

## **AIA Blueprint SC Five Star Community Award – April 2008**

### Glendale, SC

#### Glendale Community Background

**Glendale** is located in southeastern Spartanburg County [[www.spartanburgcounty.org](http://www.spartanburgcounty.org)] in South Carolina [[www.sciway.net](http://www.sciway.net)]. The Glendale town limit is three miles from the city limit of Spartanburg [[www.cityofspartanburg.org](http://www.cityofspartanburg.org)], and the center of town is about six miles from the center of Spartanburg. The population is approximately 600. Textile manufacturing began in what is now called Glendale in 1832 when John Bivings purchased land and formed the Bivingsville Cotton Manufacturing Company. The rapids on Lawson's Fork Creek provided the water power required for the operation of a textile manufacturing plant. Bivingsville was changed to Glendale with the construction of adjacent manufacturing plants in the mid and late 1800s (the "old" mill and the "new" mill). D. E. Converse was the most significant owner of Glendale Mills. He and his brother-in-law, Albert H. Twichell, became the manager and majority owner just after the Civil War. Nearby Converse College [[www.converse.edu](http://www.converse.edu)] in Spartanburg was founded by D. E. Converse in 1889, and Twichell is honored on the campus to this day (Twichell Auditorium). The mills did not close during the Great Depression, and were in operation 24 hours a day at least six days a week during World War II. They closed as operational plants in the 1960s, and were relegated to storage and small, specialized, textile-related projects. Both mills mysteriously burned in March 2004. The remaining buildings that were part of the plant "complex" include the company office (brick), the company store (brick; currently houses the Glendale Masonic Lodge and U. S. Post Office), a warehouse (metal), and a wooden structure constructed as a gymnasium. All are on a plaza near the old iron bridge (pedestrian only now) and the dam and shoals.

The houses constructed for workers and owned by the company passed to private ownership after World War II. Almost all of the original ones still stand and generally are occupied by residents who are either retired or work elsewhere in (mainly) Spartanburg County. There has been considerable interest in the Greek-columned superintendent's house and in an adjacent plant manager's house. Both are considered to be architecturally extremely interesting. There are four church buildings in Glendale: United Methodist, Southern Baptist, Wesleyan Methodist, and Pentecostal. All remain intact as structures, but only the Baptist and Wesleyan Methodist congregations remain active. Glendale Grammar School stood for years near the top of the hill between the Baptist and United Methodist Churches. A modern fire department (EMS) stands in its place, and the elementary school for Glendale youngsters is Clifdale (School District 3 near Broome High School on US Highway 29). The elementary school that originally replaced Glendale Grammar is on the edge of the village and is now the headquarters of Spartanburg School District Three. There is no public transportation, although until the mid-1930s there was a modern trolley (electric railroad) system headquartered in Spartanburg. (Interestingly, the right of way of the trolley system is intact from the shoals on Lawson's Fork where it originally crossed to the edge of Glendale heading toward Clifton.) From then until the 1970s the community was served by the

Spartanburg city public bus system operated by Duke Power. The town of Glendale is quite literally a “mill hill.” Although the village has been in somewhat of a depressed state in need of re-invigoration, its geography is mountainous in character and naturally beautiful. It is truly and most certainly a “diamond in the rough!”

The superintendent’s and plant manager’s houses mentioned above are interesting architecturally. There is one massive brick tower and one smaller one still standing at the burned-out mill site. They seem stable, but will undergo engineering testing if incorporated in any new construction. Also remaining are two tall brick smoke stacks, one round and one square. The Mill Office, a separate ornate brick structure of approximately 2,000 square feet, was not damaged in the March 2004 fire, but is in need of renovation. The six-acre flood plain of the mill property of nineteen acres has been donated to the Palmetto Conservation Foundation for use as trails and a park; three acres including the Mill Office, dam, and shoals have been donated to Wofford College [[www.wofford.edu](http://www.wofford.edu)] who is renovating the building to become the headquarters of its Environmental Studies programs. Mill site owner Glyn Morris donated the property in October 2007. Across the Creek from the mill site are 13 acres already owned and protected by the Spartanburg Area Conservancy (SPACE).

