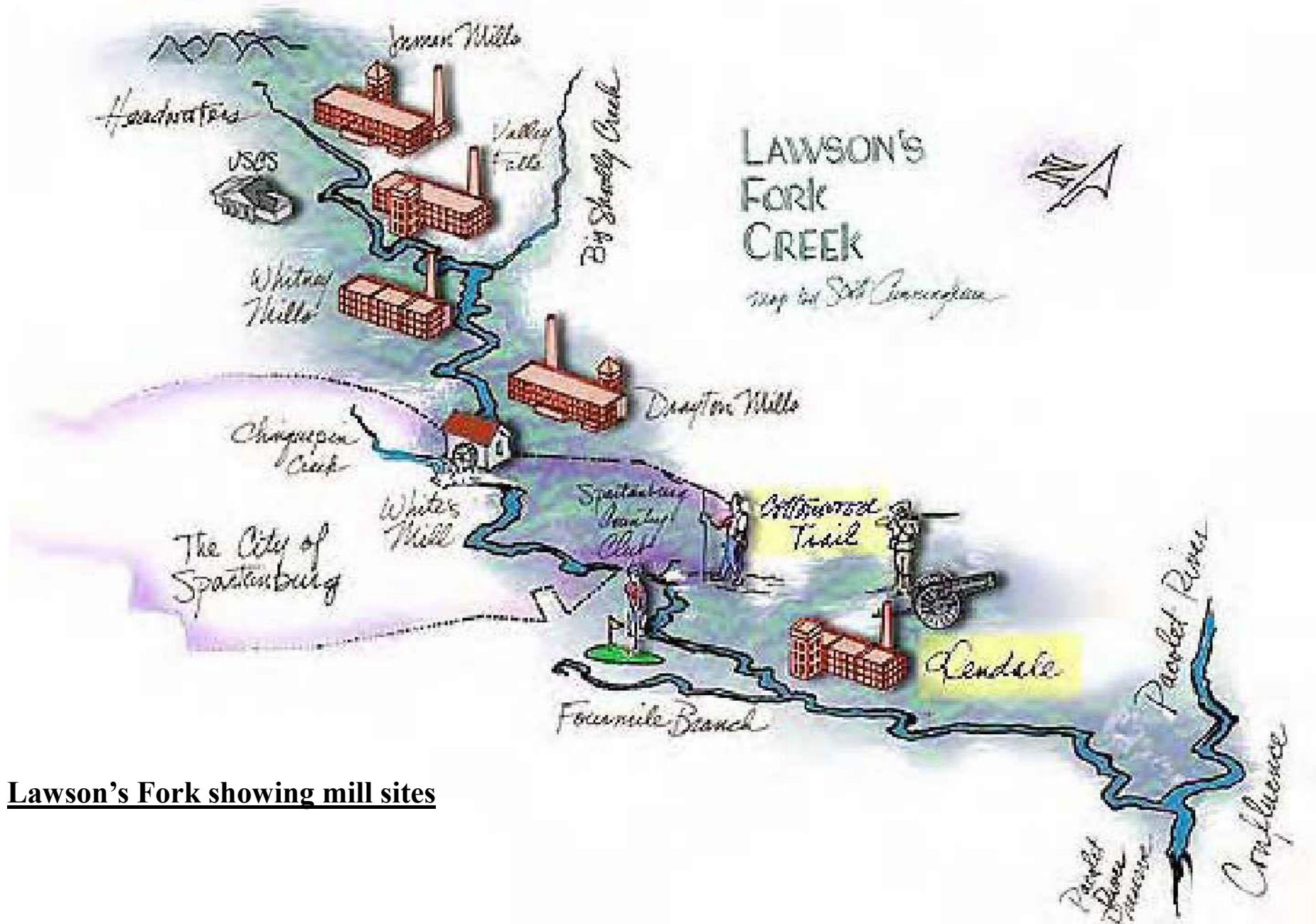




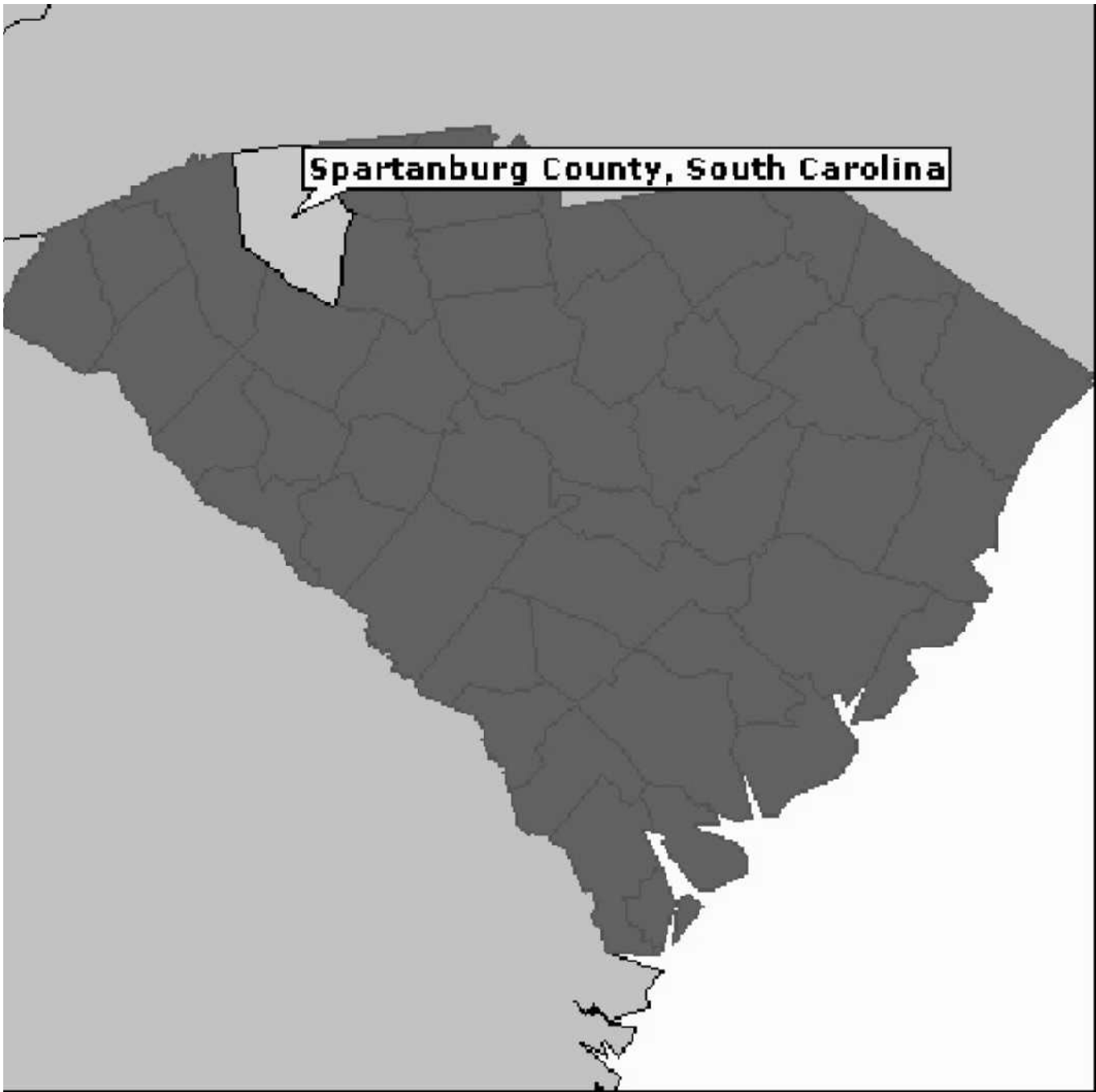
Glendale

*S.C. Design Summit
April 24-25, 2007
A Project by
AIA Spartanburg &
The S.C. Design Arts Partnership*

