

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

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

1. Name Batesburg-Leesville Multiple Resource Area

historic Historic Resources of Batesburg-Leesville (Partial Inventory: Historic and Architectural Properties)
and/or common

2. Location

The city limits of the towns of Batesburg and Leesville and the intervening street & number unincorporated area between. N/A not for publication

city, town Batesburg, Leesville, N/A vicinity of

state South Carolina code 045 county Lexington code 063

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<u>N/A</u> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
<input checked="" type="checkbox"/> Multiple Resources	<u>N/A</u> being considered	<input checked="" 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 checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple ownership (see individual inventory forms)

street & number

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Lexington County Courthouse

street & number Main Street

city, town Lexington state South Carolina 29072

6. Representation in Existing Surveys

Inventory of Historic Places in
title South Carolina

has this property been determined eligible? yes no

date 1979 (update) federal state county local

depository for survey records South Carolina Department of Archives and History

city, town Columbia state South Carolina 29211

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved

date ca. 1885, 1950s, ca. 1911, ca. 1975
(see Leesville College Historic District #SL-6, L-20,
L-21; Church Street Historic District #C-2; and Sou-

Describe the present and original (if known) physical appearance

Included in the Historic Resources of Batesburg-Leesville multiple resource nomination are eighteen individual properties and three historic districts (approximately eighty-three properties) located in the closely situated towns of Batesburg and Leesville and in the unincorporated area between them. Dating from ca. 1830 to ca. 1925, these properties, which include commercial, residential, educational, and religious buildings, reflect the historical and architectural development of Batesburg and Leesville.

Located on an east-west axis parallel to the Southern Railroad line, both towns straddle the Saluda River basin ridge in western Lexington County. The towns share modified street grid patterns, emanating from the old railroad track which bisects both communities. Leesville has a population of approximately 2,163, while Batesburg has a slightly larger population of about 3,770. Although they have long been promoted as the "twin cities" because of their contiguity and common development around the Columbia, Charlotte, and Augusta Railroad established in 1869, the two towns developed almost independently during their formative years. They were separated until the early 1970s by a 500 yard wide unincorporated swath, which has since dwindled to a few hundred feet as both municipalities have extended their city limits.

Both towns served as markets for the surrounding agricultural areas in the late nineteenth century, but the Leesville commercial center has been extensively modernized with little remaining in the surviving turn of the century stores to evoke the town's Victorian beginnings. The commercial core of Batesburg, however, with most buildings dating from the early years of the twentieth century, remains largely intact. Most of the historically and architecturally significant properties remaining in the two towns are residential buildings, although the resources also include three educational buildings, and two religious buildings.

A slightly older community, Leesville had its genesis as an eighteenth century tavern and stagecoach stop. The town, which was incorporated February 24, 1875, served as an agricultural trade center in the nineteenth century. Immediately east of the town of Batesburg, Leesville has traditionally been more oriented than Batesburg to the rest of Lexington County in commercial intercourse. Its has served nearby sandhills farms to the east and south as a market for peas, peanuts, corn and timber.

The establishment of Leesville English and Classical Institute (later Leesville College) in 1881 was a major impetus to the growth of Leesville. The prevailing late Victorian character of sections of the town stems from an influx from surrounding counties between 1880 and 1910 of families setting up residences to take advantage of educational opportunities afforded their children by the new institute. By 1883 Leesville had a population of 177 and contained sixteen stores. By 1923 the town, which remained largely a center of agriculture, boasted a population of about 1,500.

Prior to the coming of the railroad, the Batesburg town area was owned by four large land owners: Lodwick Hartley, Joel Ridgell, Jack Bates, and J. A. Mitchell. In 1872 three stores, a hotel, and four dwellings comprised the village. Incorporated May 31, 1877, Batesburg had nineteen stores by 1883. Located on the western border of Lexington County, Batesburg served as a market for adjoining counties. By 1900 there were thirty-three stores, of which thirteen were brick.

