

Book.com United States Department of the Interior
National Park Service

SG-1718

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Pelzer Manufacturing Company and Mill Village Historic District

Other names/site number: _____

Name of related multiple property listing: _____

(Enter "N/A" if property is not part of a multiple property listing)



2. Location

Street & number: Lebby Street between the Saluda River and Hale Street, including the two properties immediately west of Hale Street along Lebby; both sides of Reed Street between Lebby Street and Burt Street; both sides of Courtney Street between Lebby Street and Blank Street; between Murray Street, Beattie Street, and the Saluda River; both sides of Smythe Street between Lebby Street and Fuller Street; the west side of Anderson Street between Smith Street and Orr Street; and the east side of Anderson Street between Foster Street and Anderson Street

City or town: Pelzer State: SC County: Anderson

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this x nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide x local

Applicable National Register Criteria:

x A ___ B x C ___ D

<u>Elizabeth M. Johnson</u>	<u>8/17/2017</u>
Elizabeth M. Johnson, Deputy State Historic Preservation Officer:	Date
_____ State or Federal agency/bureau or Tribal Government	

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In my opinion, the property ___ meets ___ does not meet the National Register criteria.


Signature of commenting official: _____ **Date** _____

Title : _____ **State or Federal agency/bureau or Tribal Government** _____

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)


Signature of the Keeper

10/10/17
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only one box.)

- Building(s)
- District
-

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Site

Structure

Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>95</u>	<u>125</u>	buildings
<u>2</u>	_____	sites
<u>6</u>	<u>4</u>	structures
_____	_____	objects
<u>103</u>	<u>129</u>	Total

Number of contributing resources previously listed in the National Register 1

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic – single/multiple dwellings

Commerce – business

Commerce – specialty store

Commerce – department store

Social – meeting hall

Education – schools

Religion – religious facility

Religion – church related residence

Government – post office

Current Functions

(Enter categories from instructions.)

Domestic – single/multiple dwellings

Commerce – business

Commerce – specialty store

Commerce – department store

Social – meeting hall

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- Education – schools
- Religion – religious facility
- Religion – church related residence
- Government – post office
- Vacant/Not in use
- Recreation/Culture - Auditorium

7. Description

Architectural Classification

(Enter categories from instructions.)

- Colonial Revival
- Classical Revival
- Italianate
- International Style
- _____
- _____

Materials: (enter categories from instructions.)

Principal exterior materials of the property: wood (weatherboard), brick, stucco, metal (aluminum), synthetic (vinyl)

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. Indicate whether the property has historic integrity.)

Summary Paragraph

The Pelzer Manufacturing Company Historic District is located in the Town of Pelzer and its vicinity, in eastern Anderson County. It is adjacent to the Saluda River, which is the boundary between Anderson and Greenville Counties. The proposed historic district constitutes the heart of the original Pelzer Mill Village, which was developed along with Pelzer Mill Number One beginning in 1881. The district comprises supervisor housing, public institutions and commercial buildings along Leppy Street beginning at Hale Street and ending at the Saluda River, and along Anderson Street. Also included are examples of mill operative housing located along Smythe

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Street¹ and Courtney Street², both of which were named for original investors in the mill, as well as Reed and Square Street. The district also includes the two sites of the four Pelzer Manufacturing Company mills, now in ruins. There are ninety contributing buildings, five contributing outbuildings, six contributing structures, thirty non-contributing buildings, ninety-five non-contributing outbuildings, and four non-contributing structures.

Narrative Description

The Pelzer Historic District, comprised primarily of housing and buildings on Lebbly Street, and housing on Anderson, Reed, Square, Smythe, Courtney Streets, dates from 1881 when the town was settled in anticipation of the opening of the Pelzer Mill No. One. Building stock includes single family, one and two story residences used by supervisors and mill operatives, as well as two story duplex style houses used by mill operatives; public institutions such as churches, schools, and other public institutions; and commercial buildings. In order to determine eligibility, building stock was evaluated based on the preservation of form. The basic mill operative house was either a two story duplex with two rooms up and down with a kitchen at the back and a front porch with a shed roof; or a one story single family house with two rooms, a kitchen along the back, and front porch with shed roof. Items such as large side and front additions, substantial changes to the roof line of the front porch, and complete enclosure of the front porch were considered as non-preservation of form, thus making the building non-contributing. Outbuildings do not appear to have been common in Pelzer prior to World War II and the majority of outbuildings appear to be either heavily altered or constructed after 1954. For mill operative housing, representative one story and two story duplex houses on Smythe Street, Square Street, and Courtney Street were included, as these streets contain a relatively intact collection of operative housing. Additionally, Courtney, along with Lebbly Street, is one of the major thoroughfares into Pelzer, and Smythe Street is the arterial road that connects the two mill sites. Smythe Street and Square Street feature two story, two rooms up, and two rooms down duplex housing, while Courtney features one story, two rooms with a kitchen single family housing.

Separated from mill operations and operative housing, the larger cottages and two story houses along the upper end of Lebbly Street and on Reed Street, as well as along Anderson Street, were occupied by mill management (including one of the mill's founders, Captain Ellison Adger Smyth) and other prominent town officials. In this same area, the original Classical Revival Style town auditorium is located, along with the elementary school (now the Adult Education Building) which includes elements of its original Classical Revival styling and the minimalist remodeling that took place in 1950. There are two contributing churches along Lebbly: the 1902 Pelzer United Methodist Church with modifications from 1954 and the National Register listed, Gothic Revival style Pelzer Presbyterian Church. The lower end of Lebbly Street becomes more commercial in nature. It is also where the 1968 International Style post office can be found,

¹ The spelling of Smythe Street may be in honor of Pelzer Manufacturing Company co-founder Ellison Adger Smyth's brother, Augustine Thomas Smythe, who spelled the family name with an "e" at the end.

² Courtney Street was originally Williamston Street. The name was changed sometime between 1908 and 1925, likely to honor Pelzer investor William Ashmead Courtenay, who died in 1908.

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along with the town lyceum/library, a Colonial Revival style gym designed by James J. Baldwin, and some small commercial buildings. The 1936 mill office, Pelzer Hydroelectric powerhouse, and original Esso gas station are also located at the lower end of Leby Street.

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Properties contributing to the Character of the Pelzer Historic District

1. **7 Hale Street (c. 1883)** - a two story frame residence with a full-width front porch, and asymmetrical cross-gable roof. The windows are original two-over-two wood windows. The off-center front door is topped by a transom. There are two central brick chimneys. The house is clad in wood siding. This large home would have been used by a mill supervisor or town official. Supervisor House Type 1.

Non-Contributing Outbuildings: Small corrugated metal shed with front gable roof; large outbuilding with flat roof on raised foundation (function unknown)

2. **8 Hale Street (corner of Hale and Lebbly) - Pelzer United Methodist Church Parsonage (c. 1883)** is two story frame residence with a modified salt box rear, asymmetrical cross-gable roof, and wrap-around porch. The porch wraps around the east and south elevations. Original two-over-two wood windows are present with modern storm windows. There is one central chimney. Alterations include new siding and new porch railings. It is believed that this building was originally mill housing and later became a parsonage for Pelzer United Methodist (built 1902). Supervisor House Type 1.
3. **303 Lebbly Street (c. 1883)** - a two story frame residence with a modified salt box rear, asymmetrical cross-gable roof, and wrap-around porch. First floor porch windows are two-over-two with transoms and extend from porch deck to roofline. The main entrance door is also topped by a transom. A secondary entrance with an original transom can be found on the side porch. Paired two-over-two windows are centered beneath the front facing gable on the second story of the north elevation. There are two central brick chimneys, each with an irregular, multi-sided form. Alterations include vinyl siding and vinyl cladding of the original windows. This large home would have been used by a mill supervisor or town official. Supervisor House Type 1.

Non-Contributing Outbuilding: Shed

4. **Pelzer United Methodist Church (c. 1902 and 1954)** - brick gable front building with Gothic arched stained glass windows. A two story brick rear building may be part of the original church built in 1902 and features wood framed six-over-six windows. Main entrance tower with bell tower is oriented onto Hale Street. The front sanctuary (facing Lebbly) was a later addition built in 1954 on the site of the town's high school that burned in 1949.
5. **225 Lebbly Street (c.1883)** - two story frame residence with front-gable roof, and wrap-around porch, and first floor bay window. Original two over two windows are intact along with the original front door and transom. Alterations include a standing seam metal roof but this does not compromise the house's form. This large home would have been used by a mill supervisor or town official. Supervisor House Type 2.

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Non-Contributing Outbuildings: Two small sheds

6. **24 Lebbby Street (c. 1883)** - two story frame “center hall” residence with an elongated roof line, and front porch that wraps around to one side. Original six-over-six wood windows are present along with the original front door. Integrity of form and original building materials are intact. This large home would have been used by a mill supervisor or town official.
7. **214 Lebbby Street - Pelzer Auditorium (c. 1920)** is a Classical Revival style brick building with a large pedimented front porch supported by square Corinthian columns. Arched Palladian style windows are featured on the front elevation. Inset porch windows are square and feature starburst muntins. The glass block windows below the front elevation Palladian windows appear to be an alteration.
8. **214 Lebbby Street - Adult Education Building (c. 1920 and 1950)** was the Pelzer Elementary School (originally Smythe School). Built in the same Classical Revival style of the adjacent auditorium, the school was completed in 1920 by Joseph Serrine. After the building’s upper floors were lost in a fire in 1949, the building’s ground floor was salvaged and rebuilt in the modern, minimalist style in 1950. The building now features glass block windows, a concrete surround over the main entrance, and a separate brick building attached by a metal structure.
9. **221 Lebbby Street (c. 1883)** - one story frame residence with hipped roof. Alterations include new siding and new windows. However, integrity of form is still present. This home would was known as the “other doctor’s house” after the town grew to the size large enough to require a second doctor. Supervisor House Type 4.