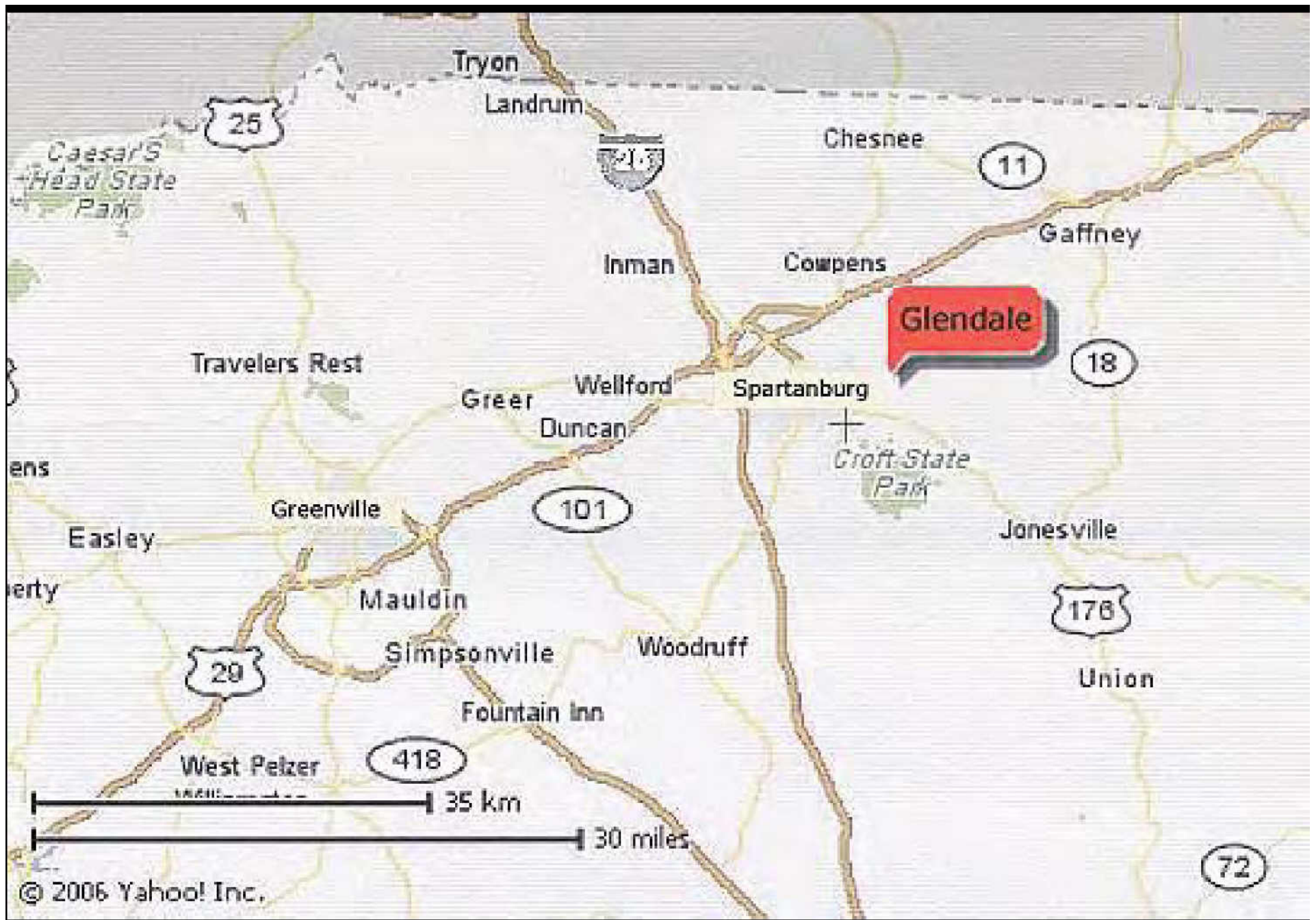
Image on safe in mill office



Lawson's Fork showing mill sites



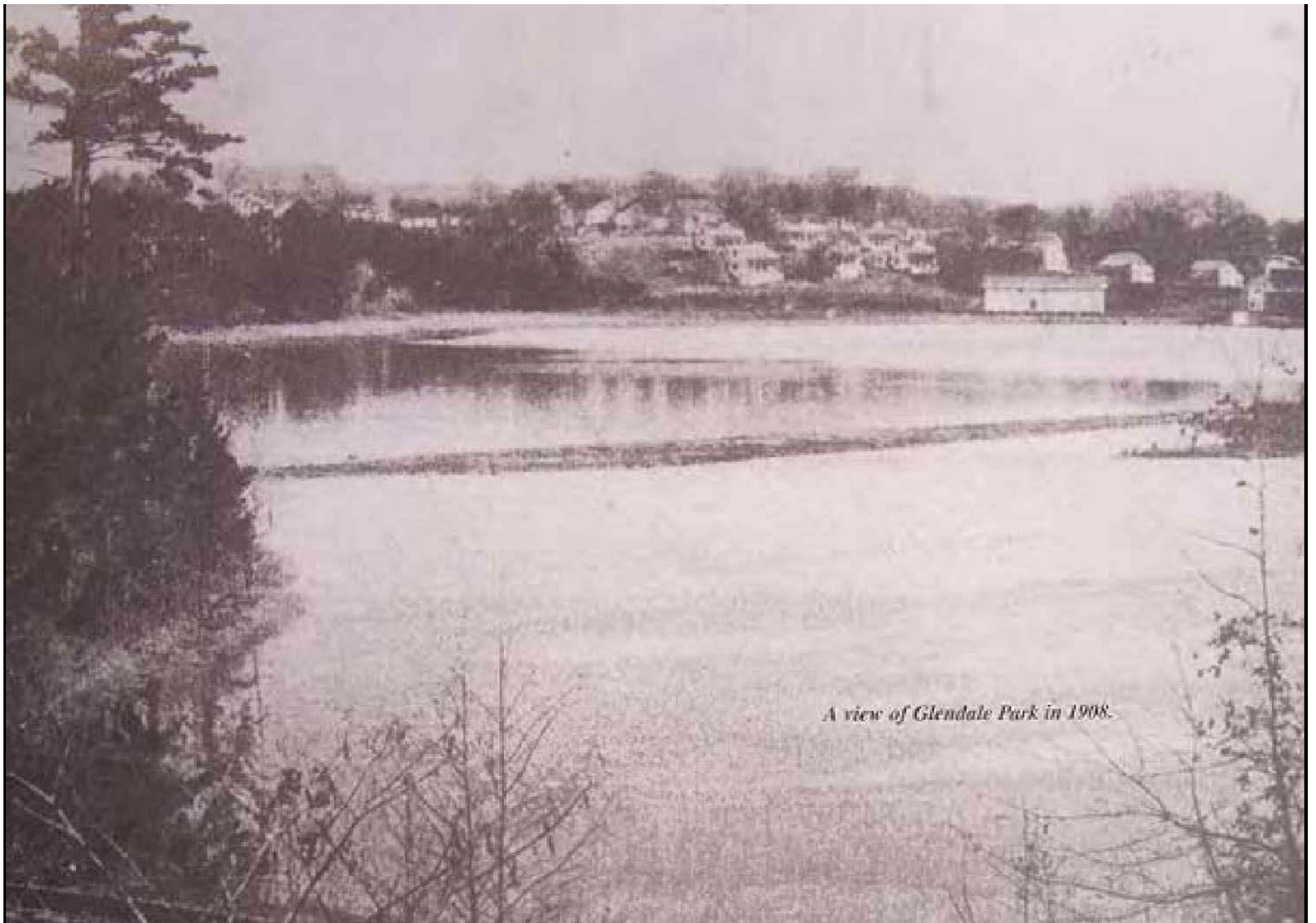
Spartanburg County in South Carolina



Glendale location



Glendale Mill around 1920



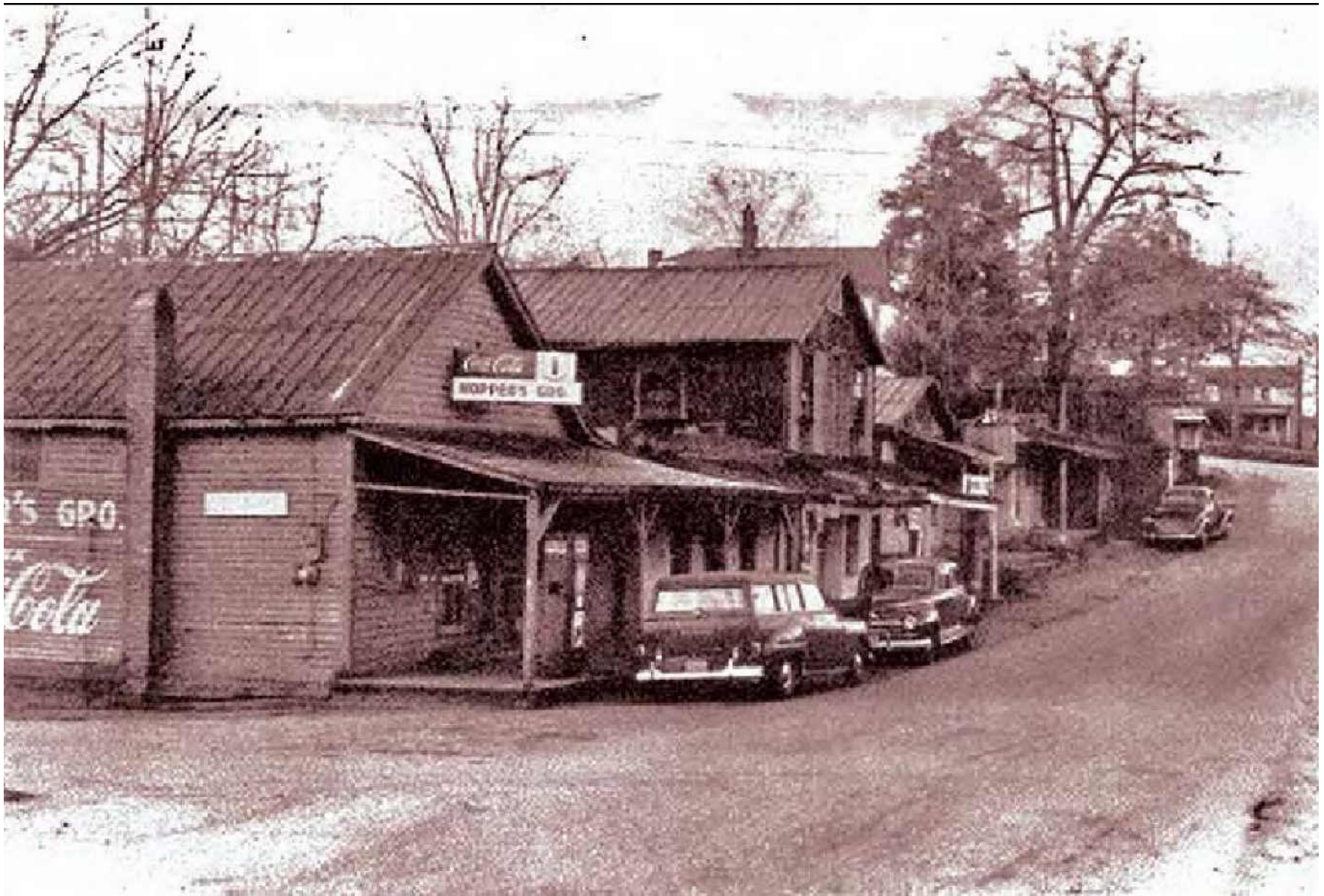
A view of Glendale Park in 1908.

Glendale reservoir around 1920

14302 - *Glendale Park and Mills, SPARTANBURG, S.C.*

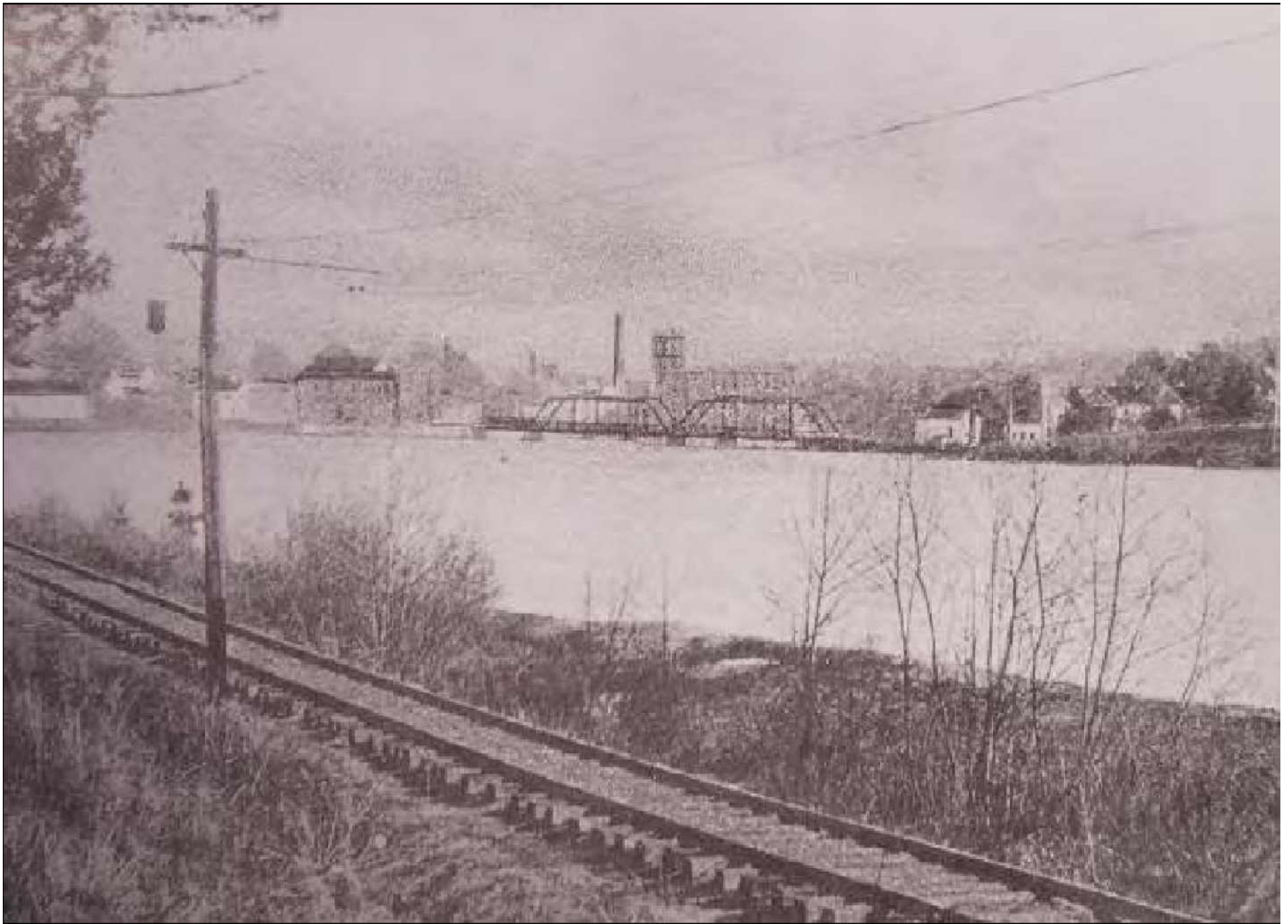


Glendale park showing reservoir (lake) and trolley



Corner Grocery (across from Bridge)

