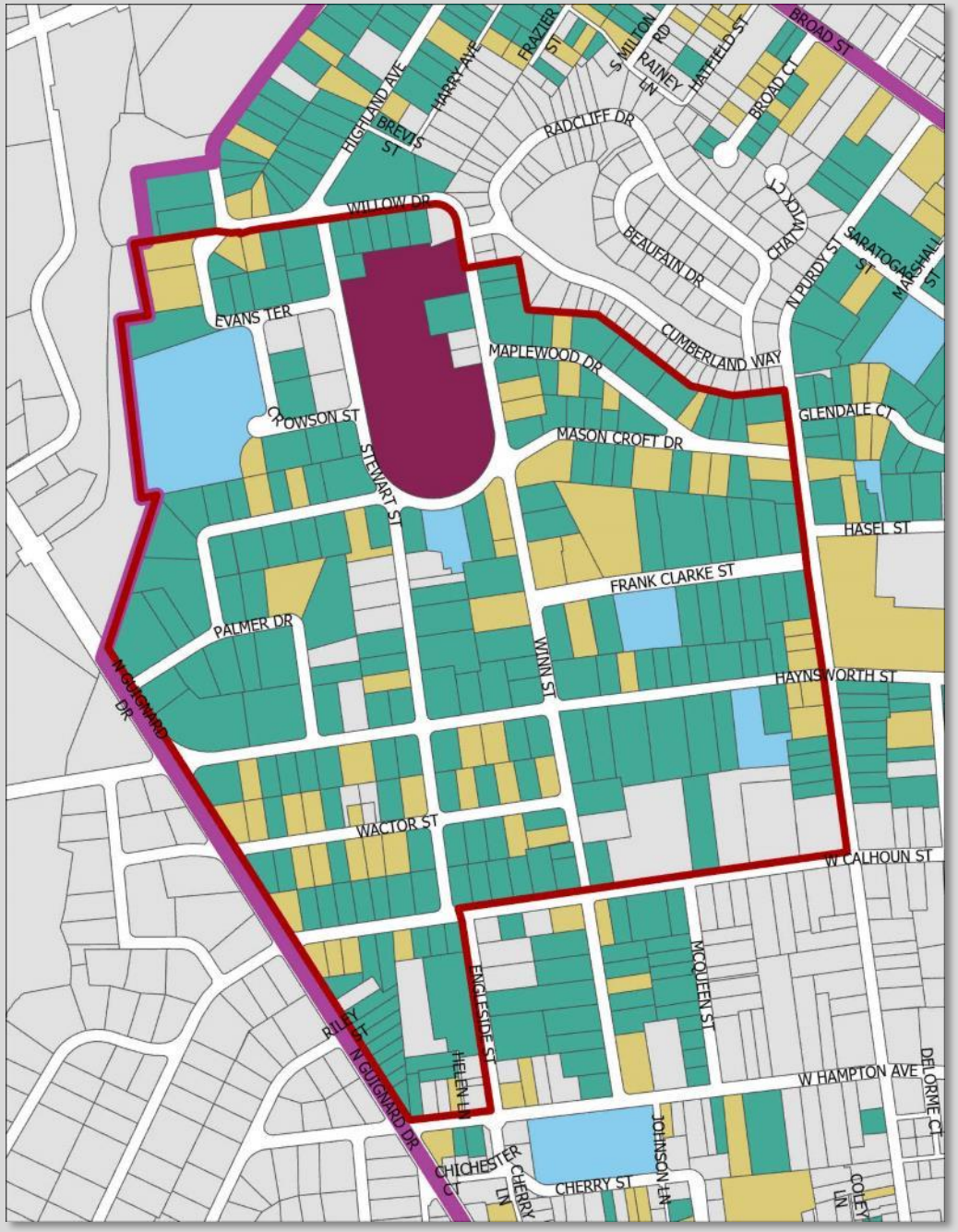
- The Hampton Park district's boundaries could be expanded to capture nearby resources that are reflective of the district's developmental history and architectural character.

- Expanding the district boundaries would provide greater protection against future alterations and/or demolitions that would compromise their architectural integrity.

Mason Croft


Estate of C. T. Mason
N
SOUTH CAROLINA
SUMTER COUNTY


00G500112 PLAT BK 00G5 (LAST PAGE)
Mrs. Gertrude E. Richardson
SOUTH CAROLINA
SUMTER COUNTY



- Developed between 1930s and 1950s, the Mason Croft neighborhood features an eclectic mix of house types and styles, including Craftsman Bungalows, English Cottages, American Small Houses, and mid-20th-century Ranch Houses.
- The overall parcel boundaries and road patterns depicted in historic plat maps are similar to what exists today, and the architectural character of the neighborhood remains largely intact.
- The neighborhood has the potential to be considered as a historic district both at the local and federal levels.

Recommendations

- **Historic District Designation(s)**
  - **Westend –** Engage with residents of the Westend neighborhood to gauge interest in creation of a local historic district and/or listing on the National Register of Historic Places.
  - **Hampton Park –** Engage with residents of Hampton Park to gauge interest in expansion of the Hampton Park design overlay district and/or listing on the National Register of Historic Places.
  - **Mason Croft** – Engage with residents of Mason Croft neighborhood to gauge interest in creation of a Mason Croft local historic district and/or listing on the National Register of Historic Places.

- **Update Development Standards** - Consider zoning regulations that will limit new construction types that would be insensitive to the historic character of the various neighborhoods within the survey area.

- **Foster Heritage Tourism** - Encourage heritage tourism through walking tours and other public history initiatives.



Why Consider Designating Historic Districts?

- **Protects the investment** of owners and residents.
- Encourages **better design**.
- Can **help the environment**.
- Can **enhance business recruitment** potential.
- Provides **social and psychological benefits**.

National Register Listing vs. Local Historic District

NATIONAL REGISTER

- Properties may be eligible for historic preservation tax credits and grants
- Some protection from potential adverse effects of federal projects or certain state certifications.
- Does ***not*** prevent demolition of historic properties
- Does ***not*** require owners to follow design guidelines unless the project involves federal or state funds or a federal license or permit.

LOCAL DESIGNATION

- Does ***not*** qualify property owners for federal preservation grants or state/federal tax incentives.
- Protects significant historic properties and areas through design review process.
- Requires local government approval for new construction and exterior changes to existing properties.
- Provides for review of proposed demolitions; usually delays and may prevent demolition to allow for consideration of alternatives.