



Greenville County Planning & Code Compliance

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MEMORANDUM

DATE: January 17, 2019
TO: Greenville County Historic Preservation Commission
FROM: Suzanne Terry
SUBJECT: Application for Recommendation for Historic Property Designation
Spring Park Inn, Travelers Rest, SC

STAFF REPORT

Application for Recommendation for Historic Property Designation

CASE NUMBER	HPC 19-01
APPLICANT (owner):	Nell A. Gibson, Gibson-Anderson Family Trust
PROPERTY LOCATION:	301 Old Buncombe Road, Travelers Rest, SC
COUNTY TAX MAP NUMBERS:	0486000102300
ESTIMATED ACREAGE:	19.8
ZONING:	C-2, R-10

Summary of Eligibility

Location:

The subject property is the Spring Park Inn, also known as the Anderson House and Nine Mile House, located at 301 Old Buncombe Road inside the City of Travelers Rest. The property is adjacent to US Highway 276 and the GHS Swamp Rabbit Trail. Travelers Rest City Administrator Eric Vinson has authorized jurisdiction to Greenville County Historic Preservation Commission for the review of proposed alteration to exteriors of buildings, new construction, and demolition, once designated as historic by the Greenville County Council. (Section 8:7.1-11 Greenville County Zoning Ordinance)

The property has been listed on the National Register of Historic Places, and is privately owned. This process has been initiated by the property owner.

Criteria for Historic Designation

The Historic Preservation Commission shall review the local inventory and make recommendations for historic designation to the Greenville County Council based on the following criteria.

A property may be designated historic if it is 75 years of age or older, and is covered by the following requirements:

1. Has significant inherent character, interest or value as part of the development or heritage of the community, state or nation;
3. Is associated with a person or persons who contributed significantly to the culture and development of the community, state or nation; or
4. Exemplifies the cultural, political, economic, social, ethnic or historic heritage of the community, state or nation;
5. Individually, or as a collection of resources, embodies distinguishing characteristics of a type, style, period or specimen in architecture or engineering;
7. Contains elements of design, detail, materials or craftsmanship which represent a significant innovation; or
8. Is a part of or related to a square or other distinctive element of community planning; or
9. Represents an established and familiar visual feature of the neighborhood or community; or
10. Has yielded, or may be likely to yield, information important in pre-history or history.

Contributing Structures:

- 1) Spring Park Inn (c.1820)
- 2) Swimming/Wading Pool (1926)
- 3) Stone Barbeque (1928)

Non-Contributing Resources

- A) Duplex (c. 1985)
- B) Carport (1995)
- C) Driving Range Office (c. 1990)
- D) Driving Range Platform and Tee Boxes (c. 1990)
- E) Five Flood Lights (c. 1990)

11/15/18

Procedure for Greenville County Historic Preservation Commission Recommendation for Historic Property Designation

1. Request can come from property owner or GCHPC.
2. A staff report will be prepared from Application.
3. If within a municipality, appropriate authorization of jurisdiction is required. (8:7.1-11 GC Zoning Ordinance.
4. GCHPC will review and either approve or deny application.
5. Application can be amended and resubmitted if denied by GCHPC.
6. Following approval by GCHPC, Staff will submit staff report and application to GC Planning and Development Committee.
7. If approved by GC P&D, staff will forward to Greenville County Council with draft ordinance.
8. Upon approval by Council, property will have Historic Property Designation and be included on the County's Historic Property Inventory.
9. Application for and approval of a Certificate of Appropriateness will be required for alterations.



Greenville County Historic Preservation Commission
Application for Recommendation for Historic
Property Designation

The Greenville County Code of Ordinances, Chapter 8, Section 7.1-8, authorizes Greenville County Historic Preservation Commission to make recommendations for historic designation to the Greenville County Council. Owners of properties proposed to be designated historic shall be notified in writing of the Commission's desire to so designate. **No property shall be designated without the owner's written consent.** Completed applications, including all required attachments, should be mailed to: Greenville County Historic Preservation Commission, Attn: Planner, Historic Preservation-301 University Ridge, Suite 3800 Greenville, SC 29601.

OFFICIAL USE ONLY: Application #: <u>19-01</u> Date Received: <u>1/15/2019</u>	
<input checked="" type="checkbox"/>	Approval Granted by Historic Preservation Commission <u>1/17/2019</u> (date granted)
<input type="checkbox"/>	Approval Granted by Planning and Development Committee _____ (date granted)
<input type="checkbox"/>	Approval Granted by County Council _____ (date granted)
<input type="checkbox"/>	Approval Not Granted by _____ (date denied)
Authorized Signature _____	Date _____

1. Property Information

Name of Historic Property: <u>Spring Park Inn</u>		
Street Address: <u>301 Old Buncombe Road</u>		
City: <u>Travelers Rest</u>	<u>South Carolina</u>	Zip Code: <u>29690</u>
PIN #: <u>0486000102300</u>		
Is the property located in the unincorporated area of Greenville County? (select one) If "No" see below. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If located in a municipality, has said municipality approved authorization of jurisdiction? Attach relevant documentation. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

2. Owner Information

Name of Property Owner: <u>Gibson-Anderson Family Trust</u>		
Mailing Address: <u>Same as above</u>		
City: _____	State: _____	Zip Code: _____
Phone: <u>8282310593</u>	Email: <u>edneves7@gmail.com</u>	
Signature of Owner's Approval for Application for Designation <u>Dell A. Gibson</u>		
Ownership of property: Private <input checked="" type="checkbox"/> Public <input type="checkbox"/>		