Old stores on opposite side of bridge



Glendale reservoir, bridge, and mill



Bivings/Converse House

Twitchell Residence



Bivings/Converse House (mill supervisor's house)



**Glendale Methodist Church
(future Outdoor Education Center)**



Photo of village from large mill tower



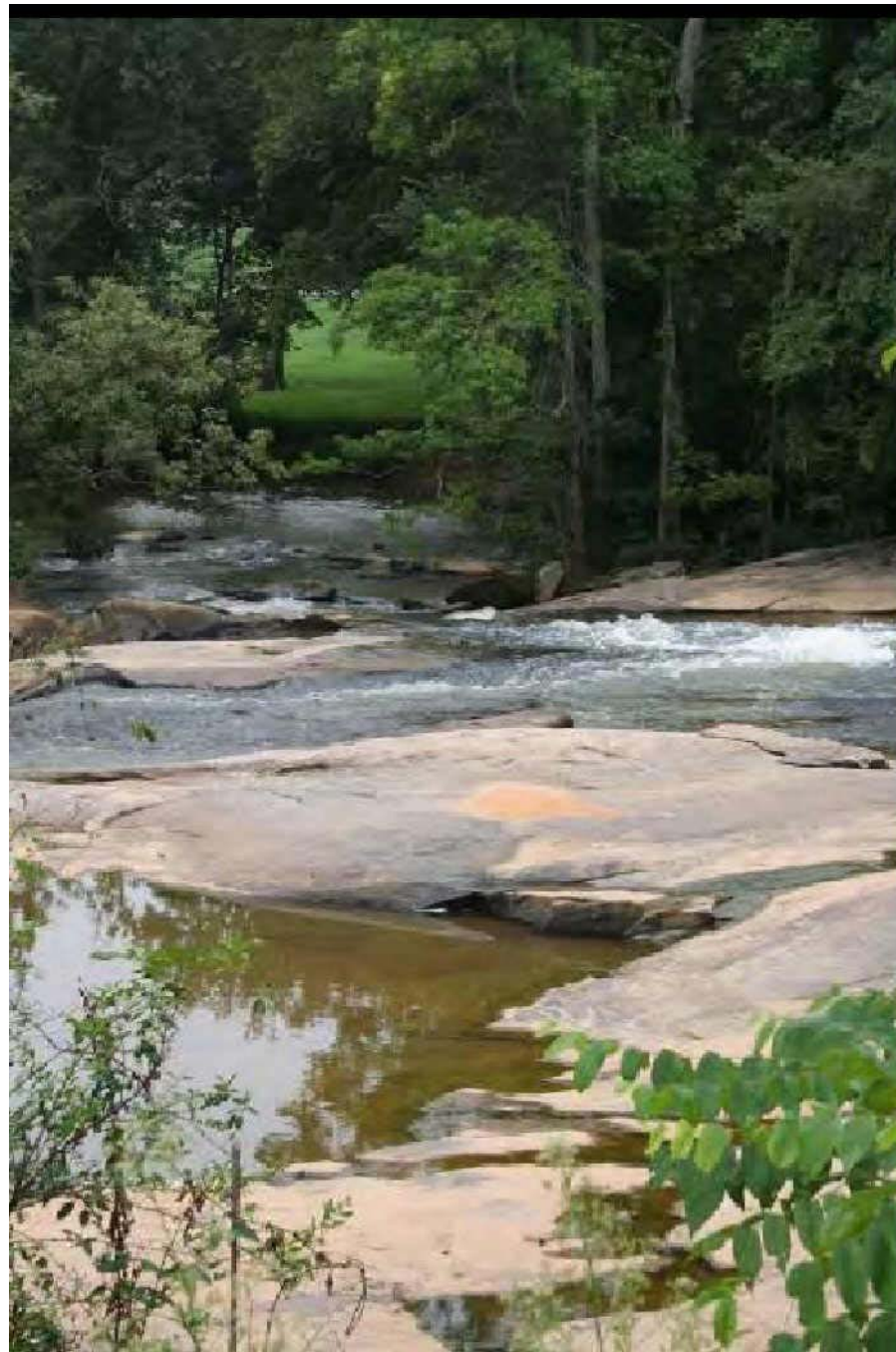
Glendale Mill fire, March 20, 2004



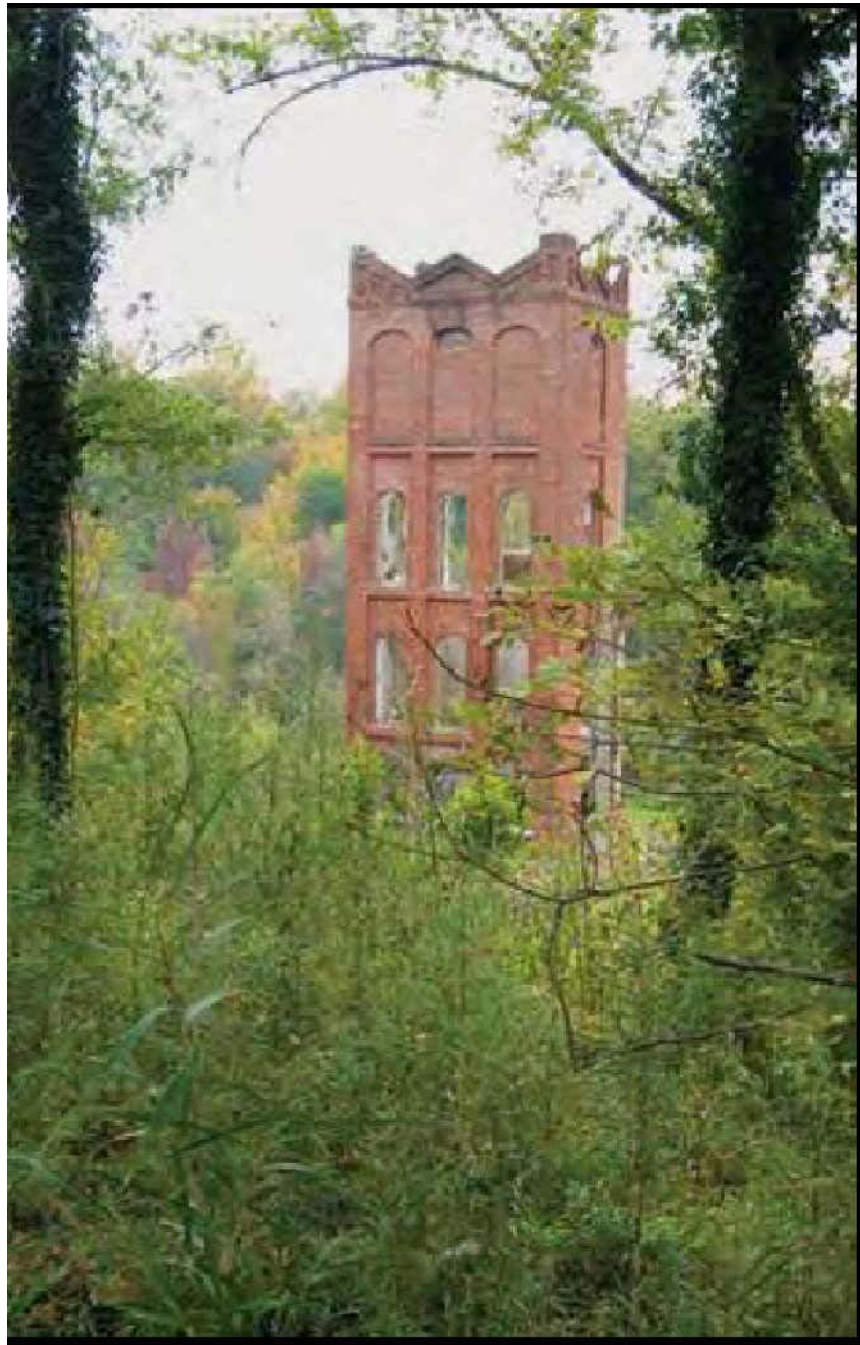
Glendale Mill ruins



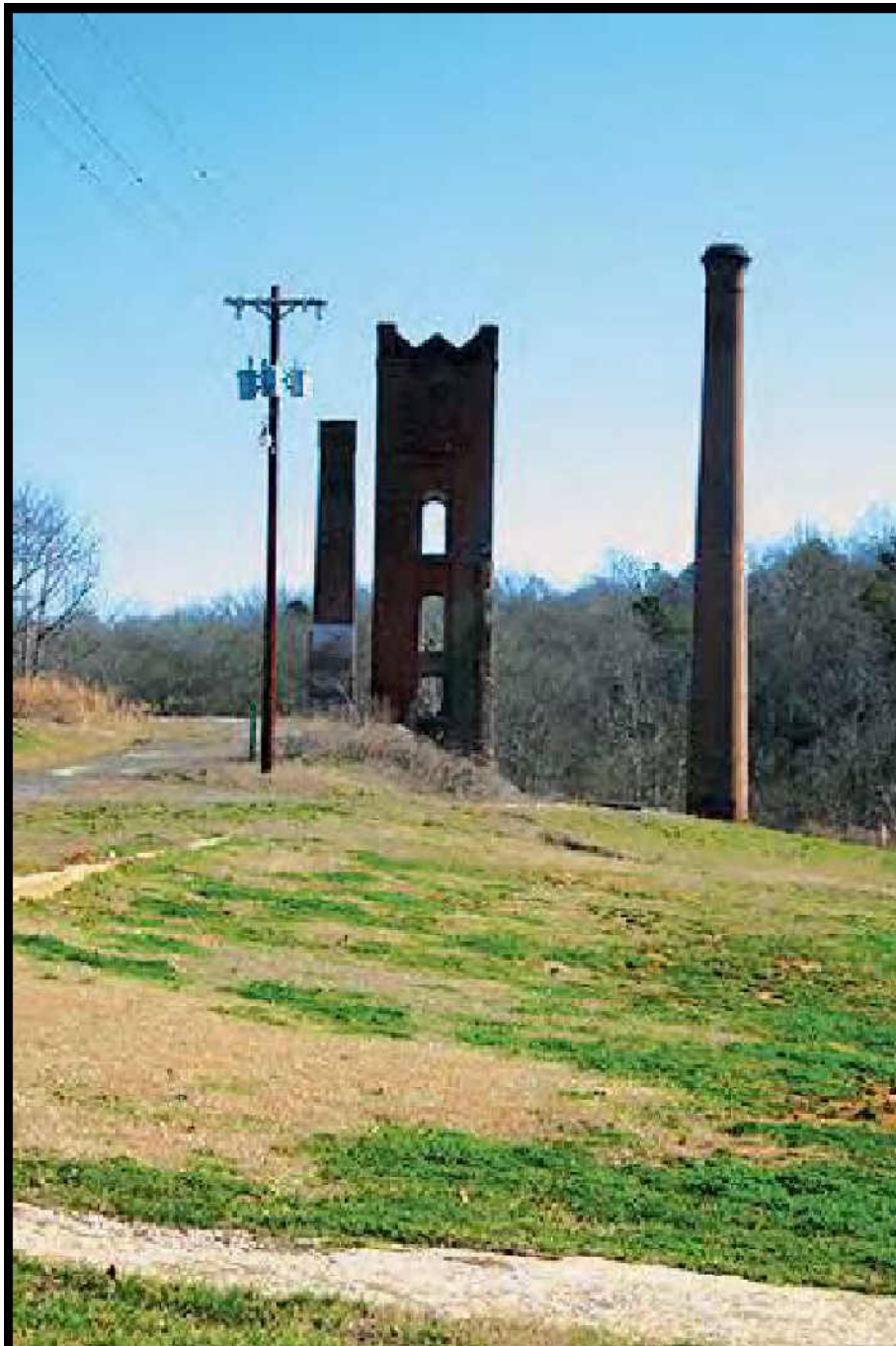
Aerial view of Glendale



Lawson's Fork shoals



The small mill tower



Mill site after fire and cleanup



Mill site after fire and cleanup



Glendale Post Office, 2007

The Glendale “company store”