Also in Glendale is the Revolutionary War Iron Works, even dating back to pre-revolutionary war times, although the exact location is still a matter of speculation. A pitched battle occurred between British and American forces near these iron works on the upper shoals of the Lawson’s Fork. British graves are there. Camp Croft [[www.schistory.net/campcroft/index.html](http://www.schistory.net/campcroft/index.html)], located about three miles from the town, was a large infantry training center during World War II. Glendale’s major environmental resource, of course, is Lawson’s Fork Creek, which is more like a river than a creek (its geographic name is the Lawson’s Fork of the Pacolet River). The Creek begins near Campobello in northern Spartanburg County and empties into the Pacolet River about three miles below Glendale. There is a reservoir created and sustained at Glendale by a large concrete dam with four, screw-operated flood gates. Just below the dam is a spectacular series of shoals that routinely attract picnickers, sun worshipers, kayakers, and fishing enthusiasts. An old iron bridge, no longer used for cars and trucks, but open to pedestrian and bicycle traffic, spans the reservoir near the dam.

## Glendale Community Renewal Projects

### **Outdoor Learning Center and Leadership School.**

An opportunity of tremendous possibilities was presented by the United Methodist Church at the top of the hill of the “mill village.” It was “discontinued” in June 2005 due to declining attendance. The Mary Black Foundation in Spartanburg [[www.maryblackfoundation.org](http://www.maryblackfoundation.org)] funded a study (actually, a charrette in architectural parlance) to determine how the three buildings and over four acres of land could be re-developed through the concept of “adaptive reuse.” The charrette, involving 40 persons and led by a planning professional from the Palmetto Conservation Foundation (PCF) [[www.palmettoconservation.org](http://www.palmettoconservation.org)] resulted in a detailed report (dated March 2006) of a proposal to establish a Glendale outdoor leadership school. The report is available as an email attachment from [bgsphd@bellsouth.net](mailto:bgsphd@bellsouth.net). The Mary Black Foundation announced in November 2006 that it would provide \$550,000 to

fund the establishment of the Glendale Outdoor Leadership School (GOLS) [[www.setGOLS.org](http://www.setGOLS.org)]. The Spartanburg County Foundation [[www.spcf.org](http://www.spcf.org)] provided the funds for current title searches of the parcels that make up the Church property. GOLS became operational in October 2007, and is actively offering programs in hiking, kayaking/canoeing, fishing, mountain biking, and adventure climbing. Significant development continues apace including the recent installation of a \$40,000 climbing wall in the former church building. GOLS' reach will be extended significantly as connecting walking trails are completed and the flood plain down on Lawson's Fork is developed.

### **American Institute of Architects (AIA) Study of Glendale (Charrettes)**

In January 2007, the American Institute of Architects (AIA) [[www.AIA.org](http://www.AIA.org)], Spartanburg Division of South Carolina, the Palmetto Conservation Foundation, the Palmetto Trust for Historic Preservation, public history students from the University of South Carolina, the Community Design Studio class from Clemson University, and local residents convened in Glendale to develop a community wide master plan using a charrette-style process as part of AIA/SC's Celebrating the South Carolina Community Design Initiative. Led by Professor Bob Bainbridge of Clemson University and facilitated by Lindsey Moore, Executive Director of the SC Design Arts Partnership, the architectural studies were conducted at Glendale in late 2006 and early 2007. The charrettes, held at school District 3 headquarters in Glendale were well attended and participated in by Glendale citizens. Glendale was one of six South Carolina communities chosen by the Mayors' Institute for Community Design to celebrate AIA's 150th anniversary, which concluded with a state-wide conference at Clemson University in April 2007. The five other communities were Chesterfield, Clearwater, Greer, Johnsonville, and Summerton. Architects, planners, and community development professionals from Clemson, the University of South Carolina-Columbia, and private architectural practices were hard at work for several months. The local (Glendale) phase of their work concluded on January 25 and 26, 2007 at a community-wide design workshop held at the Spartanburg School District 3 headquarters in Glendale. The final report is available as an email attachment from [bgsphd@bellsouth.net](mailto:bgsphd@bellsouth.net).