3. Historic Significance

Eligibility Requirements
(Attach all relevant documentation)

- Listed on the National Register of Historic Places **OR**
- Determined eligible for the National Register by SC Dept. of Archives and History **OR**
- It is at least 75 years old* **AND**
- Architectural design and/or construction materials are of historical significance to Greenville County's development; **OR**
 - Structure is associated with person or group of political, economic, religious, social, artistic or literary significance to Greenville County; **OR**
 - Structure is associated with person or group of scientific, religious, political, business, literary, the arts, or other professional significance to Greenville County

*Historic Preservation Commission may waive 75-year requirement

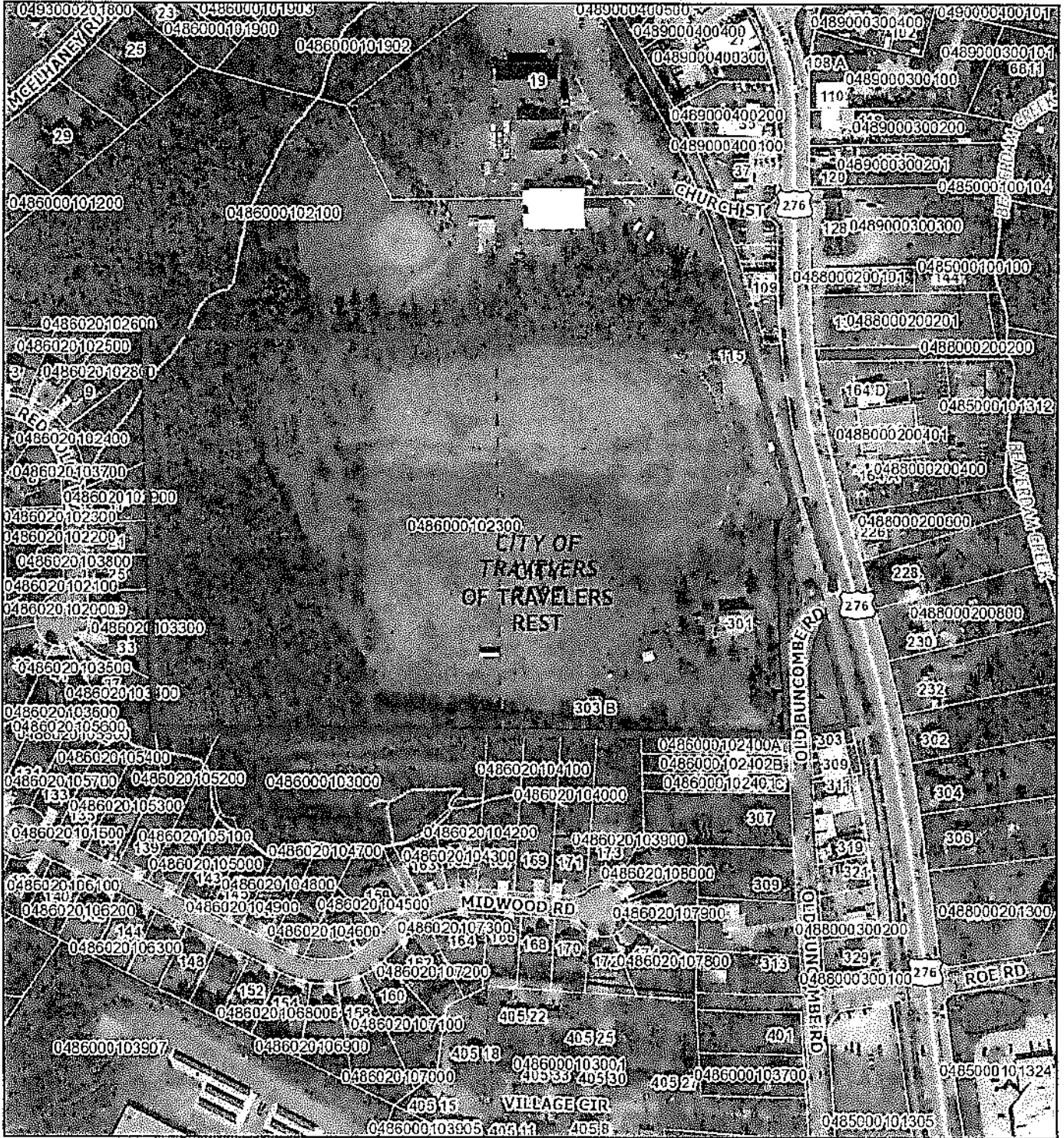
Check if waived on _____ date.

Attach Narrative Description

Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a summary paragraph that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Note applicable areas of significance, periods, dates, persons, cultural affiliation, and/or architect/builder. Cite all books, articles, and other sources used in preparing this description.

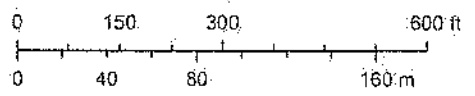
Please see attached National Register Nomination.

Greenville County, SC



January 17, 2019

1:3,200



Greenville County GIS
Greenville County GIS Division, Greenville, South Carolina



January 15, 2019

Greenville County Historic Preservation Commission
301 University Ridge
Greenville, SC 29601

Re: Spring Park Inn

Greenville County Historic Preservation Commission,

The City of Travelers Rest has been made aware that the owners of the Spring Park Inn located at 301 Old Buncombe Road have requested it be added to the list of designated historic sites in Greenville County. We support this designation and authorize the Greenville County Historic Preservation Commission and Greenville County Council to proceed with its designation.

Sincerely,

Eric Vinson
City Administrator