Non-Contributing Outbuildings: Corrugated metal two-car garage with front-gable metal roof; shed

10. **219 Lebbby Street (c. 1883)** - one story frame residence with Dutch gable and ell roof. Alterations include new siding and new windows. The house has integrity of form despite these modern intrusions. This home would have been used by a mill supervisor or town official.

Non-Contributing Outbuildings: Two-car front-gable roof garage; shed

11. **215 Lebbby Street (c. 1883)** - one story frame residence with side-gable roof and full-width front porch. Alterations include new siding and new windows. However, the house retains integrity of form. It would have been occupied by a mill supervisor or town official. Supervisor House Type 6.

Non-Contributing Outbuildings: Garage with vinyl siding and front-gable roof

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12. **20 Leby Street (c. 1883)** - one story frame residence with shed roof and one story ell rear oblique addition. Retains excellent integrity of form and original building materials.

Contributing Outbuilding: Late 19th/Early 20th Century wood barn

Non-Contributing Outbuilding: Shed

13. **208 Leby Street (c. 1883) - Captain Ellison Adger Smyth Residence** - two story Folk Victorian frame residence with double height front porch with extensive flat jig-saw cut trim. Complex roof with center dormer, east side front-gable and west corner tower. The home was built for Captain Ellison Adger Smyth, a key investor and president of the Pelzer Mill operation. He was the only investor to maintain a residence in the town. The Smyth Residence is the most architecturally elaborate residence in Pelzer. Excellent integrity of form and original building materials has been maintained.

14. **209 Leby Street (c. 1883)** - two story frame residence with hipped roof. Alterations include new siding and new windows. The house's integrity of form has been maintained. This large home has historically been known as "The Doctor's House."

Non-Contributing Outbuildings: Two sheds

15. **207 Leby Street (c. 1883)** - one story frame residence with shed roof. Alterations include new siding and new windows. Supervisor House Type 6.

16. **205 Leby Street (c. 1883)** - a two story frame residence with a full-width front porch and asymmetrical cross-gable roof. There are two central brick chimneys. Alterations include new siding and new windows. This large home would have been used by a mill supervisor or town official. Supervisor House Type 1.

Non-Contributing Outbuilding: Two-car garage with front-gable roof

17. **204 Leby Street (c. 1883)** - two story frame residence with an engaged side porch, first-floor bay window, and asymmetrical cross-gable roof. There are two central brick chimneys. Additional shed roof porch located on the east side. This large home would have been used by a mill supervisor or town official. Supervisor House Type 1.

Contributing Outbuilding: Guest House with central brick chimney

Non-Contributing Outbuildings: Garage and small shed

18. **1 Reed Street (c. 1883)** - On the corner of Reed and Leby Streets, this two story frame residence features a front-gable roof (facing Leby Street), and a wrap-around porch with some extant spindlework. There is an off-center interior brick chimney. The house is clad

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in wood siding, with wood shingles covering the front gable. The windows are four-over-one wood sash. It is probable that the front door was originally the off-center door on the north (Lebby Street) elevation, but it appears that the centered door on the east (Reed Street) elevation is now used as the primary entrance. The house's form and original building materials have been maintained. This large home would have been used by a mill supervisor or town official. Supervisor House Type 2.

19. **3 Reed Street (c. 1883)** - a two story single family home with a gable roof and front to side wraparound porch. It has vinyl single-pane replacement windows but appears to retain its original clapboard siding. This large home would have been used by a mill supervisor or town official. The house maintains its integrity of form. Supervisor House Type 2.

Non-Contributing Outbuilding: Small shed

20. **4 Reed Street (c. 1883)** - a single family, one story home with a side-gable roof and full length front porch. The front door is elaborated with glass sidelights and a transom. The windows are vinyl replacements with nine-over-nine panes and the siding is vinyl. This large home would have been used by a mill supervisor or town official. The house maintains its integrity of form. Supervisor House Type 6.

Non-Contributing Outbuilding: Small shed

21. **5 Reed Street - First Baptist Church (c. 1892, Changes c. 1954)** - this brick church building is double height and features a monumental portico with Doric columns and a gable roof. The main building features a gable roof set behind the portico and a tall steeple with an arched window. The main sanctuary windows are tall and arched though they have been replaced with vinyl windows. Secondary windows are four-over-four vinyl replacements. The original 1892 church building is still within the structure of the current building. In 1954 when the trustees purchased the property from Gerber Childrenswear, the church underwent significant changes of which the current church retains.
22. **6 Reed Street (c. 1915)** - a single family, one story home constructed after the original mill housing as it does not appear on the 1908 Sanborn Fire Insurance Map. It does appear on the 1925 map and is consistent with housing styles of that era and with housing types found on Anderson Street. It has a hipped roof with a central dormer featuring two small diamond pane windows. Two windows identical to those in the dormer flank the front door. Two larger windows with diamond-patterned upper sashes, are at either end of the front façade. . The front porch extends across the façade of the house and is engaged under the main roof. The siding is vinyl replacement. The house maintains integrity of form. Supervisor House Type 5.

Non-Contributing Outbuilding: Small shed

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23. **200 Lebbly Street - Pelzer Presbyterian Church (c. 1896)** - one story frame Victorian Gothic Revival building with front gable and Gothic, stained glass windows. Built in 1896, it was one of the five churches funded by the Pelzer Manufacturing Company. A two-story, five-sided Sunday school building was added in 1905. It was listed in the National Register of Historic Places in 1993, and is the only church of the five originally constructed by the company to survive.
24. **148 Lebbly Street (c.1883)** - two story frame complex duplex with shed roof and salt box rear addition. Alterations include a new porch, but the integrity of form is present. The home would have been used as mill operative's housing. Worker House Type 1.
25. **112 Lebbly Street - Pelzer Lyceum/Library (c. 1885)** - one story frame building with hipped roof and center tower with engaged porch. Alterations include new siding and new windows. Integrity of form is still present despite these modern intrusions. Built between 1882 and 1885, the Lyceum (in an August 7, 1890 *Anderson Intelligencer* article) housed 1,000 "choice volumes of literature" and \$100 worth of subscriptions to monthly periodicals. Subscription fees were ten cents per month and in 1890, they had 300 members.
26. **112 Lebbly Street - Pelzer Gym (c. 1923)** - one story frame building on a raised basement with Dutch Gable end caps. The building was constructed for \$28,000 and designed by James J. Baldwin, an architect from Anderson, SC known for his work on public buildings throughout South and North Carolina.
27. **100 Courtney Street (c.1920)** – Small one-story residence with a front-gable roof now converted to commercial use. The building has replacement vinyl siding and six-over-six vinyl windows, but retains its brick pier foundation (infilled with concrete block), wood front entry porch, and decorative brackets under the eaves.

Non-Contributing Outbuildings: (102 Courtney Street) Large corrugated metal building on brick foundation, small metal shed
28. **124-130 Lebbly Street (c. 1950)** - one story brick building featuring attached five store fronts built in the modern minimalist style with steel details. This building replaced the Union Church and the original post office.
29. **108 Lebbly Street (c. 1881)** - two story brick, octagonal commercial building with gable roof that was a drugstore and general store.
30. **115 Lebbly Street (c. 1925)** - one story commercial building with white stucco and a standing seam metal roof with curved corner brackets at each corner of the roof. The four windows on the front façade are six-over-six panes. It was built and used as the Esso Gas Station originally.

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31. **Mill Office (c. 1936)** - one story brick building with hipped roof and gable front porch supported by square brick columns. This building replaced an earlier mill office and the Chicora Savings Bank that burned. After completion, the building served as the mill office only.
32. **Upper Pelzer Hydroelectric Power House (c. 1920)** - multi-storied concrete structure with a clerestory and decorative roof edge assumed to have been designed by Lockwood, Greene, and company. Pelzer Manufacturing was the first company to employ transmission lines in a mill operation. General Electric installed the original generators and machinery and the power house was capable of producing 5500 horsepower.³ Still in use and its integrity has been maintained.

Non-Contributing Outbuilding: One small building with a side-gable roof, front door, and two vinyl windows. Clad in vinyl siding.

33. **Upper Pelzer Dam (c.1881, c.1920)** - The dam is solid masonry and features a thirty-four foot fall. The dam is stepped on the south side. It spans the Saluda River between Anderson and Greenville Counties. It was built to provide hydraulic power to Mill No. One and, eventually, Mill No. Two (Mill No. Three was powered by a steam engine, and Mill No. Four operated on hydroelectric power from the Lower Pelzer Dam). The dam was converted to a hydroelectric dam around 1920.
34. **Supply Race (Raceway) (c. 1881)** – Concrete channel to supply water from the Saluda River to the water wheels that powered the mills prior to the construction of the Lower Pelzer Hydroelectric Power House and Dam. The brick and stone structure that is still extant over the supply race channeled water through brick flues and into the water wheels beneath the now demolished Pulley Room B, providing hydraulic power to Mill No. One and Mill No. Two.

Non-Contributing Outbuilding: Large, windowless, metal building

35. **Water Tower (c.1930)** - the approximately 150 foot water tower is constructed metal and features a triangular roof with a crenellated edge. The structure appears in photos from the 1930s, but does not appear in a photo from 1908, so it is likely to have been constructed sometime after then.
36. **Southern Railway (Norfolk Southern) Cut (c. 1903)** - The railway was an extremely important part of the operation of the Pelzer Mills as it allowed for raw product to come into the mills and finished product to go out. The Southern Railway acquired the Columbia & Greenville Railway in 1903. In 1910, they constructed a Mediterranean style

³ A.F. McKissick, "A Cotton Mill Electrical Transmission Plant," *Electrical World* 27 (1896): 285-287.