The town's primary growth generator was the establishment in 1900, immediately east of the town, of the Middleburg Cotton Mill and its operatives' residential village. The

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

Specific dates N/A Builder/Architect N/A

Statement of Significance (in one paragraph)

The Historic Resources of Batesburg-Leesville multiple resource nomination includes three districts and eighteen individual properties (approximately eighty-three properties) located in the closely situated towns of Batesburg and Leesville and in the unincorporated area between them. Both communities developed as trade centers in an agricultural area. Leesville experienced growth with the establishment of a private school in the village in the 1880s, while the growth of Batesburg was stimulated in 1900 by the organization of a textile mill. The properties included in this nomination, which date from ca. 1830 to ca. 1925, serve as an architectural record and visual reminder of the histories of these two towns.

Leesville, which was the site of Captain John Lee's Tavern, at which George Washington reputedly stopped on his 1791 tour, derives its name from the Lee family. The community evidently grew slowly before the late nineteenth century; by 1883 the population was only 177. The Mitchell-Shealy House constructed ca. 1855 by J.A.J. Mitchell, prominent local planter and first postmaster of Leesville, is one of the few remaining antebellum residences in Leesville. Another early Leesville residence, the Bodie-Crawford House (Church Street Historic District, C-5) was constructed ca. 1870 as a residence for Byron B. Bodie, who served as postmaster, depot agent, and intendant of Leesville.

Leesville has traditionally been more oriented than Batesburg to the rest of Lexington County in family ties and cultural traditions reaching from the county's colonial Swiss-German settlement. Like the remainder of Lexington County, Leesville has historically been predominately Lutheran in church affiliation. The community's first school, the Busbee Brothers' School (Leesville College Historic District, L-25) was established in 1878 by the Reverend Levi Busbee, a Lutheran minister, and his brother Dan.

Most of the residences included in the multiple resource nomination were constructed between 1880 and 1910. During this period Leesville developed as a market for the agricultural area of Lexington County to the east. The imposing Henry Franklin Hendrix House, enlarged ca. 1907 in the Neoclassical style, reflects the prosperity Hendrix enjoyed as a merchant and president of the Bank of Leesville at the turn of the century. The neighborhood that developed around the institute in the late nineteenth and early twentieth century (Leesville College Historic District) retains its late nineteenth and early twentieth century character.

Many of the first residents of Batesburg came from Edgefield and Aiken Counties. The town was first called Batesville but changed to Batesburg to avoid confusion with another Batesville in the state. It is thought that the town was named either for Captain A.D. Bates, first mayor and railroad agent and Methodist preacher, or in honor of the brothers John and Andrew Bates. The town's oldest extant building is the Bond-Bates-Hartley House, which, according to local tradition, was built by John Bates's father-in-law, John P. Bond, in the 1790s. However, it appears to have been constructed or extensively remodeled ca. 1830.

The town, which developed as an agricultural market center after the establishment of the Columbia, Charlotte, and Augusta Railroad in 1869, experienced a period of growth and

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mill has been in continuous operation since its founding. The population of Batesburg, which was 971 in 1900, had increased to 1,995 by 1910 and to 3,000 by 1920.

The buildings in the nomination for the Historic Resources of Batesburg-Leesville date from two distinct eras: the antebellum period, prior to the incorporation of either town, when the area consisted of large and small farms; and the postbellum era, after the arrival of the railroad, and the incorporation of the two towns. The few remaining antebellum farmhouses are frame, with large porticos or verandas, typical of South Carolina rural architecture. The growth patterns that emerged after the war followed the railroad, with centralized commercial districts in both towns, and adjacent residential areas following the east-west line of the rails. Subsequent development in Leesville followed the establishment of the Busbee Brothers' School and the Leesville English and Classical Institute; the establishment of the cotton mills in Batesburg stimulated and directed further growth in that community. Residential architecture in both communities was generally frame, sheathed in weatherboard; houses were arranged in medium density neighborhoods incorporating the surviving farmhouses. One and two story houses were mixed, with generally uniform setbacks. The houses of the more prominent individuals were marked by more isolated sites, larger yards, and the introduction of high style -- Queen Anne, Italianate, or Neoclassical. The commercial districts in both towns were originally one and two story frame buildings, which were replaced by brick and concrete block buildings in the early twentieth century, in accord with the prosperity of the community, and its role as a trade and banking center for the surrounding rural areas. Both commercial districts were adjacent to the railroad. Cast iron ornamentation and imitation-stone concrete block were the distinguishing decorative characteristics of this period. This late nineteenth and early twentieth century pattern has survived to the present, with limited contemporary commercial and industrial development.