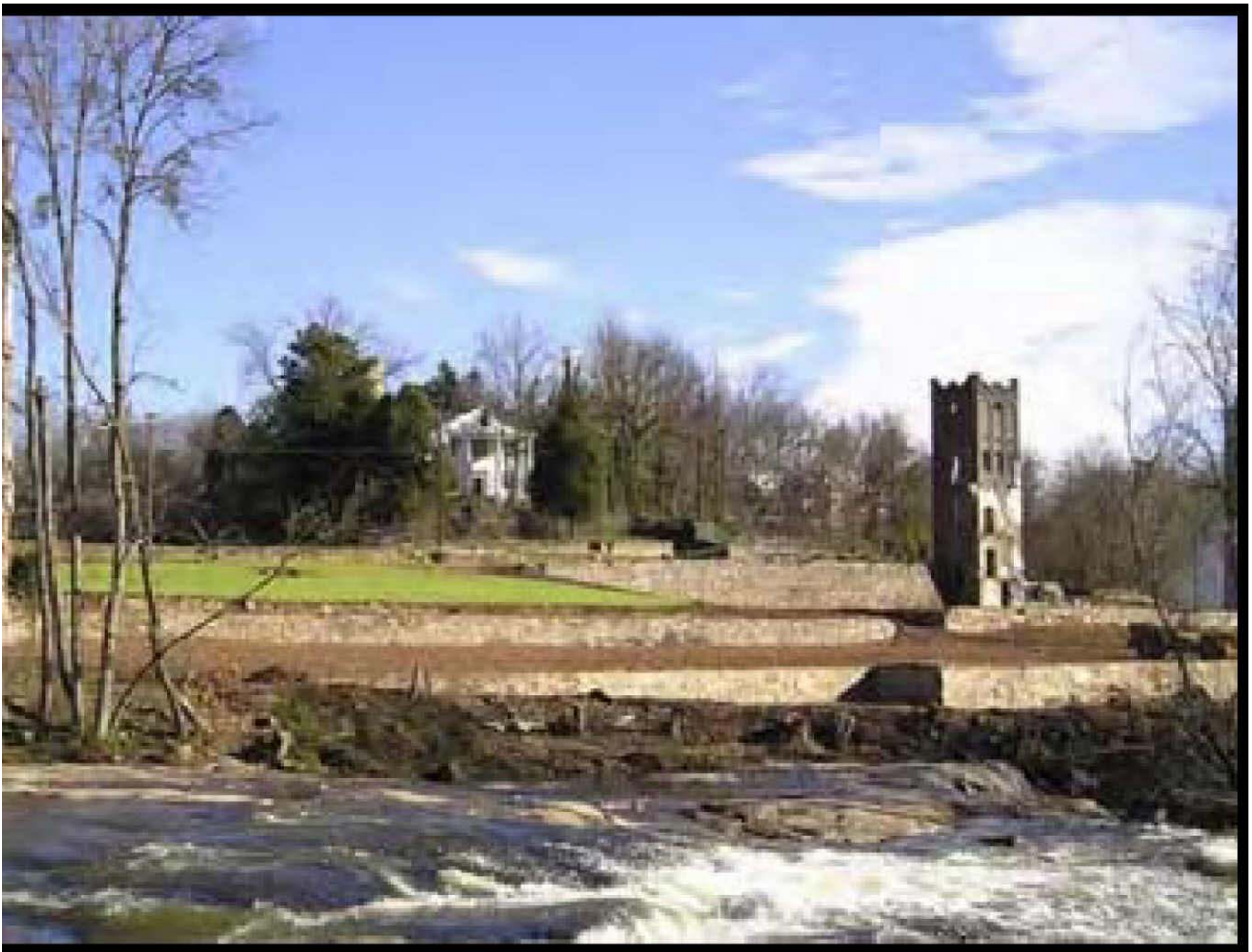


Mill Office, 2007

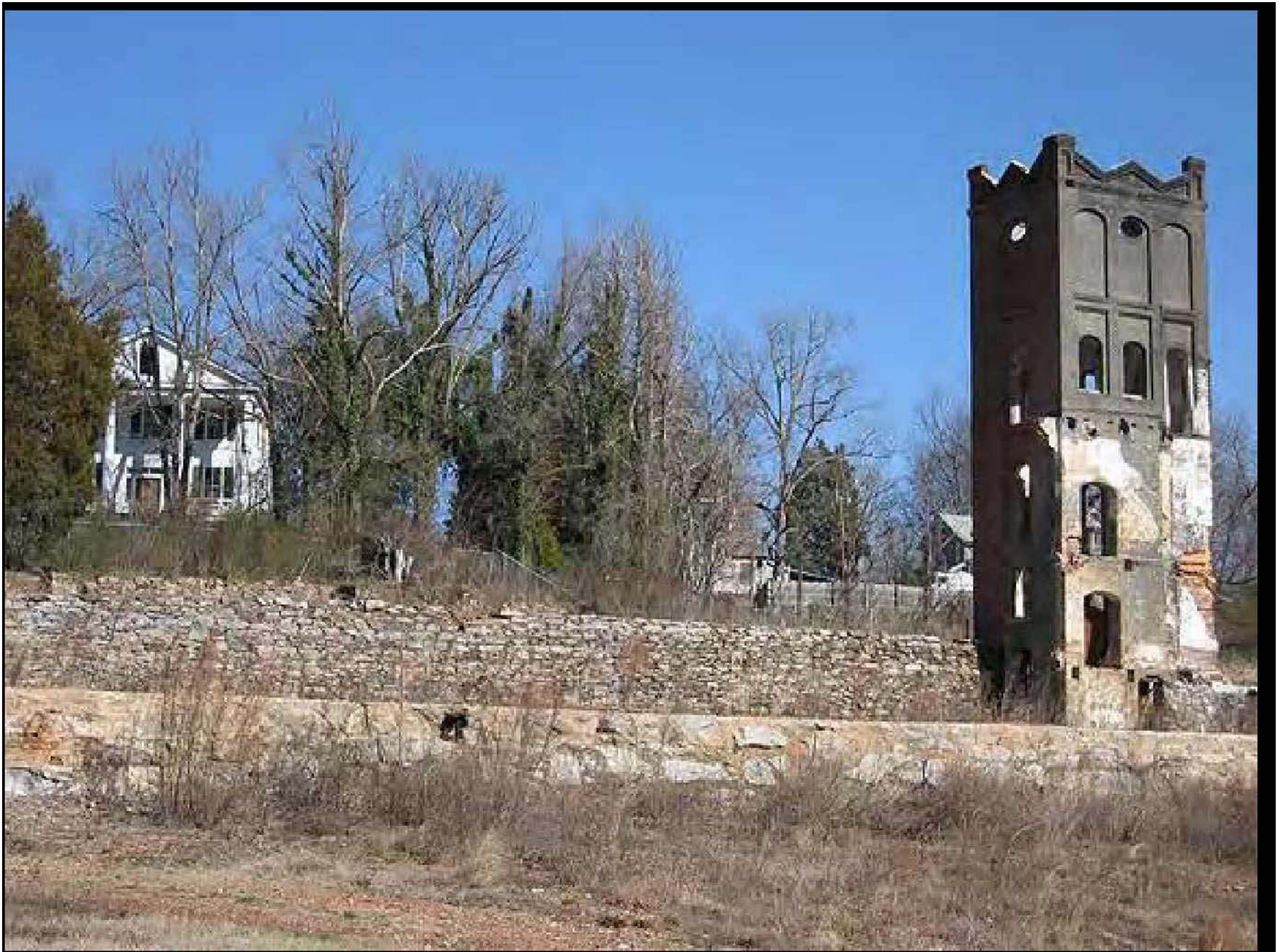
The Glendale mill office



Small tower and older smokestack



Long shot of small tower and D.E. Converse house



Small tower and D.E. Converse house



Bivings/Converse House (front), 2007



Glendale mill houses



The water tank (fire protection only)



View from the bridge



Corner Grocery (a.k.a. "Dodge City" 2007)