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depot that has since been lost to fire.⁴ The railway bed/cut still exists and contributes to the district.

37. **Site of Mill No. One (1881-1883), Mill No. Two (1885), and Mill No. Three (1888)** – Bounded by Murray Street to the west, McCaughrin Street to the south and east, and the Saluda River to the north, this large parcel of land was the former site of three of the four textile mills of the Pelzer Manufacturing Company. The ruins of Cotton Warehouse No. One (latter the Cloth Warehouse) and another building that is possibly Cotton Warehouse No. 3 are still extant.

38. **15 Front Street (c.1881)** - dwelling was used as operative housing and is a two story house with a side-gable roof and replacement vinyl siding. The porch features the typical shed roof, which is supported by square wood columns. The porch floor and railing are wood. The brick pier foundation has been infilled with concrete block. The house has a central brick chimney. Windows have been replaced with vinyl and wood. There is a small one-story front-gable addition on the eastern side of the rear elevation. Worker House Type 1.

39. **1 Smythe Street (c. 1881)** - dwelling was used as operative housing and is a two story duplex with a Saltbox roof and wood plank siding. The porch features the typical shed roof. The house would have originally been constructed on brick piers though concrete block has since been used to fill in. The original two doors to access the separate apartments are still present. Windows have been replaced with vinyl and wood. Worker House Type 1.

Non-Contributing Outbuildings: Large front-gable shed with composite material walls, small corrugated metal shed

40. **12 Smythe Street (c. 1881)** - dwelling was used as operative housing and is a two story duplex with a Saltbox roof and wood plank siding. The porch features the typical shed roof though the railings have been replaced with black steel. The house would have originally been constructed on brick piers though concrete block has since been used to fill in. The original two doors to access the separate apartments are still present. One single sash window has been replaced with a double window. Other windows are vinyl replacements. Worker House Type 1.

41. **15 Smythe Street (c. 1881)** - dwelling was used as operative housing and is a two story duplex with a Saltbox roof and replacement vinyl siding. The porch features the typical shed roof though the railings have been replaced with black steel. The house would have originally been constructed on brick piers though brick has since been used to fill in. The original two doors to access the separate apartments are still present. Windows are vinyl

⁴ "Railroads in Pelzer," Pelzer Insulators, accessed March 19, 2015, <http://pelzerinsulators.com/pelzerrailroads.htm>.

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replacements and the roof is has been replaced with standing seam metal. Worker House Type 1.

Non-Contributing Outbuildings: Two small sheds

42. **17 Smythe Street (c. 1881)** - dwelling was used as operative housing and is a two story duplex with a Saltbox roof and replacement vinyl siding. The porch features the typical shed roof though the railings have been replaced with black steel. The house would have originally been constructed on brick piers though brick has since been used to fill in. Windows are wood and the lower windows appear to be original. The upper windows have small metal awnings above them. The roof is has been replaced with standing seam metal. Worker House Type 1.

43. **20 Smythe Street (c. 1881)** - dwelling was used as operative housing and is a two story duplex with a Saltbox roof and replacement vinyl siding. The porch features the typical shed roof though the railings have been replaced with black steel. The brick pier foundation has been infilled with concrete block. Replacement vinyl windows flanked by blue shutters. The roof is has been replaced with u-panel metal roof. Worker House Type 1.

44. **24 Smythe Street (c.1881)** - dwelling was used as operative housing and is a two story house with a Saltbox roof and wood siding. The porch features the typical shed roof though the railings have been replaced with wood lattice. The brick pier foundation has been infilled with concrete block. The wood windows are two-over-two with horizontal muntins. The roof has been replaced with asphalt shingles. Worker House Type 1.

Non-Contributing Outbuilding: Shed

45. **25 Smythe Street (c. 1881)** - dwelling was used as operative housing and is a two story house with a Saltbox roof and replacement vinyl siding. The porch is concrete slab over a concrete block foundation and is covered by a shed roof supported by six replacement turned wood columns. The two center columns have decorative turned-wood brackets. The wood windows are two-over-two with horizontal muntins. The roof is has been replaced with asphalt shingles. The front entry door is off-center, indicating this house was formerly a duplex and was subsequently converted to a single-family home. Worker House Type 1.

Non-Contributing Outbuildings: Wood shed (collapsed roof)

46. **27 Smythe Street (c. 1881)** - dwelling was used as operative housing and is a two story house with a side-gable roof, central chimney, and replacement vinyl siding. The porch features the typical shed roof though the railings and supports have been replaced with black steel. The brick pier foundation has been infilled with concrete block. Replacement vinyl six-over-six windows, with metal awnings over the two second floor windows on

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the front elevation. The roof has been replaced asphalt shingles. There is a one-story rear addition with a shed-roof on the north side and front-gable roof on the south side. Worker House Type 1.

Non-Contributing Outbuildings: Two small metal sheds

47. **28 Smythe Street (c. 1881)** - dwelling was used as operative housing and is a two story house with a Saltbox roof and replacement vinyl siding. The porch is concrete slab over a concrete block foundation and is covered by a shed roof with four black metal supports. The windows are vinyl replacements flanked by shutters. The roof has been replaced with asphalt shingles. There is a one-story shed-roof addition on the rear. Worker House Type 1.

Non-Contributing Outbuilding: Small front-gable roof shed with addition

48. **29 Smythe Street (c. 1881)** - dwelling was used as operative housing and is a two story house with a side-gable roof and replacement vinyl siding. The porch features the typical shed roof though the railings and supports have been replaced with black steel. The brick pier foundation has been infilled with concrete block. The wood windows are two-over-two with horizontal muntins. The roof has been replaced asphalt shingles. There is a one-story rear addition with a shed roof on the south side and a front-gabled roof on the north side. Worker House Type 1.

Non-Contributing Outbuilding (c.1990) – Two car garage with front-gable roof and vinyl siding.

49. **30 Smythe Street (c. 1881)** - dwelling was used as operative housing and is a two story house with a Saltbox roof and replacement vinyl siding. The porch features the typical shed roof though the railings and supports have been replaced with black steel. The windows are six-over-six vinyl replacements. The roof has been replaced asphalt shingles. There is a one-story shed-roof addition on the rear. Worker House Type 1.

Non-Contributing Structure: Carport

Non-Contributing Outbuilding: Shed

50. **32 Smythe Street (c. 1881)** - dwelling was used as operative housing and is a two story house with a side-gable roof and replacement vinyl siding. The porch features the typical shed roof though the supports have been replaced with four turned wood columns. The porch stairs and foundation have been covered with flagstone. The windows are six-over-six vinyl replacements, single windows on the second floor, paired on the first floor. The roof has been replaced with asphalt shingles. There is a front-gabled rear addition on northern half of the rear elevation. Worker House Type 1.

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Non-Contributing Outbuilding: Shed

51. **33 Smythe Street (c. 1881)** – dwelling was used as operative housing and is a one story, single family residence with a side-gable roof. The porch features the typical shed roof supported by four square wood columns. The windows are six-over-six vinyl replacements. The roof has replaced asphalt shingles. There is a rear addition with a front gable roof which extends into a lattice-enclosed porch on the south side. Worker House Type 2.

Non-contributing Outbuilding – Small corrugated metal shed

Non-contributing Structure – Carport

52. **34 Smythe Street (c. 1881)** - dwelling was used as operative housing and is a two story house with a side-gable roof, central chimney, and replacement synthetic siding. The partial-width wrap-around front porch features the typical shed roof though the supports have been replaced with black steel. The first floor windows are two-over-two wood windows with horizontal muntins, while the second floor windows are aluminum replacements. The roof has been replaced with asphalt shingles. There is a one story addition on the rear with a low-pitched front-gable roof. Worker House Type 1.

Non-Contributing Outbuilding: Garage/shed

53. **36 Smythe Street (c.1881)** - dwelling was used as operative housing and is a two story house with a Saltbox roof and replacement synthetic siding. The front porch features the typical shed roof though the supports have been replaced with neoclassical columns. Of the four windows on the front elevation, three are two-over-two wood windows with horizontal muntins, while the fourth is a large fixed twelve-over-twelve vinyl replacement window. The roof has been replaced with asphalt shingles. There is a one-story rear addition with a shed roof. Worker House Type 1.

Non-contributing Outbuilding – One-car garage with vinyl siding and front-gable roof

54. **37 Smythe Street (c. 1881)** - dwelling was used as operative housing and is a one story, single family residence with a side-gable roof and replacement vinyl siding. The siding under the porch is board-and-batten. The porch features the typical shed roof though the supports and railing have been replaced with black steel. The windows are vinyl replacements, with paired six-over-six windows on the north side of the front elevation and an eight-over-eight fixed window on the south side with four-over-four sidelights. The roof has been replaced dimensional shingles. There is a rear addition with a front gable roof which extends into a lattice-enclosed porch on the south side. Worker House Type 2.

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Non-Contributing Outbuilding: One-car garage with front-gable roof and vinyl siding; small shed

55. **39 Smythe Street (c. 1881)** - dwelling was used as operative housing and is a one story, single family residence with a Saltbox roof and replacement vinyl siding. The porch features the typical shed roof though the supports have been replaced with black steel. The windows are aluminum replacements. The roof is covered with asphalt shingles. There is a small rear addition with a shed roof. Worker House Type 2.