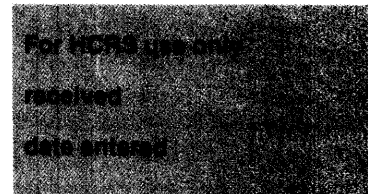
Survey and Planning Methodology

The first effort at identifying historical and cultural resources in the Batesburg-Leesville area was conducted by the South Carolina Department of Archives and History through the Central Midlands Regional Planning Council in 1974 in a preliminary regional published inventory. That report included six local properties and sites among 350 regional listings.

In November, 1978, a follow-up survey of the two communities by the Archives Department and Planning Council was made, which identified and ranked sixty-five properties in Leesville and thirty-four in Batesburg, excluding commercial buildings. This nomination is a result of a comprehensive community survey, conducted September-December, 1979, in which all residential, commercial, institutional and religious buildings were assessed for architectural and historical importance.

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Criteria used for this survey, conducted jointly by the Planning Council and Archives Department, were:

- 1) historical significance associated with each building;
- 2) architectural merit of each building;
- 3) relative incidence of each building by style and period throughout the community;
- 4) historical integrity of building elements;
- 5) quality of alterations or additions to each building; and
- 6) effect of the building on neighborhood and community environment

Evaluation of properties for inclusion in this nomination was accomplished through:

- 1) definition of the study area limits as the municipal boundaries and linking space of the two adjacent towns;
- 2) identification of each building by style, fabric, owner, date, historical association and location on individual survey forms and tax maps;
- 3) photographic recording of individual buildings and neighborhood streetscapes;
- 4) classification of buildings as singular local landmarks or as being either pivotal, contributing, or non-historic in district enclaves;
- 5) mapping of properties to illustrate significant classifications and distribution patterns.

Since no archeological survey has been conducted for these communities, this nomination contains no archeological properties.

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received
date entered

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development in the late nineteenth century which was stimulated after 1900 by the organization of the Middleburg Cotton Mill. The town's commercial core (Batesburg Commercial Historic District), which developed between ca. 1900 and 1925 basically retains its integrity from that period. Batesburg also boasts several locally distinctive residences which reflect the burgeoning commercial prosperity of the first years of the twentieth century. The Rawl-Couch House was remodeled in the Queen Anne style in 1908 by John Jacob Rawl, Batesburg merchant and lumber dealer, for his daughter-in-law. The J.B. Holman House, 1910, and the Broadus Edwards House, 1905, were also constructed as homes for Batesburg businessman.

Agriculture: The Batesburg-Leesville area was almost exclusively associated with agriculture until the establishment in 1900 of the Middleburg Cotton Mill. Cotton, corn, and timber were primary cash crops. Surviving buildings representative of the area's nineteenth century agricultural society include the Hartley House, built or extensively remodeled ca. 1830, the Mitchell-Shealy House, constructed in the antebellum period by a local planter, the James C. Bodie House (Church Street Historic District, C-6), 1865, which retains part of its outbuildings and surrounding farmland, and the McKendree Mitchell House, constructed in 1873 by a Batesburg farmer.

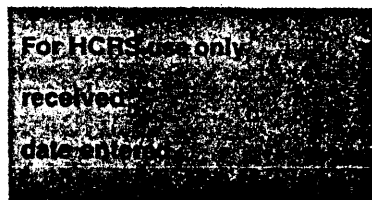
Architecture: Very few buildings remain intact from the antebellum era, prior to the incorporation of Batesburg or Leesville, when the community was given to farming. The Hartley House, the Mitchell-Shealy House, and the James C. Bodie House are surviving farmhouses; they are two story, frame houses, with central two story porticos or verandas, exemplary of the more substantial farmhouses of the period. The Mitchell-Shealy House has sawn brackets and turned balusters, indicative of the emerging popularity of carpenter's trim, and of the increasing population of the community.