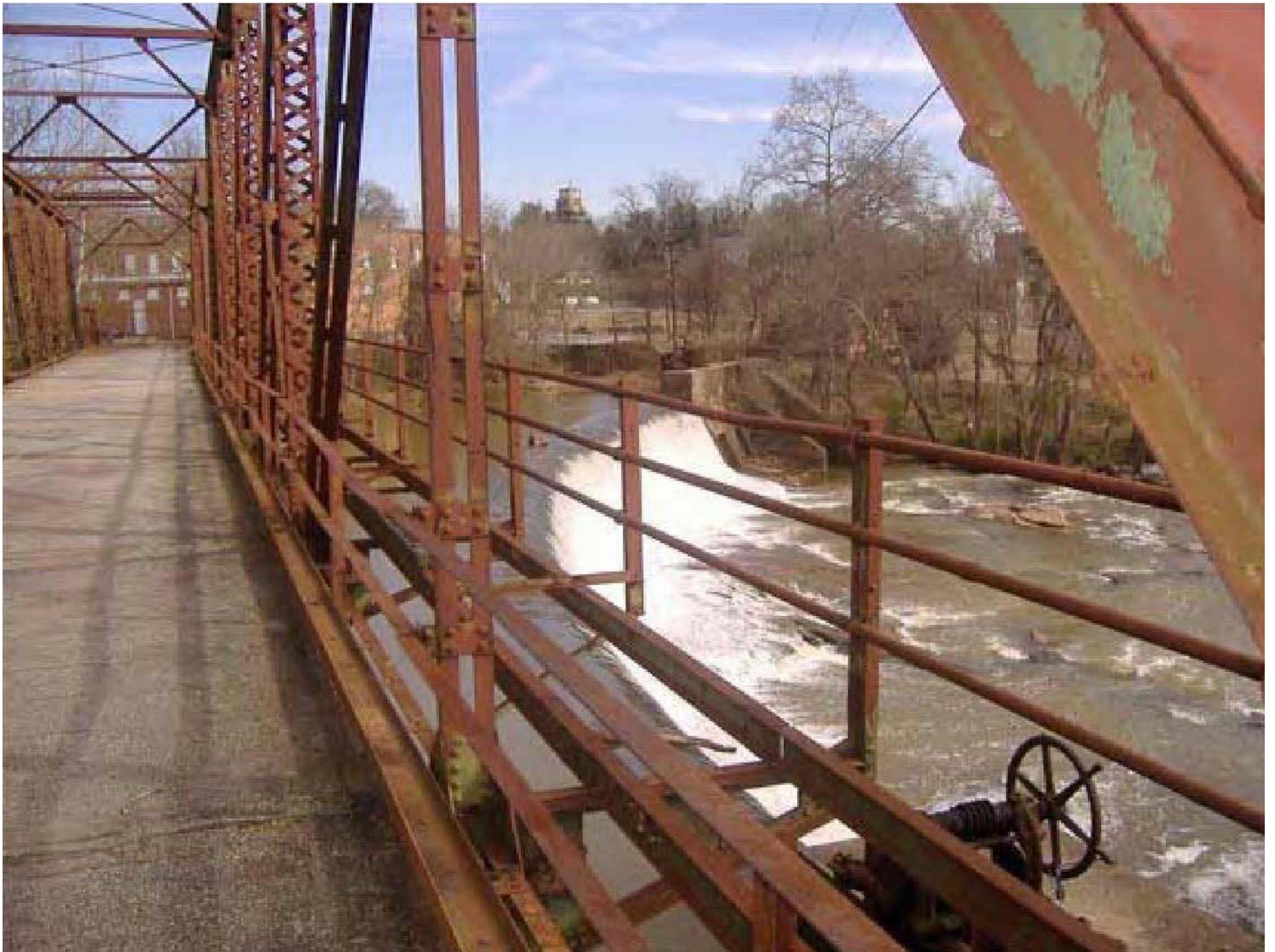
Old stores across the bridge



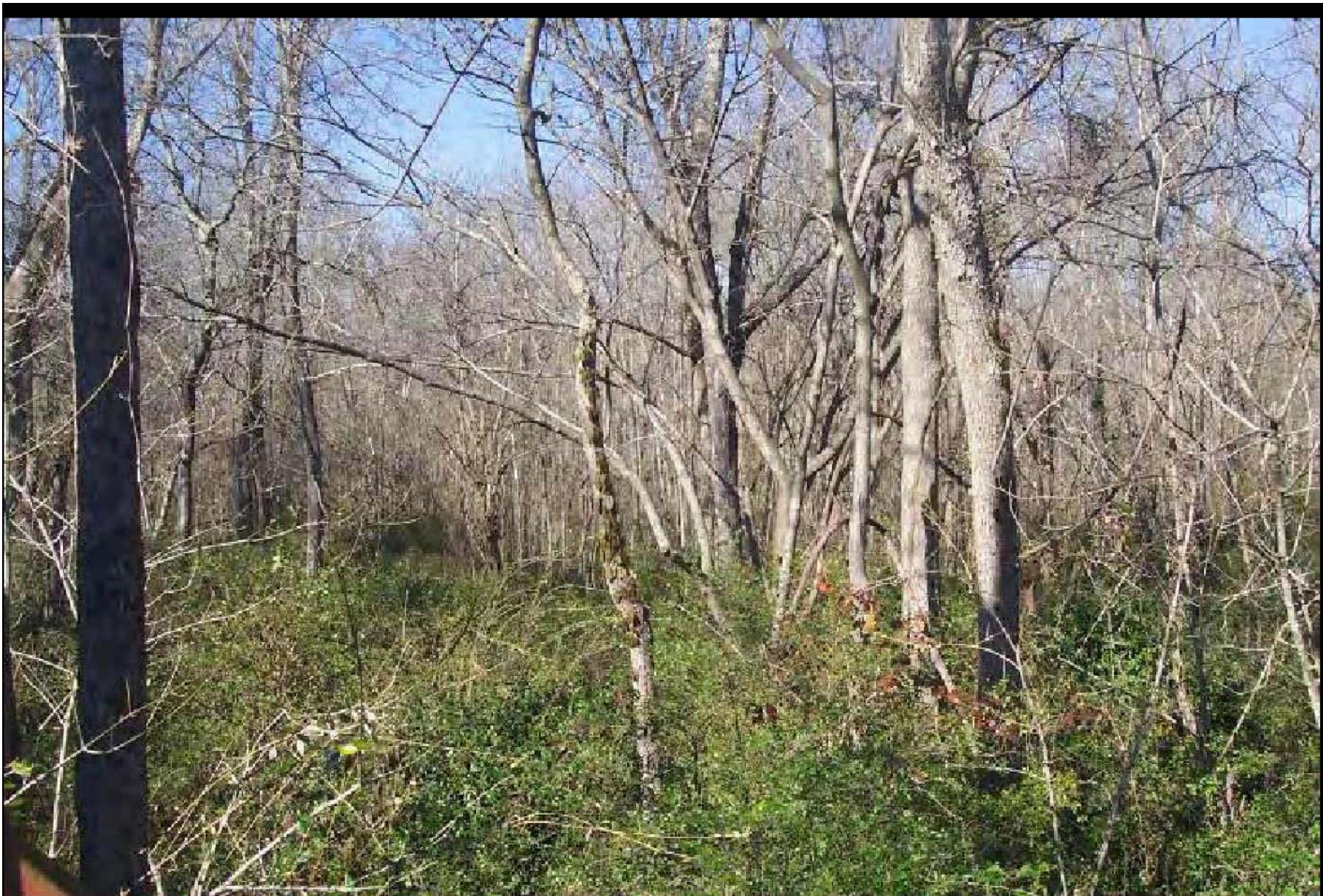
SPACE signage



Bridge and dam

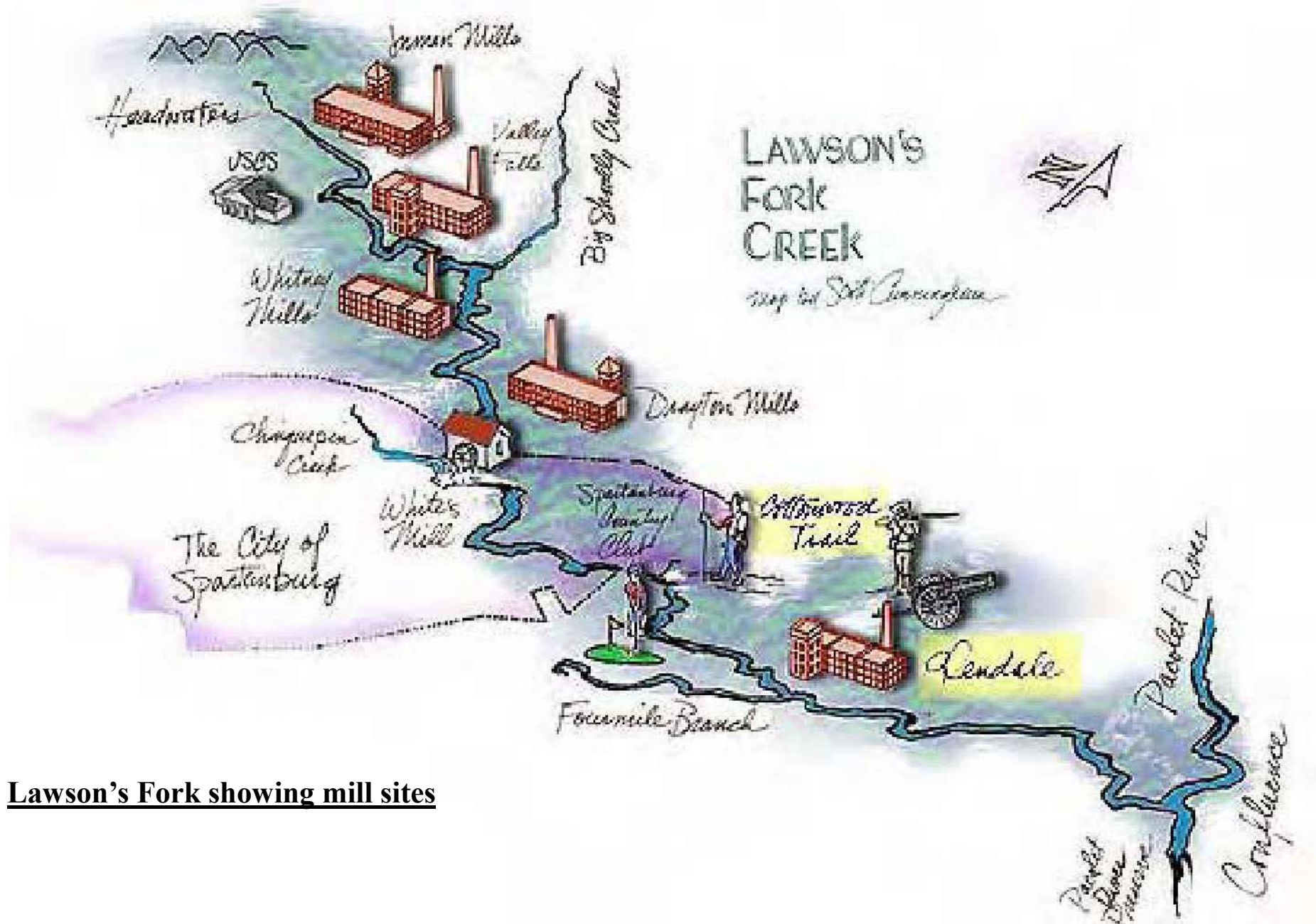


View of dam from old iron bridge



Glendale "Pond" 2007

Vegetation growth in the reservoir



Lawson's Fork showing mill sites

DEFINING THE CONCEPT

**Religious
Retreat Centers:**
Bonclarken/WNC
Kanuga/WNC
Montreat/WNC



Urban Resorts:
Grove Park Inn/AVL
Grandover/GSO
Ballentyne/CLT
Peacock/GVL

Glendale
"Urban Location"
"Unique Setting"
Mission Based:
Healthy Living/
Walkable/
Community Based

**University/
Institutional:**
Madren/Clemson
Palmetto Expo
USCS?



Rural Resorts:
Middleton Place (SC)
Highland Lake (WNC)
Reynolds Plantation (GA)
Greenbrier (WV)
Homestead (VA)