56. **41 Smythe Street (c. 1881)** - dwelling was used as operative housing and is a one story, single family residence with a Saltbox roof and replacement vinyl siding. The brick pier foundation has been infilled with concrete block. The porch features the typical shed roof though the supports have been replaced with square wood columns and wood railings. The windows are vinyl one-over-one replacements. The roof is covered with asphalt shingles. There is a large front-gable roof rear addition, as well as two small shed-roof additions and a rear wood deck. Worker House Type 2.

Non-Contributing Outbuilding: Large corrugated metal garage with front-gable roof

57. **42 Smythe Street (c. 1881)** - dwelling was used as operative housing and is a one story, single family residence with a Saltbox roof and replacement vinyl siding. The brick pier foundation has been infilled with brick, but this appears to be a fairly early alteration. The porch features the typical shed roof though the supports have been replaced with square wood columns and a wood railing with turned balusters. The house has three-over-one wood windows except in the basement level, which has six-pane casement windows except in one case on the front elevation where a half-sized three-pane window was installed due to the grade of the lawn. The roof is covered with asphalt shingles. There are a series of additions on the rear of the house. Worker House Type 2.

58. **1 Square Street (c. 1881)** - dwelling was used as operative housing and is a two story duplex with a Saltbox roof and replacement vinyl siding. The porch features the typical shed roof though the railings have been replaced with black steel. The house would have originally been constructed on brick piers though the foundation is now concrete block. Windows are wood and the lower windows appear to be original. The house maintains integrity of form. Worker House Type 1.

Non-Contributing Outbuilding: Shed

59. **4 Square Street (c. 1881)** - dwelling was used as operative housing and is a two story duplex with a Saltbox roof and replacement vinyl siding and windows. The porch features the typical shed roof with replacement wood posts. The house would have originally been constructed on brick piers though the foundation has been refaced with brick. A portion of the house's siding has been refaced with brick and the original single

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windows on the lower floor porch have been replaced with double windows. Worker House Type 1.

Non-Contributing Outbuildings: Small side-gable outbuilding with vinyl siding and two small windows and metal shed

60. **5 Square Street (c. 1881)** - dwelling was used as operative housing and is a two story duplex with a Saltbox roof and wood plank siding. The porch features the typical shed roof though the railings have been replaced wood. The house would have originally been constructed on brick piers though brick has since been used to fill in. Windows are vinyl replacements. The house maintains integrity of form. Worker House Type 1.

61. **7 Square Street (c. 1881)** - dwelling was used as operative housing and is a two story duplex with a Saltbox roof and vinyl siding. The porch features the typical shed roof and has wooden railings not unlike the original configuration. The house would have originally been constructed on brick piers though the foundation is now concrete block. Windows are vinyl replacements. The house maintains integrity of form. Worker House Type 1.

62. **10 Square Street (c. 1881)** - dwelling was used as operative housing and is a two story duplex with a Saltbox roof and wood plank siding. The porch features the typical shed roof and has wooden railings not unlike the original configuration. The house would have originally been constructed on brick piers though the foundation is now completely bricked in. Windows are wooden and appear to mimic the original ones. The house maintains integrity of form. Worker House Type 1.

Non-Contributing Outbuilding: Small concrete-block shed with front-gable wood roof

63. **11 Square Street (c. 1881)** - dwelling was used as operative housing and is a two story duplex house with a Saltbox roof and replacement vinyl siding and wooden divided lite windows from the 1950s. The porch features the typical shed roof with replacement metal railings. The house would have originally been constructed on brick piers though the foundation has been enclosed with concrete block. Worker House Type 1.

Non-Contributing Outbuilding: Small metal shed

64. **15 Square Street (c. 1881)** - dwelling was used as operative housing and is a two story duplex with a Saltbox roof and aluminum siding. The porch features the typical shed roof and has replacement black steel railings. The house would have originally been constructed on brick piers though the foundation is now concrete block. Windows are wooden. The house maintains integrity of form. Worker House Type 1.

Non-Contributing Outbuildings: Large metal shed and two-car garage with front-gable roof

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65. **18 Square Street (c. 1881)** - dwelling was used as operative housing and is a two story duplex with a Saltbox roof. The porch features the typical shed roof and has the original wooden railings. The house would have originally been constructed on brick piers though the foundation has been filled in with concrete blocks. Windows are wooden and appear to be the original six-over-six configuration. The two doors leading to the separate apartments are present and appear to be original. The house maintains excellent integrity as it gives insight to how operative housing originally looked. Worker House Type 1.
66. **21 Square Street (c. 1881)** - dwelling was used as operative housing and is a two story duplex with a Saltbox roof and wood plank siding. The porch features the typical shed roof though the railings have been replaced with black steel. The house would have originally been constructed on brick piers though the foundation is now concrete block. The two doors leading to the separate apartments are present. Windows are vinyl replacements. The house maintains integrity of form. Worker House Type 1.

Non-Contributing Outbuilding: Small metal shed

67. **25 Square Street (c. 1881)** - dwelling was used as operative housing and is a two story duplex with a Saltbox roof and wood plank siding. The porch features the typical shed roof though it has been screened in. The house would have originally been constructed on brick piers though the foundation is now concrete block. Windows are wooden mid-century replacements. Plank shutters and metal awnings have been added to the upper story windows. The house maintains integrity of form. Worker House Type 1.
68. **28 Square Street (c. 1881)** - dwelling was used as operative housing and is a two story duplex with a Saltbox roof and wood plank siding. The porch features the typical shed roof though the railings have been replaced with black steel. The house would have originally been constructed on brick piers though the foundation is now concrete block. The two doors leading to the separate apartments are present. Windows are wooden but appear to be mid-century replacements. The house maintains integrity of form. Worker House Type 1.

Contributing Outbuilding: One-car garage with wood siding and metal front-gable roof

69. **29 Square Street (c. 1881)** - dwelling was used as operative housing and is a two story duplex with a Saltbox roof and wood plank siding. The porch features the typical shed roof though the railings have been replaced with black steel. The house would have originally been constructed on brick piers though the foundation is now concrete block. The two doors leading to the separate apartments are present. Windows are vinyl replacements. The house maintains integrity of form. Worker House Type 1.

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70. **33 Square Street (c. 1881)** - dwelling was used as operative housing and is a two story duplex with a Saltbox roof and vinyl siding. The porch features the typical shed roof and has wooden railings not unlike the original configuration. The house would have originally been constructed on brick piers though the foundation is now concrete block. Windows are vinyl replacements. The house maintains integrity of form. Worker House Type 1.

Non-Contributing Outbuilding: Mobile home

71. **36 Square Street (c. 1881)** - dwelling was used as operative housing and is a two story duplex with a Saltbox roof and vinyl siding. The porch features the typical shed roof and has wooden piers. The two doors separating the dwelling are still present. The house would have originally been constructed on brick piers though the foundation is now concrete block. Windows are vinyl replacements. The house maintains integrity of form. Worker House Type 1.

Non-Contributing Outbuilding: Small shed

72. **37 Square Street (c. 1881)** - dwelling was used as operative housing and is a two story house with a Saltbox roof and replacement vinyl siding and windows. The lower, front façade windows have been replaced with double windows and the original second duplex door has been removed. The porch features the typical shed roof with replacement wood posts and latticework railings. The house would have originally been constructed on brick piers though the foundation has been replaced with concrete block. Both the house's roof and the porch roof have been replaced with standing seam metal. Worker House Type 1.

Non-Contributing Outbuilding: Small shed

73. **42 Square Street (c. 1881)** - dwelling was used as operative housing and is a two story duplex with a Saltbox roof and replacement vinyl siding. The porch features the typical shed roof though the original railings have been replaced with newer wood railings in a similar configuration. The house would have originally been constructed on brick piers though brick has since been used to fill in. Windows are vinyl replacements. The roof has been replaced with standing seam metal. The house maintains integrity of form. Worker House Type 1.

Non-Contributing Outbuilding: Metal shed

74. **43 Square Street (c. 1881)** - dwelling was used as operative housing and is a two story duplex with a Saltbox roof covered with standing seam metal. The porch features the typical shed roof though the original railings have been replaced with metal railings. The house would have originally been constructed on brick piers though brick has since been used to fill in. Lower windows appear to be original while the upper windows are vinyl replacements. The house maintains integrity of form. Worker House Type 1.

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75. **45 Square Street (c. 1881)** - dwelling was used as operative housing and is a two story duplex with a Saltbox roof and replacement vinyl siding. The porch features the typical shed roof though the original railings have been replaced with metal railings. The house would have originally been constructed on brick piers though it now sits on concrete block. Windows are vinyl replacements and one of the original two doors has been removed. The house maintains integrity of form. Worker House Type 1.

Non-Contributing Outbuilding: Small metal shed

76. **47 Square Street (c. 1881)** - dwelling was used as operative housing and is a two story duplex with a Saltbox roof and replacement vinyl siding and windows. The lower, front façade windows have been replaced with double windows and the original second duplex door has been removed. The porch features the typical shed roof with replacement wood posts. The house would have originally been constructed on brick piers though the foundation has been filled in with concrete. Worker House Type 1.

Non-Contributing Outbuilding: Small corrugated metal shed

77. **50 Square Street (c. 1881)** - dwelling was used as operative housing and is a two story duplex with a Saltbox roof and replacement vinyl siding. The porch features the typical shed roof though the original railings have been replaced with newer wood railings in a similar configuration. The house would have originally been constructed on brick piers though it now stands on concrete block. Windows are wooden replacements from the 1950s. The house maintains integrity of form. Worker House Type 1.