### **Friends of Glendale (FOG)**

As a follow up to the community meetings (charrettes) held by the American Institute of Architects (AIA) resulting in a comprehensive report in 2007, several citizens met to develop a community group, or organization, that brings all of those interested in Glendale together to advance our neighborhood goals, to protect our neighborhood interests, and to learn more about our community. The founding membership of Friends of Glendale (FOG) consists of residents of our community, new and long-standing, and of former residents who grew up here, and who continue to care deeply about what happens at Glendale, and of folks who live near Glendale and are interested in Glendale. We believe both that change is inevitable and improvement is possible, and that if we are to have some say in shaping the changes and improvements, we must organize so that they arise from our community and community supporters. There is much excitement about the possibilities for Glendale's future. There are already significant contributions to that future as evidenced by the presence and involvement of the Palmetto Conservation Foundation, the Spartanburg Area Conservancy (SPACE), and Wofford College. While different ideas are brought to the table about Glendale's future, all agree that the membership of our organization should be those vitally interested in the

community. We are committed to a model of goal setting and community action. We have officers to get things going, and we are all agreed that over time the group's officers should be elected by a larger community membership. Membership grows almost daily (\$10 membership fee), and FOG has already sponsored and participated in a community clean up day with another in the wings.

### **Wofford College's Environmental Studies Institute at Lawson's Fork Shoals**

The Mill Office and three acres of property including Lawson's Fork dam and shoals at Glendale are being developed into an Environmental Studies Institute that will explore (especially) the watershed and community from scientific, humanistic, artistic, and civic perspectives. The Institute will be the headquarters of Wofford's environmental studies major and programs, and will also offer projects and programs for K-12 schools including both students and teachers. The renovated Mill Office is being planned to be a LEED Certified Platinum building that will be served by a new hydroelectric plant running off the nearby dam. Architectural plans are being completed and permits obtained, Actual work should begin before the end of May 2008 with a completion target of January 2009. Additional information can be obtained from Wofford professor John Lane at [laneje@wofford.edu](mailto:laneje@wofford.edu).

### **Urban Land Institute (ULI) Study of Glendale and Pacolet**

The Urban Land Institute (ULI) is a world-wide, highly respected organization that has been in the forefront of green and sustainable development since the mid 1930s. Their web site is [www.ULI.org](http://www.ULI.org). Glendale and nearby Pacolet were eligible for being selected by them for study and recommendations as a result of the American Institute of Architects (AIA) studies that were conducted in the two communities (but separately) within the past four years. ULI team members are interested in examining what they refer to as a Glendale-Pacolet "corridor." The team assembled for the study is truly exceptional, consisting as it does of 10 significant persons from various important professions in the Charleston area. Their visit to both communities was April 4 and 5, 2008. Their studies and interviews began with lunch on the old iron bridge at Glendale and concluded with meetings in the city hall at Pacolet. There was excellent participation in both communities with a great deal of cross over attendance at the two sites. The spirit of cooperation between Glendale and Pacolet seems infectious! The ULI team was especially interested in ways that Pacolet and Glendale can cooperate to improve each community. Of special interest is the 12-mile waterway consisting of Lawson's Fork Creek and the Pacolet River that physically and literally connects the two towns. The ULI report will be issued within the next few weeks.