Glendale architectural concepts



Glendale map



Nearest grocery store (4 miles from Glendale), 2007



Nearest gas station (2.5 miles from Glendale), 2007



Spartanburg Country Club (2 miles from Glendale), 2007



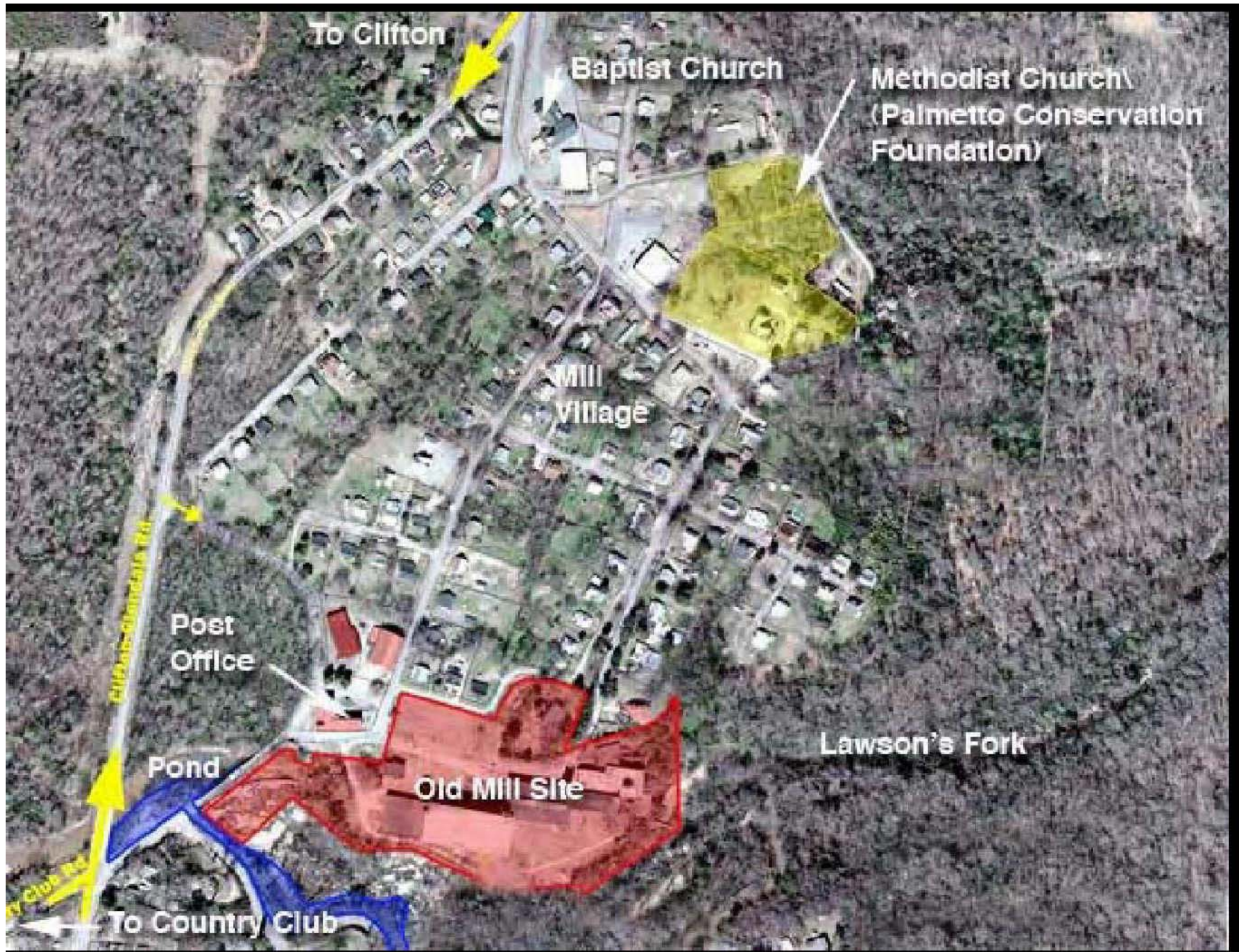
Country Club Road (toward Glendale), 2007



Private subdivisions (1 miles outside of Glendale), 2007



"Welcome to Glendale" 2007



Aerial view of Glendale

VISION

⋮

Preserve Natural Amenities & Heritage

Future Needs:

- Entrance Signs
- Walking Paths
- Street Lighting
- Shops (historic artisan)
- Restaurant
- Grocery Store
- Swimming Pool
- Playground

Proposed Project Phases

Phase I

Proposed Glendale
National Register
Historic District

Phase II

- a) Re-route
entrance
- b) Restore
Reservoir

Phase III

Trails

Phase IV

Develop Mill Site
Properties

Phase I

Proposed Glendale
National Register
Historic District



Benefits of National Register Listing

- Honorable Distinction
- Eligibility for 25% tax credit (Individual Property Owners)
- Eligibility for Federal Historic Preservation Grants when available (Community)
- Consideration in planning to avoid adverse actions to property resulting from the federal government projects

What the National Register does NOT do

- Make individuals eligible for grant money to provide weatherization and/or stabilization funds
- Dictate alterations and repairs can be made to a property
- Prevent owners from demolishing historic properties

Getting Glendale Registered



Phase I

1. Damaged section of board to be replaced.

Repair minor cracks and holes with wood putty or caulking compound.

2. Cut nails with a hacksaw.

Ease damaged board forward with wood wedges. Make vertical cuts with a hacksaw.

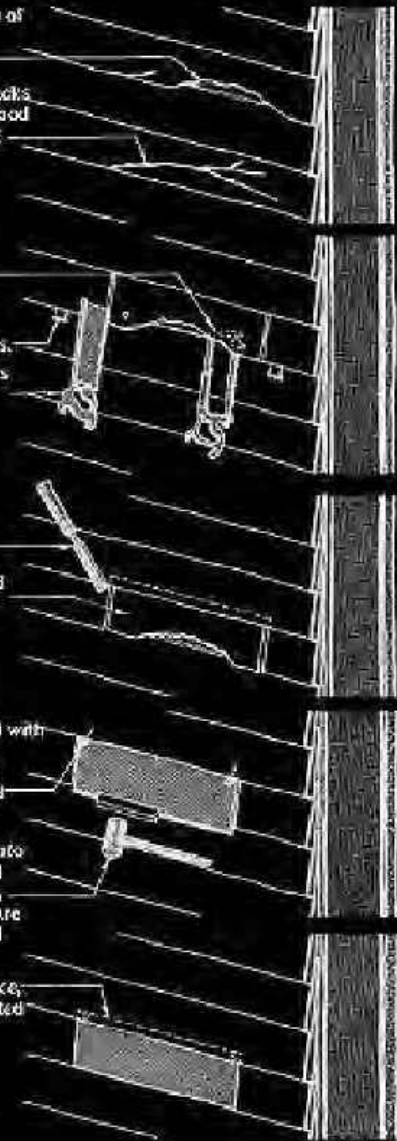
3. Cut remaining wood with sharp wood chisel.

Remove damaged section of board.

4. Attach new board with galvanized nails. Drive nails flush and at an upward angle.

Then lap board into place using wood block and mallet, until nail heads are covered by board above.