Non-Contributing Outbuilding: Small corrugated metal shed

78. **6 Goodrich Street - Square Street Substation (c. 1895)** - one story brick structure with a shallow, gable roof supported by wooden rafter tails. This structure is labeled as "SUB STATN" on the 1925 Sanborn Fire Insurance Map. The Pelzer Manufacturing Company was the first mill operation to employ transmission lines to create electricity from a long distance. When Mill No. 4 was constructed and electrified, the houses too were electrified.

79. **1 Courtney Street (c.1881)** - dwelling was used as operative housing and is a one story house with a Saltbox roof and replacement vinyl siding. The porch features the typical shed roof though the entirety of the porch roof has been replaced. The porch supports and railing have been replaced with black steel. The windows are six-over-six wood windows (with aluminum exterior storm windows on the front elevation), with small three-over-one wood windows on the rear section of the south elevation. There is a small addition on the north elevation. There are also a series of rear additions, a large front-gable roof addition with attached shed-roof carport on the south side and a small shed-roof addition on the north side. Worker House Type 2.

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80. **2 Courtney Street (c. 1881)** – This single-family dwelling was most likely used as a supervisor’s home. The front portion of the home features a side-gable roof and a wrap-around porch that extends to a projecting parallel rear wing. A rear ell appears to be original as the design is emulated at two neighboring homes and the configuration is apparent on the 1925 Sanborn Map. A small portion of the western end of the side porch has been enclosed and the supports and railings have been replaced. On the north side of the house is a small shed-roof addition with a screened-in porch with a hipped roof on the west end. There are three brick chimneys, a central chimney in the front portion of the house, a central chimney in the central front-gable rear addition, and a third chimney near the rear of the central rear addition. The house features six-over-six windows. Supervisor House Type 7.

Non-contributing Outbuilding – Stucco guest house

Non-contributing Outbuilding – Small flat-roof shed

81. **3 Courtney Street (c.1881)** - dwelling was used as operative housing and is a one story, single family residence with a Saltbox roof. The brick pier foundation has been infilled with concrete block. The porch has the typical shed roof and features crisscross wood railings. The windows are six-over-six vinyl replacements, and on the front elevation are arranged in pairs on either side of the front door. A pre-1925 rear porch with a shed roof has been enclosed. A concrete block retaining wall runs around the perimeter of the back yard. Worker House Type 2.

Non-Contributing Outbuilding (c. 1990) – Small shed with gambrel roof.

82. **5 Courtney Street (c.1881)** - dwelling was used as operative housing and is a two story house with a Saltbox roof and replacement vinyl siding. The porch features the typical shed roof though the supports and railing have been replaced with square wood columns and a wood railing with square balusters. The brick-pier foundation has been infilled with concrete block. The windows are six-over-six vinyl replacements, single windows on the second floor, paired on the first floor. The roof has been replaced with asphalt shingles. Worker House Type 1.

83. **4 Courtney Street (c.1881)** - This single-family dwelling was most likely used as a supervisor’s home The front portion of the home features a side-gable roof and a wrap-around porch that extends to a projecting parallel rear wing. A rear ell appears to be original as the design is emulated at two neighboring homes and the configuration is apparent on the 1925 Sanborn Map. The windows are one-over-one vinyl replacements. Supervisor House Type 7.

84. **6 Courtney Street (c. 1881)** - This single-family home was most likely used as a supervisor’s home. The front portion of the home features a side-gable roof and a wrap-

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around porch that extends to a projecting parallel rear wing. A rear ell appears to be original as the design is emulated at two neighboring homes and the configuration is apparent on the 1925 Sanborn Map. The original wooden railings have been replaced with metal and the south-side of the wrap-around porch has been filled in to create a sun room. Supervisor House Type 7.

Non-Contributing Outbuilding: Shed with conjoining carport

85. **9 Courtney Street (c. 1881)** - Built on a brick foundation, this dwelling was used as operative housing and is a one story, single family residence with a Saltbox roof. The porch features crisscross railings and paired vinyl replacement windows on either side of the front door. Though clad in vinyl siding, the house maintains integrity of form. Worker House Type 2.

Non-Contributing Outbuilding: Mobile home

86. **11 Courtney Street (c. 1881)** - Built on a brick piers with concrete block infill, this dwelling was used as operative housing and is a one story, single family residence with a Saltbox roof. The porch has lost its original railings and vinyl windows have replaced the original wooden framed windows. Though clad in vinyl siding, the house maintains integrity of form. Worker House Type 2.

Non-Contributing Outbuilding: Shed

87. **13 Courtney Street (c. 1881)** - This dwelling was used as operative housing and is a one story, single family residence with a Saltbox roof. The porch has replacement wooden railings similar to the original configuration and vinyl windows have replaced the original wooden framed windows. Original built on brick piers, the foundation has been underpinned by brick curtain walls. Though clad in vinyl siding, the house maintains integrity of form. Worker House Type 2.

88. **15 Courtney Street (c. 1881)** - Built on a brick foundation, this dwelling was used as operative housing and is a one story, single family resident with a Saltbox roof. The porch has lost its original railings but retains the original wooden framed windows. Though clad in aluminum siding, the house maintains integrity of form. Worker House Type 2.

89. **16 Courtney Street (c. 1881)** - This dwelling was used as operative housing and is a one story, single family residence with a Saltbox roof. The porch has replacement wooden railings in the original configuration and vinyl windows have replaced the original wooden framed windows. Original built on brick piers, the foundation is now concrete. Though clad in vinyl siding, the house maintains integrity of form. Worker House Type 2.

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Non-Contributing Building: Shed

90. **17 Courtney Street (c. 1915)** - Single family residence with a hipped roof and a front to side wraparound porch. This home is very similar to some of the slightly later supervisor housing found on Reed and Anderson Streets. It is a large home featuring wooden framed six-over-six windows and clapboard siding. Originally built on brick piers, the house's foundation has been filled in with granite stones. Given that it has retained its integrity of materials and form, it is a contributing building. Supervisor House Type 8.

Non-Contributing Outbuilding: Equipment shed

91. **18 Courtney Street (c. 1881)** - This dwelling was used as operative housing and is a one story, single family residence with a Saltbox roof. The porch appears to be the original configuration with slender Doric style columns with adjoining railings. There are two kinds of windows: the original wooden framed with six-over-six panes and wooden framed with divided lite sashes. Original built on brick piers, the foundation has been underpinned by concrete blocks. The original clapboard siding is intact. The house maintains integrity of form. Worker House Type 2.
92. **19 Courtney Street (c. 1915)** - Like its neighbor at 17 Courtney Street, this single family home has a hipped roof. It appears to be nearly identical though the wraparound porch has been reduced to a front porch with a shed roof. Slender Doric columns are featured on the porch and may have been the only decoration; however metal railings have been added. The windows are vinyl replacements and the original clapboard siding is intact. The brick piers are present but concrete blocks have been used to create a curtain wall. This house maintains its integrity of form. Supervisor House Type 8.
93. **301 Anderson Street (c. 1915)** – a single family, one story home on a brick pier foundation. The foundation is infilled with concrete block. The house has a hipped roof with exposed rafter tails and a partial-width front porch on the south side covered by a hipped roof. The porch railing and supports have been replaced. Concrete steps on the north side of the front elevation provide access to the porch and front entry. The house is covered with replacement vinyl siding and has one-over-one replacement vinyl windows. The roof is covered with asphalt shingles. There is a central brick chimney. There are a series of small one-story additions on the rear of the house. Supervisor House Type 4.

Non-Contributing Outbuilding – Corrugated metal shed

94. **305 Anderson Street (c. 1915)** – single-family, one-story home on a concrete block foundation. The house has a hipped roof with a central dormer and exposed rafter tails. The full-width front porch has turned wood supports and balusters. The windows in the dormer and flanking the front door have diaper-pattern muntins, while the remaining windows are six-over-six. The house is clad in painted wood shingles and the roof is

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covered in asphalt shingles. There is an off-center interior brick chimney. There is a central rear addition with a front-gable roof. Supervisor House Type 5.

Non-Contributing Outbuilding – Metal shed

95. **309 Anderson Street (c.1915)** - single-family, one-story home on a brick-pier foundation infilled with concrete block. The house has a hipped roof with a central dormer. The full-width front porch has Doric column supports and a metal railing. Windows are one-over-one vinyl replacements. The house is clad in replacement vinyl siding and the roof is covered in asphalt shingles. There is an off-center interior brick chimney. There is a central rear addition with a front-gable roof. There are a series of small one-story rear additions. Supervisor House Type 5.

Non-Contributing Outbuilding – Corrugated metal shed

96. **313 Anderson Street (c. 1915)** - a single family, one story home on a brick pier foundation infilled with brick. The house has a hipped roof and a partial-width front porch on the south side covered by a hipped roof. The porch railing and supports have been replaced. Concrete steps on the north side of the front elevation provide access to the porch and front entry. The house is covered with replacement vinyl siding and has one-over-one replacement vinyl windows. The roof is covered with asphalt shingles. There is a central brick chimney. There are a series of small one-story additions on the rear of the house. Supervisor House Type 4.

Non-Contributing Outbuilding - Shed

97. **407 Anderson Street (c.1895)** - a two story frame residence with an asymmetrical cross-gable roof and wrap-around porch. . The windows are one-over-one replacement vinyl but the windows on the porch retain their transoms. The main entrance door is also topped by a transom. The north side of the porch has been enclosed. There are two central brick chimneys. The house is clad in vinyl siding. This large home would likely have been used by a mill supervisor or town official. Supervisor House Type 1.
98. **411 Anderson Street (c.1895)** - two story frame residence with front-gable roof and wood wrap-around porch. Extant original features include the wood siding, two-over-two wood windows, diamond gable vent, and front door and transom. There are two interior brick chimneys, with the rear chimney covered by an arched brick chimney cap. There is a small one-story rear addition. This large home would likely have been used by a mill supervisor or town official. Supervisor House Type 2.
99. **501 Anderson Street (c.1895)** – Large, two-story single-family home with a full-width front porch. The brick pier foundation has been infilled with brick. The shed roof of the porch is supported by round wood columns with minimally detailed bases and capitals, and a wood railing runs around the perimeter of the wood porch floor. The roof has been

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replaced with a standing-seam metal roof. The house is clad in replacement vinyl siding. The windows are one-over-one vinyl replacements, but the wood front door is intact as is its transom light. There is a brick chimney on the south elevation, as well as a small shed roof addition. There is also a larger rear addition, though all additions appear on the 1925 Sanborn Map. This large home would likely have been used by a mill supervisor or town official.