The arrival of the railroad in 1869 had a profound effect on the architecture of Batesburg and Leesville. Both towns were incorporated shortly after this time. The establishment of the cotton mill, the lumber mill, and the Leesville English and Classical Institute followed. The architecture of the two towns reflects the dramatically increased population of this period. Frame construction was ubiquitous in both towns. Carpenter's trim, in greater and lesser degrees, was the primary means of ornamentation in the residences that were built near the college and the commercial districts. Turned balusters and porch posts, heavy brackets, and sawn bargeboards were especially common in Leesville. The Walter Hendrix House (Leesville College Historic District, L-11), the Jim Bouknight House (Leesville College Historic District, L-1), and the Crowell Mitchell House are exemplary. The John Jacob Rawl House is a corresponding example in Batesburg.

High style residences, reflecting the prosperity of the area as a regional marketing and trade center, began to appear at the turn of the century. The Henry Franklin Hendrix House is an exceptional Neoclassical residence, designed and built with the intention of dominating the area. The Rawl-Couch House in Batesburg is an exceptional Queen Anne house; its design was apparently derived from the pattern books of George F. Barber, Architect, of Knoxville, Tennessee. The Ezekial Etheredge House in Leesville (Church Street Historic District, C-3) is an equally noteworthy Queen Anne style residence, utilizing the multiple textures and variegated forms of that style. The Bodie-Crawford House in Leesville (Church Street Historic District, C-5) has sawn brackets, heavy

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cornices, and octagonal bays, representative of the Italianate style. Frame construction and ornamentation are ubiquitous for the finer residences, as well as for the more modest dwellings.

The commercial buildings in the two communities were generally built of brick, replacing the earlier frame buildings. Articulation of the one and two story buildings, with cast iron columns and cornices, and imitation-stone concrete blocks, is representative of the techniques of industrialized art. The railroad made this degree of technical proficiency available.

Commerce: The extension of the Columbia, Charlotte, and Augusta Railroad in 1869 through the communities promoted the rise of the two towns as trade centers and market outlets for local farm and forest products. The growth Batesburg enjoyed as a market in the late nineteenth and early twentieth centuries, which was stimulated by the organization of a textile mill in 1900, is reflected in the central business district (Batesburg Commercial Historic District). Most of the commercial buildings were constructed between 1895 and 1925 and remain largely intact.

Education: The earliest surviving building relating to education in the two towns is the Busbee Brothers' School. The school operated as a private academy from 1878 until the early 1880s, when the Leesville English and Classical Institute (Leesville College Historic District, L-19) was established to educate area youth. Salisto Hall (Leesville College Historic District, L-20 and L-21) was constructed in 1883 as a combination president's house and student dormitory but was remodeled as two separate residences after 1911 when the institute (chartered in 1890 as a college) closed. The first public school in Batesburg (Old Batesburg Grade School) was constructed in 1912. The first joint effort between Batesburg and Leesville was the construction in 1921 of the Batesburg-Leesville High School (Old Batesburg-Leesville High School) on the unincorporated land between the two communities.

Current Preservation Activities

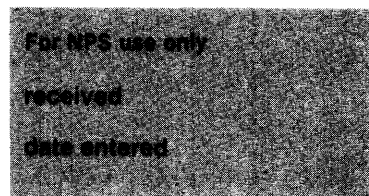
Although several properties are unoccupied, none of the properties listed in this nomination are in conditions beyond rehabilitation. Recent preservation activities in the two towns have involved the rehabilitation of some ten older residences by young couples new to the community. Increasing interest in restoring the Batesburg commercial district facades is being evidenced by local merchants, who are expected to apply for a survey and planning grant for a storefront improvement plan from FY 1981 Heritage Conservation and Recreation Service funds.

An architectural control ordinance is also expected to be formulated following listing in the National Register of the properties and neighborhoods included in this nomination.

There are at present no properties in either Batesburg or Leesville listed on the National Register of Historic Places.