**These five renewal projects, all begun since 2005, are certain to be completed and successfully implemented. Other projects are in various stages of planning and exploration including but not limited to:**

Restoration of the old iron bridge to include metal repairing, painting, lighting (for events), and replacing the floor with classic wooden members. Will still be only for walking and bicycling. [advanced planning]

Establishing a water "trail" (kayaking/canoeing) from Glendale to Pacolet via Lawson's Fork Creek and the Pacolet River. [advanced planning]

Restoration of the reservoir above the dam to the significant lake it was 75 Years Ago.  
[early planning]

Painting the water tank and adding a Glendale logo [exploratory stage]

Restore the Revolutionary War iron works [exploratory stage]

Construct a small operational cotton mill for educational purposes [exploratory stage]

Restore the old private stores (about six) across the bridge [exploratory stage]

Renovate the “superintendents’ house as a bed and breakfast [exploratory stage]

These renewal projects and the planning and explorations for future improvements would not have been possible without significant cooperation among Palmetto Conservation Foundation, Mary Black Foundation, the Town of Pacolet, SPACE, South Carolina AIA, South Carolina Design Arts Partnership, South Carolina ULI, Spartanburg County, Spartanburg County School District 3, Wofford College, and, of course, our Glendale citizens.

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## Glendale Community Objectives

### Objective 1

#### **Identify and Capitalize on Community Asset(s)**

Glendale has identified its assets by engaging its citizens: (1) in the study funded by the Mary Black Foundation to determine a constructive community use for the discontinued United Methodist Church. Forty persons were involved over five months in late 2005 and early 2006 to develop a report recommending the establishment of an outdoor leadership school. The resulting Glendale Outdoor Leadership School (GOLS) [[www.setGols.org](http://www.setGols.org)] became operational in October 2007 using the former sanctuary, parsonage, and fellowship hall located at the top of the hill on more than four acres. The Palmetto Conservation Foundation purchased the property from the South Carolina Conference of the United Methodist Church, and operates GOLS through an “establishment” grant of \$550,000 also from the Mary Black Foundation. (2) through the chartrettes held in Glendale resulting from the American Institute of Architects (AIA) adoption of Glendale as one of six communities in South Carolina studied in celebration of AIA’s 150<sup>th</sup> anniversary during 2006 and 2007. Community participation was widespread. (3) in founding Friends of Glendale (FOG), an organization that brings all of those interested in Glendale together to advance neighborhood goals, to protect neighborhood interests, and to learn more about the community. The founding membership of Friends of Glendale (FOG) consists of residents of the community, new and long-standing, and of former residents who grew up here, and who continue to care deeply about what happens at Glendale, and of folks who live near Glendale and are interested in

Glendale. (4) by involving them in the very recent study of the communities of Pacolet and Glendale by a team from the Urban Land Institute (ULI). These activities, especially the AIA charrettes with continuing involvement of Professor Bob Bainbridge of Clemson University and the ULI study have resulted directly in the identification and confirmation of the following assets: the Lawson's Fork Creek (actually a river) area including the flood plains, shoals, dam, and reservoir; the connection to Pacolet by Lawson's Fork Creek and the Pacolet River (they meet three miles below Glendale); the discontinued Methodist Church buildings and grounds; the 19-acre burned out mill site and the Victorian Mill Office which still stands; the old iron bridge which can be renovated into a spectacular feature; the six store "ruins" that intrigue everyone as a possible unique and useful restoration; the 13 acres of property on the opposite side of Lawson's Fork permanently protected by the Spartanburg Area Conservancy (SPACE); the "plantationesque" three story superintendent's house that faces the shoals from a gentle slope and its next door Victorian manager's house; the nearness to Spartanburg (three miles to the city limits), while retaining its "hidden jewel" feature; and the Glendale community itself with its involved and concerned citizens and its quaint houses and road system.