Non-Contributing Outbuilding - Shed

100. **505 Anderson Street (c. 1895)** – Single-family residence with a hipped roof with cross-gables and a wrap-around porch on a brick pier foundation. The brick pier foundation has been infilled with concrete block. The wrap-around wood porch has a shed roof supported by square wood columns with wood balustrade. The roof has been replaced with a standing-seam metal roof. The house is clad in vinyl siding, except for wood shingles in the gable ends, and has six-over-six vinyl replacement windows with exterior storms windows. The wood front door is still extant. The house has two brick chimneys. There appear to be a series of rear additions that date back to at least 1925 as the present configuration is represented on the 1925 Sanborn Map. This large home would likely have been used by a mill supervisor or town official. Supervisor House Type 3.

Non-Contributing Outbuilding - Shed

101. **509 Anderson Street (c. 1895)** - Single-family residence with a hipped roof with cross-gables and a wrap-around porch on a brick pier foundation. The brick pier foundation has been infilled with concrete block. This house likely had an original appearance similar to 505 Anderson, but pre-1925 additions to the south and west elevations have altered its configuration. The wrap-around shed-roof porch extends nearly the full length of the front elevation and half of the north elevation. The wood porch has square wood support columns with decorative brackets and a wood balustrade. The decorative elements on the porch columns, as well as in the gable ends, are a recent alteration designed to give the house a more Victorian appearance. The windows are replacement six-over-six vinyl windows. There is a single interior brick chimney in the northern end of the house. This large home would likely have been used by a mill supervisor or town official. Supervisor House Type 3.

102. **Site of Mill No. Four (1895)** – Bounded by Smythe and Orr Streets to the west, Stevenson Street to the north, and by the railroad track to the east, this large parcel was the site of Mill No. Four of the Pelzer Manufacturing Company. The ruins of an addition (c.1950) connecting the mill building and the eastern row of standard cotton warehouses are extant, as is a large concrete platform that was positioned between the two rows of warehouses along Stevenson Street. The concrete platform is a contributing structure.

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Properties Not Contributing to the Pelzer Historic District

1. **185 Lebbly Street - Pelzer Post Office (1968)** - a Mid-Century Modern one story brick and concrete building with a porch overhang supported by square columns. Large glass, single paned windows with metal muntins are on both ends of the building's east façade. The main entrance faces onto Lebbly Street and features metal and glass double doors. Built during President Lyndon Johnson's administration, this post office replaced an earlier, smaller post office that dated to the mill's founding in 1881. This smaller post office was originally located on the corner of Lebbly and Front Streets. Excellent integrity of form and materials though it is not contributing to the district due to its age.
2. **144 Lebbly Street (c. 1881)** - two story frame duplex with shed roof and salt box rear would have been used as mill operative housing. The duplex has since been converted into a single family home. Front porch has been enclosed. Vinyl siding and replacement grid pattern windows are present. Modern intrusions and loss of integrity of form through the reconfiguration of the original duplex style make this property non-contributing. It would have been mill operative housing dating to the original 1881 construction of mill no. one
3. **Scott's Barber Shop** – Brick commercial building with rectangular footprint. Windows on side elevations are bricked in. Remodeled brick front facade with metal roof, two large single-pane windows and a glass front door.
4. **Lebbly Street (c. 2000)** - corrugated metal building/shed used for storage. Due to its recent construction, it does not contribute to the district. According to the 1908 Sanborn map, a two story duplex style house would have been on the site originally.
5. **132 Lebbly Street (c. 2000)** - one story brick commercial building with standing seam metal roof. This building does not contribute to the district due to its recent construction. According to the 1908 Sanborn map, a two story duplex style house would have been on the site originally.
6. **122 Lebbly Street (c. 1970s)** - one story brick single bay building attached to 130-124 Lebbly Street. Appears to be a later addition, most likely from the 1970s. Due to its modern construction, it does not contribute to the district.

Non-Contributing Outbuilding: Shed

7. **120 Lebbly Street (c. 1970s)** - one story brick commercial building with vinyl gable front. Due to its modern construction, it does not contribute to the district. According to a 1908 Sanborn Map, a photographer was once located on the site.

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8. **116 Lebbly Street (c. 1980s)** - one story, standing seam metal building. Due to its modern construction, it does not contribute to the district. According to the 1908 Sanborn Map, a hardware and paint store was once located on the site.

9. **3 Smythe Street (c. 1881)** - dwelling was used as operative housing and is a two story duplex with a Saltbox roof and replacement vinyl siding. The porch features the typical shed roof though it has been completely enclosed to create a sunroom. The house would have originally been constructed on brick piers though it now has brick curtain walls. Upper level windows are wooden six-over-six windows. Lower windows are one-over-one pan vinyl replacements. With the front of the home being so drastically altered, it does not maintain its integrity of form, thus making it non-contributing.

Non-Contributing Outbuilding: Shed with composite walls and mixed-roof

10. **5 Smythe Street (c. 1881)** - dwelling was used as operative housing and is a two story duplex with a Saltbox roof and replacement vinyl siding. The porch features the typical shed roof with replacement metal railings. An addition off the side of the house is present. The house would have originally been constructed on brick piers though the foundation has been enclosed with concrete block. Windows are divided lite wooden framed replacements from the 1950s. With the addition to the home, it does not maintain its integrity of form, thus making it non-contributing.

Non-Contributing Outbuilding: Large, windowless, concrete block outbuilding with side-gable roof. Roof is covered with composite shingles. Central brick chimney.

11. **7 Smythe Street (c. 1881)** - dwelling was used as operative housing and is a two story duplex with a Saltbox roof and replacement vinyl siding and windows. The porch features a new gable roof and vinyl railings. The house would have originally been constructed on brick piers though it now has been enclosed with concrete block. With the front porch of the home being so drastically altered, it does not maintain its integrity of form, thus making it non-contributing.

12. **9 Smythe Street (c. 1881)** - dwelling was used as operative housing and is a two story duplex with a Saltbox roof and replacement vinyl siding and windows. The porch features the typical shed roof with wood railings similar to the original configuration. An addition off the side of the house is present. The house would have originally been constructed on brick piers though the foundation has been enclosed with concrete block. With the addition to the home, it does not maintain its integrity of form, thus making it non-contributing.

Non-Contributing Outbuilding: Large concrete block out building with side-gable metal roof

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13. **13 Smythe Street (c. 1881)** - dwelling was used as operative housing and is a two story duplex with a Saltbox roof and replacement vinyl siding. The porch features the typical shed roof with replacement metal railings. A portion of the porch has been enclosed to create an additional interior room. The house would have originally been constructed on brick piers though the foundation has been enclosed with concrete block. Windows are the original wooden framed with six-over-six panes. With the changes to the porch, the house does not maintain its integrity of form, thus making it non-contributing.

Non-Contributing Outbuildings: Three small sheds

14. **21 Smythe Street (c.1881)** - dwelling was used as operative housing and is a two story house with a Saltbox roof and replacement vinyl siding. The fenestration pattern on the front facade has been dramatically altered and the wrap-around porch is elongated into a carport. The house would have originally been constructed on brick piers though the foundation has been enclosed with concrete block. With the major changes to the home, it does not maintain its integrity of form, thus making it non-contributing.

Non-Contributing Outbuilding: Small shed

15. **31 Smythe Street (c. 1881)** - dwelling was used as operative housing and is a two story house with a side-gable roof and replacement vinyl siding. Windows are replacement vinyl. A central brick chimney remains intact. The front porch has been removed and a Colonial Revival surround added to the front door. The house would have originally been constructed on brick piers though the foundation has been covered with brick veneer. The appearance of the home is now that of a Colonial Revival residence rather than mill housing.

Non-Contributing Outbuilding: Small shed

16. **38 Smythe Street (c. 1990)** – Pre-fabricated home on a brick foundation built in the late 20th century. The residence has vinyl siding and vinyl windows, with a low-pitched side-gable roof.

Non-Contributing Outbuilding: Metal one-car garage with front gable roof and shed-roof side addition

17. **40 Smythe Street (c. 1881)** – dwelling was used as operative housing and is a one-story house with a side-gable roof and replacement vinyl siding. Windows are replacement vinyl. The front porch has been at least partially enclosed and a small front-gable addition was built over the front steps. The brick pier foundation has been infilled with concrete block. Visibility of this residence is limited due to overgrown vegetation.

Non-Contributing Outbuilding: Small metal shed

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18. **14 Square Street (c. 1881)** - dwelling was used as operative housing and is a two story duplex with a Saltbox roof and replacement vinyl siding. Some windows are missing and the remaining ones are wooden framed divided lite windows from the 1950s. The porch has been fully enclosed and an addition has been added off the side of the house. The house would have originally been constructed on brick piers though the foundation has been enclosed with concrete block. With the major changes to the home, it does not maintain its integrity of form, thus making it non-contributing.
19. **20 Square Street (c.1990)** - dwelling is a mobile home most likely from the 1990s. Thus it does not contribute to the district

Non-Contributing Outbuilding: Metal one-car garage

20. **24 Square Street (c. 1881)** - dwelling was used as operative housing and is a two story duplex with a Saltbox roof and replacement vinyl siding and windows. The porch features the typical shed roof but has an added gable. The porch posts are now brick with wooden railings in between. The house would have originally been constructed on brick piers though the foundation has been refaced with brick. A portion of the house's siding has been refaced with brick. Given these changes to the original form of the house, it does not contribute to the district.