5. New board in place, with nails protected by board above.



Guidelines for Rehabilitation of Historic Homes



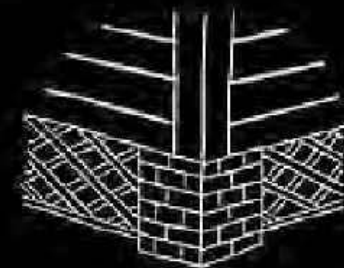
Retain



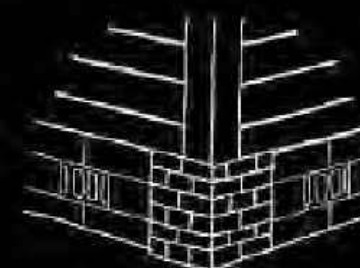
Recommend



Avoid

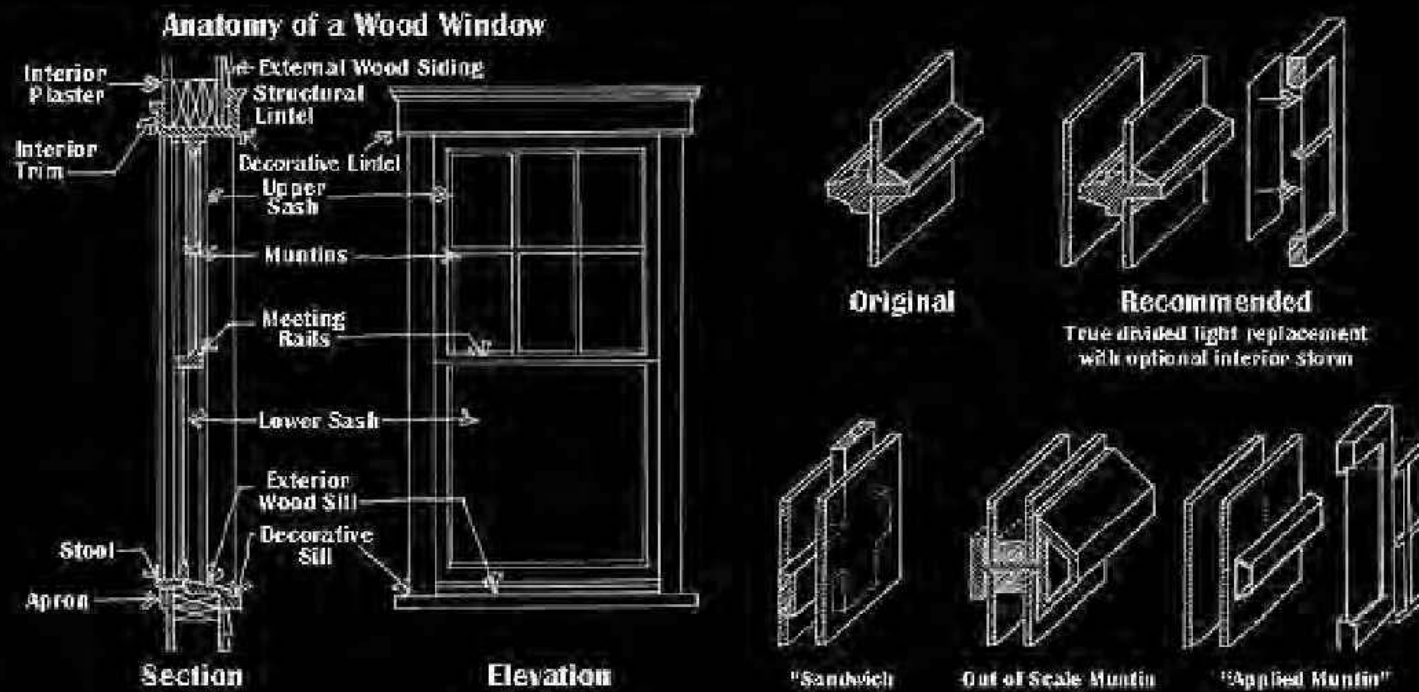


Consider



Avoid

Phase I



Drawings of window restorations

Phase I

Mill Village Home Improvements

Before



After



Phase II

- a) Re-route entrance
- b) Restore Reservoir



Architect's reservoir restoration

Phase II



Possible Glendale signage

Phase II

Reservoir Restoration



Restoration at another site

Phase II

Reservoir Restoration



Restoration at another site

Phase II

Reservoir Restoration



Restoration at another site

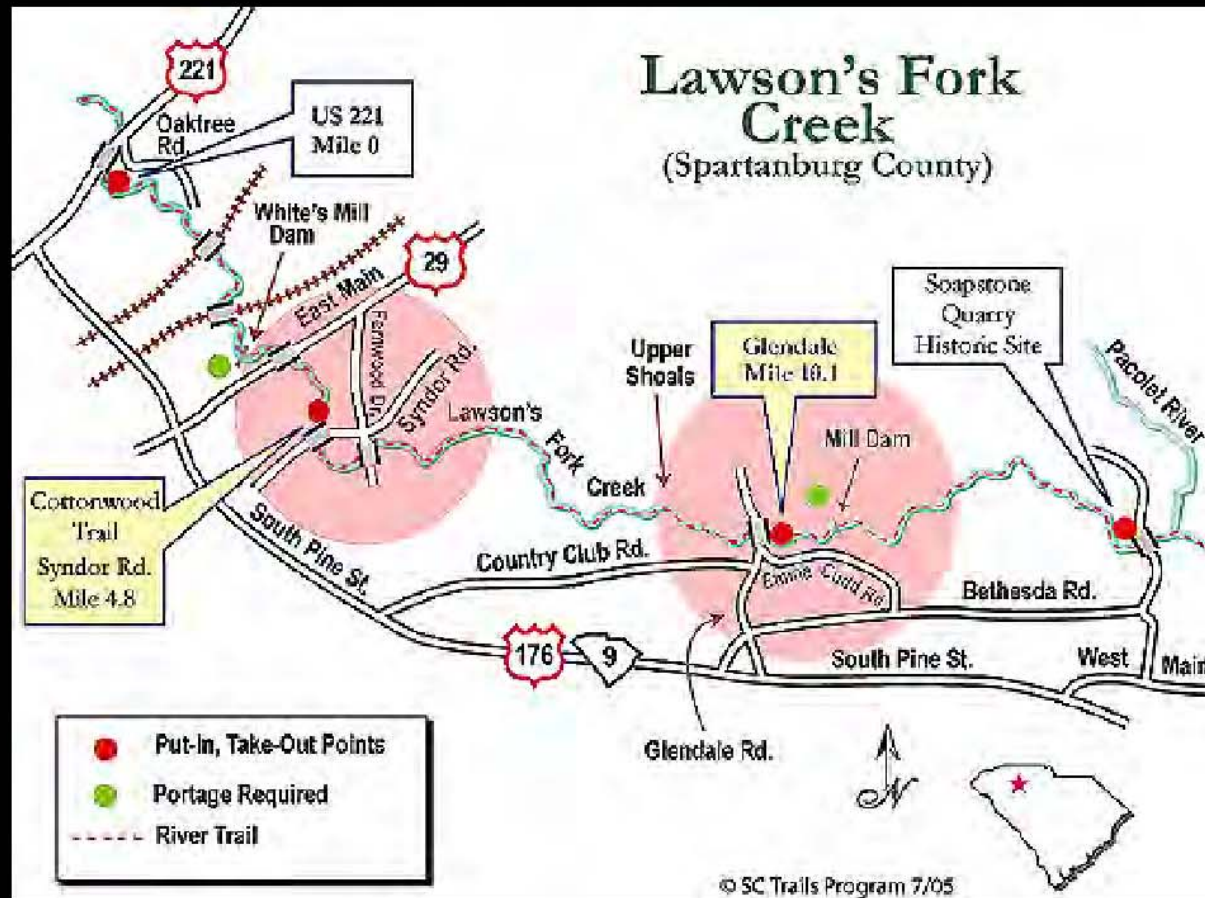
Phase III

Trails



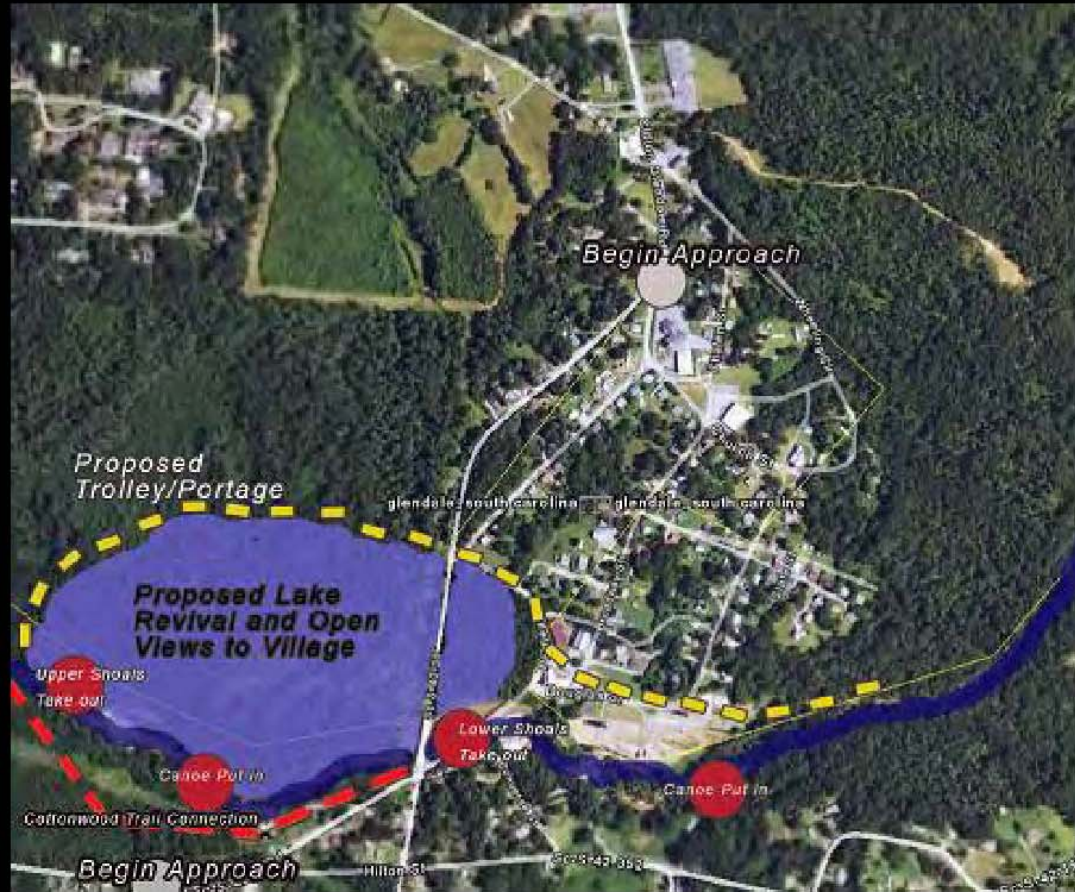
Phase III

Trails



Phase III

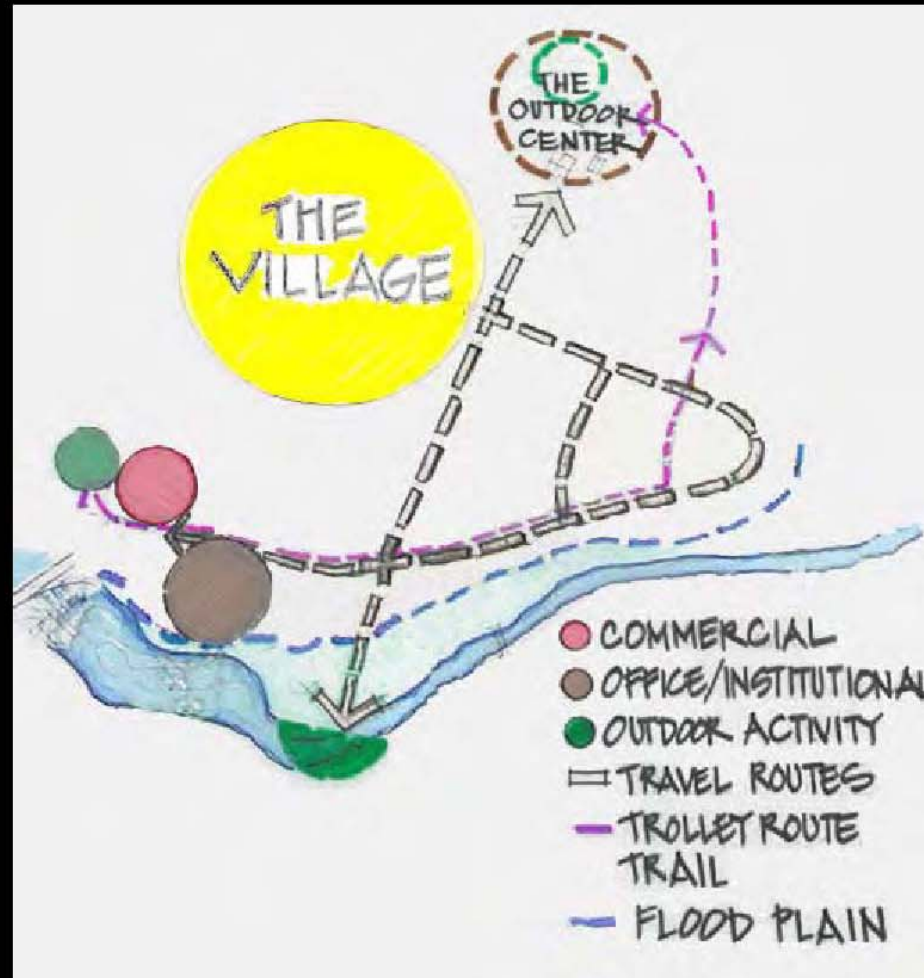
Trails



Architect's ideal trails

Phase III

Trails



Architect's "relationship" drawing

Phase III

Trails



Architect's idealized trail

Phase III

Trails

Glendale Historic Walking Tour



Architect's proposed walking trail signs

Historic Markers

- 1.) Glendale Company Store & Post Office
- 2.) Dexter Converse
- 3.) Glendale Mill / Bivings Mill
- 4.) Bivings / Converse Residence
- 5.) Historic Commercial District (Jetters Barber Shop et al.)
- 6.) Glendale Methodist Church
- 7.) Wofford Iron Works
- 8.) Old Georgia Road
- 9.) Glendale Community Center
- 10.) George Twitchell

Orientation Signs

- 1.) Glendale Dam(s) and Mill
- 2.) The Shoals
- 3.) Glendale Power House (needs research)
- 4.) The Textile Mill Village
- 5.) Spartanburg – Glendale - Clifton Trolley
- 6.) The Bridge

Long-Term Possibilities

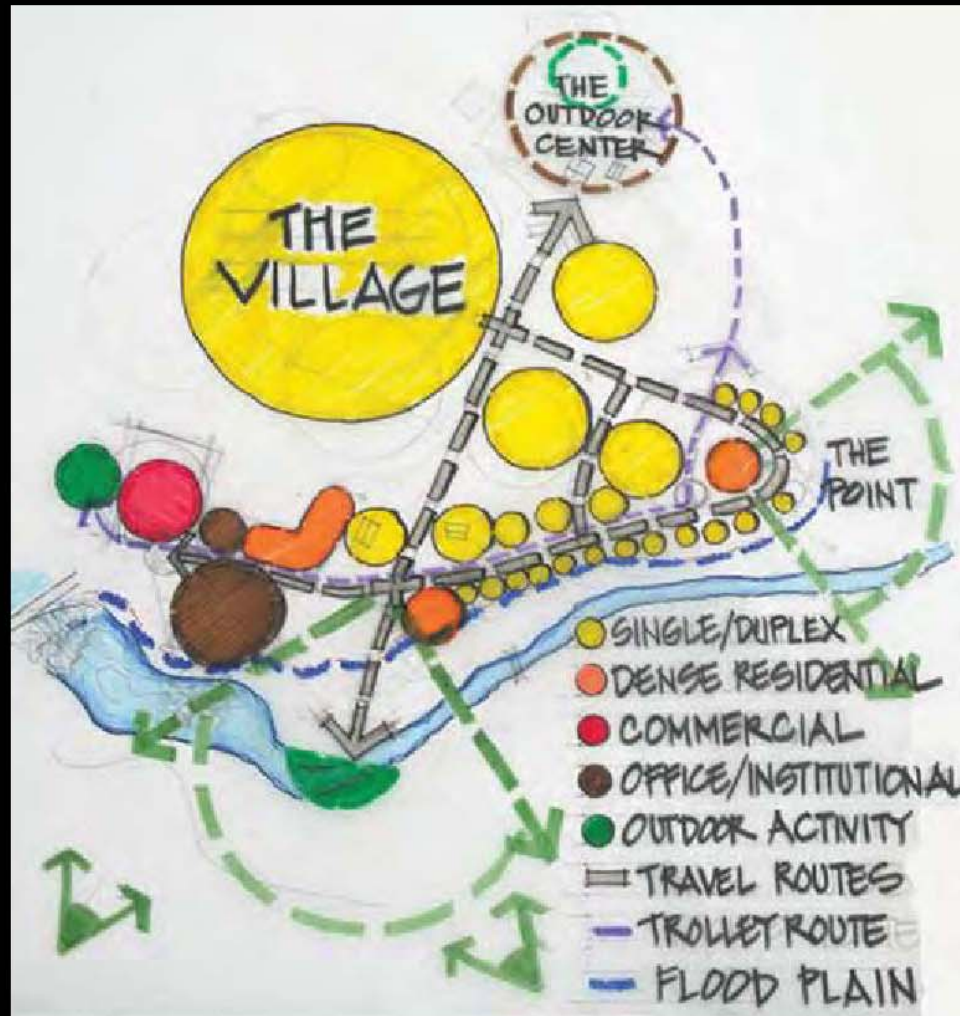
- 1.) Operating “mill” with water power, cotton, spindle (1) and loom