## Objective 2

### **Embrace the Environment and Support Sustainability**

Wofford College, about four miles away in Spartanburg, has received from owner Glyn Morris the Glendale Mill Office and three acres of land including flood plain, shoals, dam and attendant reservoir to be used as the College's Environmental Studies Institute. Restoration of the Mill Office will begin no later than May 31 with completion targeted for January 2009. The restored Mill Office on the banks of the Lawson's Fork will be LEED certified to include hydroelectric power from the dam (the goal is LEED Platinum!). The Institute will be the headquarters of Wofford's Environmental Studies major and programs. But the environmental activities will go far beyond serving Wofford students to include K-12 students and teachers, and, in a most creative way, Glendale citizens through activities to raise environmental awareness. The presence of this Wofford facility and the activities it accommodates will be a center of community energy at the shoals as the Glendale Outdoor Leadership School is at the top of the hill in the old church! In many ways, in the aftermath of the Wofford Institute's establishment combined with the outdoor leadership school already functioning, Glendale will likely be thought of as hub of outdoor leadership and environmental activities. The Friends of Glendale (FOG), discussed above, sponsors Glendale clean up days with emphasis on recycling. That is a direct community connection to activities that enhance and encourage environmental awareness and activities.

## Objective 3

### **Strengthen Civic Infrastructure and Build Partnerships**

Glendale is an unincorporated community; our government is that of Spartanburg County, and our political connections are through elected county council members and our state legislators. Successful community projects generally, then, must arise from the citizens in voluntary ways with encouragement and occasional funding through the county and the state. The evidence for Glendale's success in navigating these waters is beginning to emerge as the various community improvements come on line. Our local civic infrastructure is the voluntary Friends of Glendale (FOG) already discussed. Although only a year old, its

potential for identifying and implementing community improvement activities with wide citizen support is becoming apparent. Several community partnerships have been mentioned, but a more complete listing is: the Palmetto Conservation Foundation, the Mary Black Foundation, local AIA members, Wofford College, the Spartanburg Area Conservancy (SPACE), the SC Design Arts Partnership, Spartanburg County School District 3, and various nonprofit organizations in Spartanburg which promote cycling, wellness, and sustainable development. Additional partnerships should be developed with other private foundations and businesses, the Spartanburg County Foundation, and Spartanburg County School districts in addition to District 3. With the strong presence in Glendale of both Wofford College and the Palmetto Conservation Foundation, community-wide broad band wireless service is planned for implementation within the next year.

## Objective 4

### **Employ Best Practices in Community Design**

Using and learning from the AIA and ULI modeling experiences in Glendale, the Friends of Glendale (FOG) officers and interested members to be selected and added will form a committee whose mission will be to hold at least one town meeting annually to encourage quality design in new construction and renovations and to preserve the historic nature and value of the village. We will bring aboard interested volunteer experts such as Clemson Professor Bob Bainbridge, Executive Director Lindsey Moore of the SC Design Arts Partnership, and Spartanburg architects William Gray, Wayne Crocker, and Donnie Love (the restoration architect for the Mill Office being renovated for use as an environmental studies center). We will also encourage elected and administrative county officials to host and participate in civic design educational programs in Glendale and other sites for the benefit of all towns and villages countywide. The Friends of Glendale quality design committee will have training sessions using as guide *AIA's 10 Principles of Livability* and appropriate ULI materials. This "on the job training" should generate interest and raise awareness throughout Glendale and the wider Glendale community.

## Objective 5

### **Promote Diversity and Balance**

The relatively homogeneous Glendale community will benefit considerably by having the Glendale Outdoor Leadership School (GOLS) and the Wofford College Environmental Studies Institute in its midst. Students using those programs and facilities will typically be diverse both by race and gender. The students participating in the programs and projects being implemented at GOLS are perfect examples. Thus far there has been an almost even split by race and gender. The school districts and Wofford are fully integrated organizations that will have strong presences in Glendale. Obviously, as the programs at both facilities grow there will be more and more opportunities for interactions with the community's citizens. This will be even more apparent as Glendale citizens of all ages avail themselves of the projects being offered. We will also make sure that information about the amenities at Glendale such as hiking, kayaking, fishing, and picnicking be distributed widely to include organizations with diverse memberships. Friends of Glendale officers will encourage those who sell houses and those who offer houses for rent in Glendale to promote their offerings broadly.