Non-Contributing Outbuildings: Two metal sheds and one wood shed

21. **31 Square Street (c. 1881)** - dwelling was used as operative housing and is a two story duplex with a Saltbox roof and replacement vinyl siding and windows. The porch features a new gable roof and brick piers similar in style to an Arts and Crafts home. Metal railings and posts are also present. The house would have originally been constructed on brick piers though it now has been enclosed with concrete block. With the front porch of the home being so drastically altered, it does not maintain its integrity of form, thus making it non-contributing.

Non-Contributing Outbuildings: Concrete-block two-car garage with metal front-gable roof and small shed

22. **39 Square Street (c. 1970)** - dwelling is a mobile home most likely from the 1970s. Thus it does not contribute to the district.

Non-Contributing Outbuilding: Small shed

23. **7 Courtney Street (c. 1881)** - dwelling was used as operative housing and is a two story single family home with a Saltbox roof and replacement vinyl siding and windows. The porch has been removed in favor of an overhang at the front door. The house would have originally been constructed on brick piers though the foundation has been refaced with

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brick. The roof has been covered in standing seam metal. A portion of the house's siding has been refaced with brick. Given these changes to the form of the house, it does not contribute to the district.

24. **8 Courtney Street (c. 1881)** - dwelling may have been a supervisor's home as it does not feature a saltbox roof. The home has been so drastically changed that it is hard to determine the original features of the home. It appears as a one story house on a raised brick basement. It has vinyl siding and replacement windows. The porch is constructed like a rain porch with a roof on tall posts with an inset brick porch under the overhang. The house would have originally been constructed on brick piers though the foundation has been refaced with brick. Given these changes to the form of the house, it does not contribute to the district.

25. **10 Courtney Street (c. 1881)** - Built on a brick foundation, this dwelling was used as operative housing and is a one story, single family resident with a Saltbox roof. The porch has lost its original railings and the porch roof has been altered to include a small gable. It is clad in vinyl siding and the windows are vinyl replacements. Since porch roof deviates from the established form, the house does not maintain enough integrity to contribute to the district.

Non-Contributing Outbuilding: Shed

26. **12 Courtney Street (c. 1881)** - dwelling was used as operative housing and is a one story single family home with a Saltbox roof and replacement vinyl siding and windows. The porch has a shed roof and metal railings have replaced the original wooden railings. The house would have originally been constructed on brick piers though the foundation has been refaced with brick. A portion of the house's siding has been refaced with brick and a large picture window has replaced the original single window to one side of the front door. Given these changes to the form of the house, it does not contribute to the district.

Non-Contributing Structure: Carport

Non-Contributing Building: Shed

27. **14 Courtney Street (c. 1881)** - dwelling was used as operative housing and is a one story single family home with a Saltbox roof and replacement vinyl siding and windows. The porch has a shed roof and metal posts have replaced the original wooden posts and railings. An addition has been added to one side of the house. Given these changes to the form of the house, it does not contribute to the district.

Non-Contributing Outbuilding: Garage

28. **Town Hall - Courtney Street (c. 1925)** - a gable roof building currently serving as Town Hall. It is clad in vinyl siding and features six-over-six vinyl replacement windows.

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A small overhang is present over the front entry. Its construction was sometime during or before 1925 as the building appears on the Sanborn Fire Insurance Map for that year and is labeled as a blacksmith. The building also had a side porch or addition that has been lost. Given this information along with the stripping of the building's details, it does not contribute to the district.

Non-Contributing Outbuilding: Concrete block two-car garage with front-gable roof

29. **Pelzer Pool and Pool House (1980)** – The former town pool is located between Main Street and Anderson Street. There is an L-shaped concrete pool basin with a small waterslide and a simple one-story pool house with a low-pitch gable roof. The pool and pool house are surrounded by a chain-link fence. The pool ceased operations in 2016. The pool house is a non-contributing building and the pool a non-contributing structure.
30. **401 Anderson Street (c. 1960)** – One-story single-family dwelling with a side-gable roof and central partial-width front-gable roof front porch. The house is clad in red brick veneer and has six-over-six windows.

Non-Contributing Outbuildings: Two-car garage with front-gable roof and a shed

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Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

Industry
Architecture

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Period of Significance
1881-1954

Significant Dates
1881, 1883, 1887, 1890,
1895, 1923, 1929, 1932,
1935, 1936, 1954

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder
James J. Baldwin
Joseph Serrine

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Pelzer Manufacturing Company Historic District is eligible listing at the local level of significance under Criterion A for industry, for its role in Pelzer's textile industry, and under Criterion C for architecture, for its collection of mill village architecture, including civic, commercial, and residential buildings. The Pelzer Manufacturing Company Historic District served as a supporting village to Pelzer Manufacturing Company Mills Numbers One, Two, Three, and Four. The district contains an array of mill worker housing, as well as larger residential homes, which were used as supervisor housing. It also includes institutions, and commercial buildings, many of which were originally built and owned by the mill company.

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Although many of the buildings are architecturally modest, the district as a whole represents a significant and distinguishable entity as a rural mill village. The period of significance is 1881, when the Pelzer Manufacturing Company was formed, to 1954 when the Gerber Childrenswear Company (formerly the Kendall Company) sold the houses and property to private individuals and institutions.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion A: Industry

Eligible for listing under Criterion A for industry, the Pelzer Manufacturing Company Historic District is like many Upstate South Carolina communities in that it was a supporting village to the Pelzer Manufacturing Company mills. The district contains an array of larger residential homes, institutions, and commercial buildings that were built to compliment the burgeoning population generated by the creation of Pelzer Mills One (1883), Two (1885), Three (1888), and Four (1895).

The story of the Pelzer Manufacturing Company began with three men in Charleston. Following the Civil War, many of Charleston's entrepreneurs were looking for new ventures to invest in. Textiles provided an excellent opportunity. The major investing partner in the Pelzer Manufacturing Company was Francis J. Pelzer. Of German heritage, he first set up shop as a grocer. He broke into cotton brokerage some years later and unlike many of his peers, prospered during the war years. By 1867, he and his partner were worth \$100,000. Twelve years later in 1879, they were worth \$1.5 million and diversified their interests to include phosphate and upcountry textiles.⁵

Another investing partner was Charlestonian William Lebbey. According to Charleston city directories he maintained a business on Hayne Street and lived on Wentworth Street.⁶ He was a well known machinist. He was credited with inventing a pumping machine that was used to drain rice fields or to pump water into areas needing irrigating.⁷ In addition to his money, his interest and expertise in machinery must have made him a valuable asset to the company's partnership.

Lastly and most importantly, the third partner was Captain Ellison Adger Smyth. Born in Charleston in 1847, he was of Irish extraction and his family had a long history of managing textile mills.⁸ Following his service in the Washington Light Artillery during the Civil War, Smyth joined the family firm, J.E. Adger & Co in Charleston. Unfortunately, the company soon

⁵ Don Harrison Doyle, *New Men, New Cities, New South: Atlanta, Nashville, Charleston, Mobile, 1860-1910* (Raleigh, North Carolina: University of North Carolina Press, 1990), 127.

⁶ James William Hagy, *Charleston City Directories: For the Years 1849, 1852, and 1855* (Baltimore, Maryland: Clearfield Company, 1998), 25.

⁷ J.D.B. De Bow, *De Bow's Review of the Southern and Western States* (New Orleans, Louisiana: University of Louisiana, 1851), 511.

⁸ Galen Reuther, *The Carl Sandburg Home: Connemara* (Charleston, SC: Arcadia Publishing, 2006), 21.

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went bankrupt and the Captain was forced to make his own way in the world. Influenced by the “mill fever” raging in Upstate South Carolina, he moved to the piedmont and began looking for investment opportunities. Together with Pelzer and Leby, they initially considered purchasing a yarn mill at Fork Shoals. But Pelzer was unconvinced; the location was too far away from the railroad. It was then that they happened upon an area nestled on the banks of the Saluda River and scant miles from the railroad.⁹ It was in May 1880 that these three men joined forces to found the Pelzer Manufacturing Company.¹⁰ Captain Smyth emerged to become the president of the company and the only director to live in Pelzer. He would eventually become one of the most successful textile barons in the south as he went on to found Belton Mills in Belton, South Carolina and Balfour Mills in Hendersonville, North Carolina.

Pelzer secured a total of 1,088 acres and then turned it over to the newly formed company. Pelzer Mill No. One, designed by Amos D. Lockwood of Lockwood Greene, was begun in 1881 and completed in 1883. There were 20,000 spindles and 600 looms.¹¹ A 300-foot granite dam was also erected to provide power from the Saluda River. Water from the dammed river was diverted into the supply race and through brick channels beneath Mill No. One and then funneled into a water wheel that provided electricity of 1,000 to 1,500 horsepower.