Model: Slater Mill, Rhode Island

Architects proposed signage including one long term possibility

Phase IV

Mill Site Development



Architect's site development "relationship" drawing

Phase IV

Mill Site Development



Architect's conceptual plan

Phase IV

Mill Site Development



Development at another “water” site

Phase IV

Mill Site Development

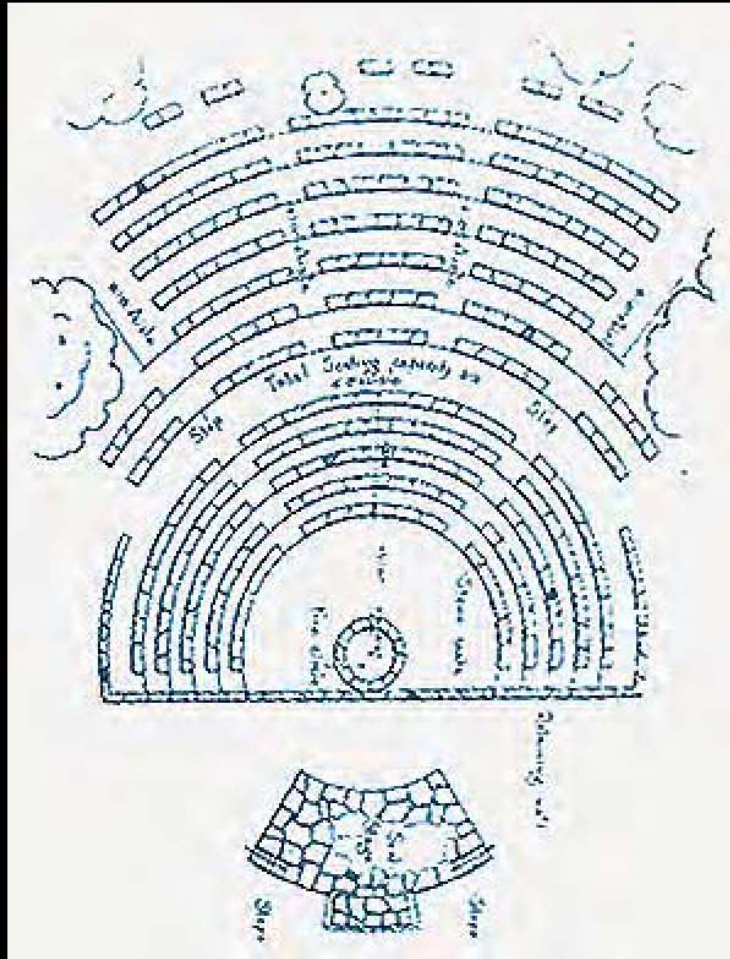
Glendale Shoals River Restaurant



Architect's concept of a possible restaurant

Phase IV

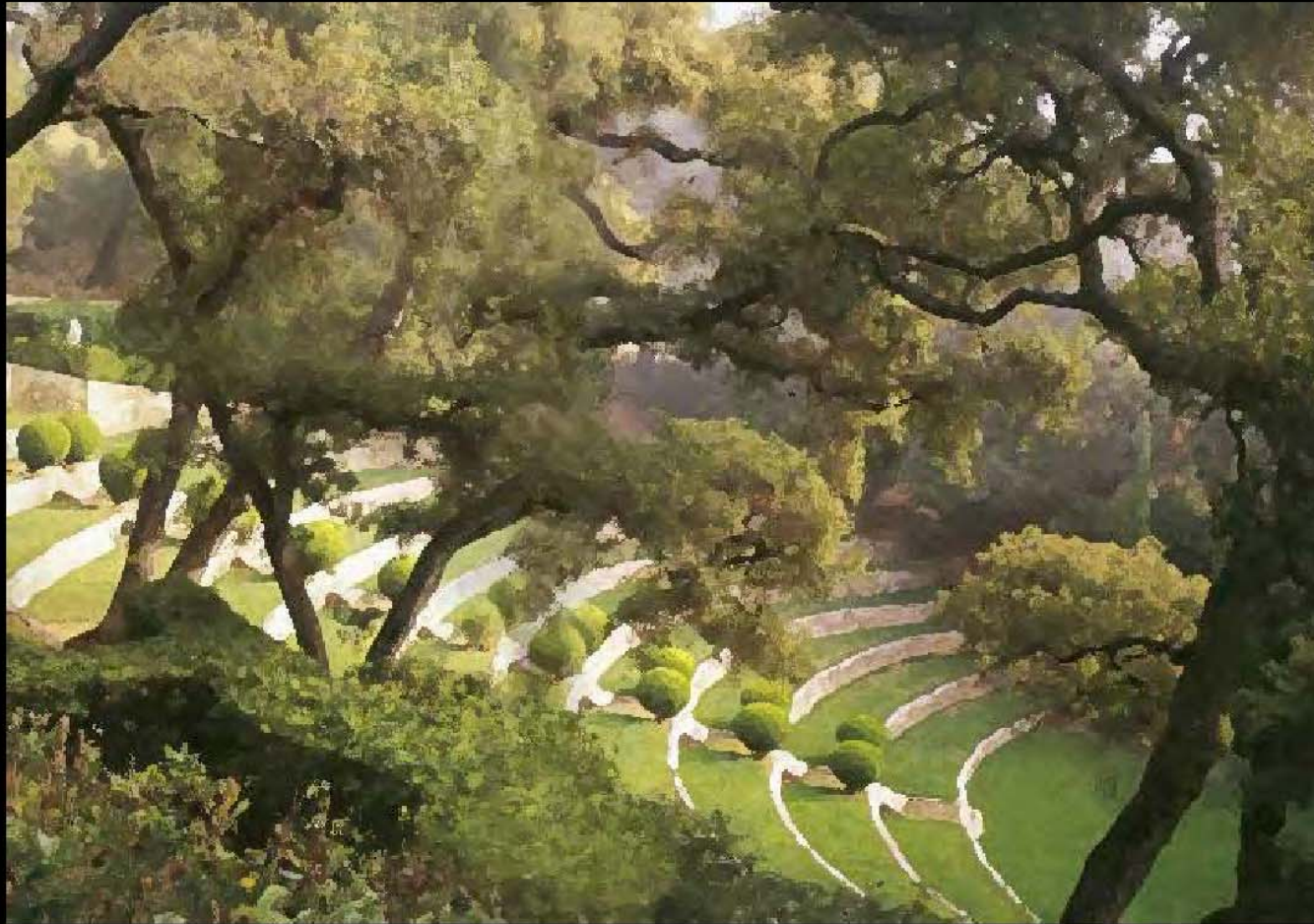
Mill Site Development



**Outdoor
Classroom
Example**

Phase IV

Mill Site Development



Conceptual outdoor classroom

Phase IV

Mill Site Development



Outdoor activities at another site

Phase IV

Mill Site Development



Possible outdoor shelter

Glendale Community Covenant

*We the People of Glendale,
do hereby promise:*

*To protect the peaceful spirit of this community for
future generations.*

*To cultivate a dynamic and sustainable development ethic
which protects and celebrates our natural and cultural
beauty.*

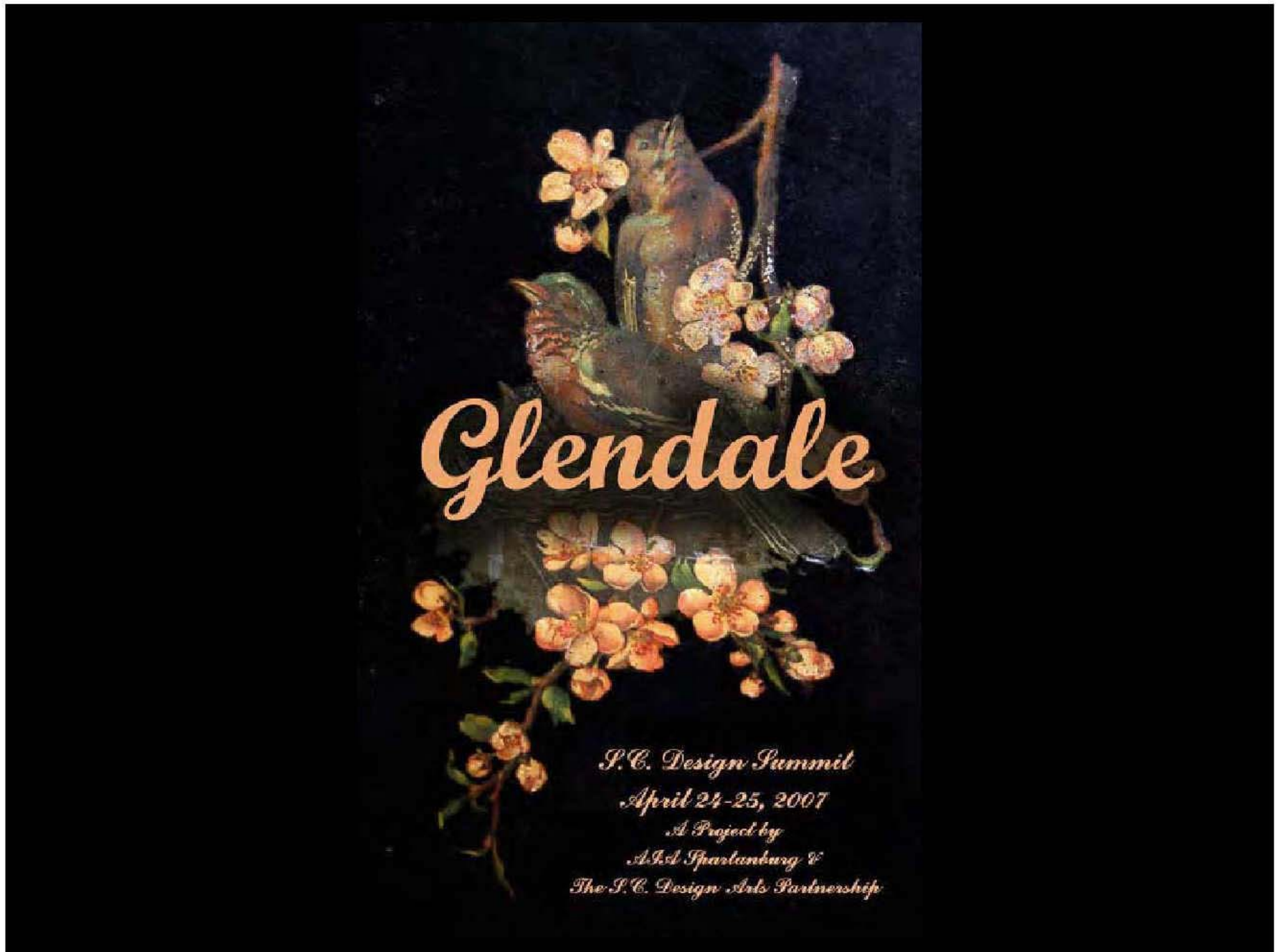
*To creatively endeavor to steward the memory of our
textile heritage.*

*To engage residents and visitors in the pursuit of
knowledge and nurture understanding and appreciation
of the historic built and natural environments.*

*To prosper in such a way that it uplifts the human spirit
and intellect.*

*In friendship and community, we dedicate
ourselves to the future of Glendale.*

Possible Glendale “covenant”



Final slide showing design from mill office safe