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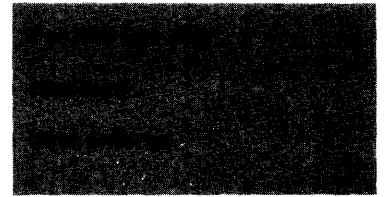
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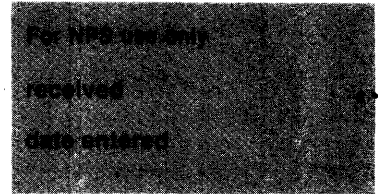
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Multiple Resource Area
Thematic Group

dnr-11

Name Batesburg-Leesville Multiple Resource Area

State South Carolina

Nomination/Type of Review

Date/Signature

1. Hampton Hendrix Office

Entered in the
National Register

Keeper

Delous Byers 7/6/82

Attest

2. Yarborough, Rev. Frank, House

Entered in the
National Register

Keeper

Delous Byers 7/6/82

Attest

3. Southern Railway Depot

~~Entered in the~~
~~National Register~~

Keeper

accept Patrick Andrews 5/27/83

Attest

4. Historic Cartledge House

Entered in the
National Register

Keeper

Delous Byers 7/6/82

Attest

5. Bouknight, Simon, House

Entered in the
National Register

Keeper

Delous Byers 7/6/82

Attest

6. McKendree, Mitchell, House

Entered in the
National Register

Keeper

Delous Byers 7/6/82

Attest

7. Rawl-Couch House

Entered in the
National Register

Keeper

Delous Byers 7/6/82

Attest

8. Jones, A. C., House

Substantive Review

Keeper

W.H. Brauhman 7.6.82

Attest

9. Hartley House

Entered in the
National Register

Keeper

Delous Byers 7/9/82

Attest

10. Herbert, Rev. Walter I., House

Entered in the
National Register

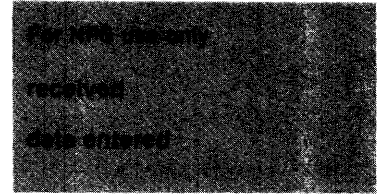
Keeper

Delous Byers 7/6/82

Attest

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Name Batesburg-Leesville Multiple Resource Area
State South Carolina

Nomination/Type of Review

Date/Signature

11. Mitchell, Crowell, House

Entered in the
National Register

Keeper

Arlene Byers 7/6/82

Attest

12. Mitchell-Shealy House

Entered in the
National Register

Keeper

Arlene Byers 7/6/82

Attest

13. Batesburg Commercial Historic
District

Substantive Review

Keeper

W. Brauman 7.6.82

Attest

D. A. I. 6/29/82

14. Rawl, John Jacob, House

Entered in the
National Register

Keeper

Arlene Byers 7/6/82

Attest

15. Hendrix, Henry Franklin, House

Entered in the
National Register

Keeper

Arlene Byers 7/6/82

Attest

16. Church Street Historic
District

Entered in the
National Register

Keeper

Arlene Byers 7/6/82

Attest

17. Holman, J. B., House

Entered in the
National Register

Keeper

Arlene Byers 7/6/82

Attest

18. Edwards, Broadus, House

Substantive Review

Keeper

W. Brauman 7.6.82

Attest

D. A. I. 6/29/82

19. Leesville College Historic
District

Entered in the
National Register

Keeper

Arlene Byers 7/6/82

Attest

20. Old Batesburg-Leesville
High School

Substantive Review

Keeper

W. Brauman 7.6.82

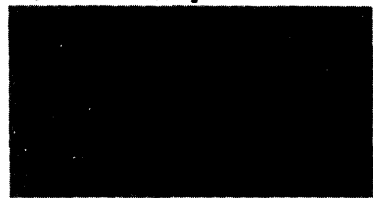
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D. A. I. 7/6/82

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Name Batesburg-Leesville Multiple Resource Area
State South Carolina

Nomination/Type of Review

Date/Signature

21. Old Batesburg Grade School
See obj 1 Substantive Review

for Keeper *accept Patrick Andrews 5/27/83*

Attest _____

22.

Keeper _____

Attest _____

23.

Keeper _____

Attest _____

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Attest _____

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Attest _____

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Attest _____

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Keeper _____

Attest _____

30.

Keeper _____

Attest _____