The first families began arriving in Pelzer in 1883. The May 27, 1886 edition of the *Anderson Intelligencer* noted that the hundreds of salt-box style mill homes were built by Mr. L. Padgett, a local contractor. There would be 700 dwellings eventually. The homes were either two room cottages or four room, two story duplex houses. According to the 1902 compilation *The Cotton Mills of South Carolina: Letters to the News and Courier*, rooms were generally 16x16 in size. The operatives paid 50 cents per room, per month. In addition to the two rooms, a 12x16 kitchen ran the length of the back of the house, which had a sink with running water. A back porch allowed for storage of vegetables and other items, and a front porch allowed for a relaxation space.¹²

Housing for the mill’s senior management as well as the town’s doctors, pharmacists, businessmen and clergy was built around 1883 along with the operative housing. But the two categories of housing couldn’t have been more different. These prominent dwellings were located away from the mill, on the upper end of Leby Street. While utilitarian in appearance, the homes were large and certainly more elaborate than the ones inhabited by the workers. Captain Smyth’s house was also located on the upper end of Leby Street and incorporated an effusion of Victorian detail in comparison to the other large homes on the street. It was clear from its construction that the most important person in town, in this case the mill’s president, resided there.¹³

⁹ Thomas K. Perry, *Textile League Baseball: South Carolina’s Mill Teams, 1880-1955* (Jefferson, North Carolina: McFarland Publishing, 1993), 2.

¹⁰ Archie Vernon Huff, *Greenville: The History of the City and the County in the South Carolina Piedmont* (Columbia, SC: University of South Carolina Press), 188.

¹¹ Cobb and Welborn, *Memories of Pelzer*, 12.

¹² Howard Woody, *South Carolina Postcards: Anderson County* (Charleston, SC: Arcadia Publishing, 2003), 95.

¹³ Phyllis Tickle, *The Shaping of a Life: A Spiritual Landscape* (New York City, New York: Random House, 2009).

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Francis Pelzer's insistence upon locating near the railroad proved to be fortuitous. The Greenville & Columbia Railroad had a small stop at Pelzer starting in 1881. The depot was located at the intersection of Highways 81 and 20. Following the construction of the mill, spurs were constructed to connect to the warehouses. The proximity to the railroad was one of the many reasons why the mill was so successful. Additional mills were constructed in 1885 and 1888 as a result. When Mill No. Four (the Upper Mill) was completed in 1895, it had its own dedicated railway spur. When Southern Railway acquired the Greenville & Columbia, they expanded their presence in Pelzer by building a new depot and freight house. But the railroad was not restricted to cargo. In 1912, the Piedmont & Northern Electric Railway came to Pelzer, its junction being located at the spur by Mills No. One and Two. A yellow brick, Mediterranean style depot was constructed to complement the new line and was used until passenger service was discontinued in 1951.¹⁴ While the depot was lost to fire in 2011 and the spurs associated with the mill have been demolished, the main track, now operated by Norfolk Southern, is still extant. The concrete railway cut can still be seen on Lebbly Street next to the Mill Office.

The construction of Mill No. Four in Pelzer drew attention from electric trade journals at the turn-of-century, with *Electrical World*, *Electrical Doings*, and *American Electrician* all reporting on the project. Pelzer's successful use to electrical transmission from the Lower Hydroelectric Dam to Mill No. Four over a distance of about two miles was hailed as "One of the most interesting and important water-power developments in the South within recent years..." in the *American Electrician* in 1900. Pelzer was an early adopter of electrical transmission to power a mill, second only to Columbia Mills in the state capital, which first utilized electrical transmission in 1894.¹⁵ However, the use of electricity to power Pelzer's fourth mill was significant as an innovative solution to a unique problem. Using electrical transmission allowed the company to construct the mill a significant distance from its power source. This gave the mill company great freedom of choice regarding where they built the mill itself, allowing them to select a flat site at the north edge of Pelzer and near to existing infrastructure.¹⁶

Pelzer continued to grow along with the mill operation. On August 14, 1895, the *Anderson Intelligencer* noted that there were "700 dwellings, three churches, and the buildings necessary for a well developed town." By September of 1896, there were 7,000 to 8,000 inhabitants in the town, with 3,000 employed by the mill. The thriving town had a variety of entertainment facilities and recreational opportunities available to residents. An opera house was constructed in 1920 at the upper end of Lebbly Street, next to the high school and the Methodist Episcopal Church. When a fire damaged the building in 1923, it was rebuilt by Joseph Serrine as a "moving picture house". It is now the town's auditorium and in use by a local theatrical group. The more intellectually minded could find entertainment at the Pelzer Lyceum, located on Lebbly Street which was built by 1885. The *Anderson Intelligencer* noted in August 1890 that:

¹⁴ "Fire Destroys Old Pelzer Depot," *Anderson Independent Mail*, January 26, 2011.

¹⁵ A.F. McKissick, "Alternating-Current Motors in a Large Textile Mill," *American Electrician* 12 (1900): 513-515.

¹⁶ McKissick, "A Cotton Mill Electrical Transmission Plant," 285-287.

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The Pelzer Manufacturing Company have erected a beautiful and conveniently arranged building at a cost of about \$1,800, and provided it with about 1000 volumes of choice literature, and about \$100 worth annually of the best periodicals, to which all the people can be admitted by becoming members and paying ten cents a month. This is a rare opportunity, and should be taken advantage of by all who love knowledge, refinement and sociability. We most heartily commend it to the favorable regard of the people of Pelzer. There are now about 300 members. The evening we spent there will long be remembered as a bright period in the past. We venture the assertion that there is not a factory town in the South where the good of the people is more carefully looked after than at the Pelzer mills.

Next to the Lyceum, the Community Building housed a bowling alley and a skating rink, and offered educational classes at night. For the sportsmen amongst the population, a dedicated gymnasium was erected in 1922. Designed by James J. Baldwin, the Dutch Colonial building housed indoor recreational pursuits such as basketball and swimming. There was also a trophy room, locker room, and game room.¹⁷ On the edge of town, there was a zoo that housed monkeys, black bears, and deer. Also located in this area was a swimming pool, skating park, and bandstand. The area is now a park aptly dubbed “Monkey Park” and is located just outside the proposed historic district.¹⁸ As recreational and intellectual pursuits were ably handled in town, the Pelzer Manufacturing Company also sought to provide for the spiritual health of its workers. They contributed \$9,500 to build local congregations including the Methodist Episcopal Church, the Presbyterian Church, Union Church, First Baptist, Wesleyan Methodist, and the Second Baptist Church. In return for this support, pastors were expected to echo the mill management’s belief system or the Gospel according to Capitalism.¹⁹ In addition to providing for spiritual concerns, healthcare facilities were constructed as well. In addition to hiring physicians, the mill constructed a hospital (housed in the lyceum building) so care could be provided for individuals who could afford to pay. For those families that could not pay, a pest house was constructed on Williamston (later Courtney) Street. Contagious individuals could be lodged in the building and be cared for by their loved ones at no cost.²⁰

As with many other textile towns in Upstate South Carolina, mill management attempted to provide for every conceivable need for their employees. A self-sufficient world was created to the point that even when an employee left the mill, he was still living and doing commerce in a town created by the mill.²¹ In Pelzer, there was no mayor, no municipal government, and very few policemen. But there was Captain Smyth and he had a say in practically all matters. He investigated all potential workers. Smyth even determined who could live in the town. *The Watchman and Southron* newspaper noted in 1903 that actresses, lawyers, editors, and African-Americans were not allowed in the town of 7,000 inhabitants. In a November 22, 1899 article, the *Anderson Intelligencer* claimed that Captain Smyth especially believed that African-Americans should not mix with the residents of Pelzer; they were allowed to live outside the

¹⁷ Ibid, 74.

¹⁸ Ibid, 41.

¹⁹ Margaret Crawford, “Earle S. Draper and the Company Town in the South” in *The Company Town: Architecture and Society in the Early Industrial Age*, ed. John S. Garner (New York City, New York: Oxford University Press, 1992), 144.

²⁰ Cobb and Welborn, *Memories of Pelzer*, 45.

²¹ Crawford, *The Company Town*, 144.

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town and work in the village as servants, though Smyth thought that people should “rely of themselves”. Based on Smyth’s rules for who could live in the town, it is believed that African-Americans were not permitted to work in the Pelzer Manufacturing Company Mills during his tenure. Although many other mill owners in South Carolina during the same period were eager to take advantage of available black labor, segregation in textile mills was made law in South Carolina in 1915, relegating many black mill workers to menial jobs.²² On July 4, 1942, Pelzer hosted a Negro League baseball game between the teams from Williamston and Belton, suggesting at least some relaxation of the near-absolute segregation once enforced by Captain Smyth.²³

The mill’s reach also extended to all the stores in the town. While the mill itself did not maintain a company store like in so many other mill towns, the mill owned the actual buildings in town and rented them to business owners. So in effect, they did determine who participated in commerce in Pelzer. By 1895, ten stores were operating in town including four mercantiles, a blacksmith shop, and a shoe shop. One of the early merchants was John T. Woodside, who would go on to establish Woodside Cotton Mill in 1902.²⁴ The merchants did not seem to be restricted in how they conducted business; in order to extend credit to the operatives, the merchants banded together and formed their own token system. Twenty-five shops eventually participated in this system and all accepted the tokens. It was apparently successful, and the system was not disbanded until the 1930s.

Despite the mill’s grip on the town’s day-to-day operations, they did employ a few enlightened methods. For one, Pelzer Manufacturing actually paid its workers in cash, whereas most mills paid in scrip. Captain Smyth did not hold with that idea, and felt that the operatives could be more self-reliant and autonomous. As a result, there were independent banks operating in the town. One bank, the Chicora Savings & Loan, claimed in 1902 to have 1,600 mill workers with accounts. While most accounts had small balances, a couple exceeded \$1,000. The bank’s president was Captain Smyth and it operated out of the mill office until the early 1930s when the building burned. The building was rebuilt by the end of the decade and continued to serve as the Pelzer Manufacturing Company office, but the bank did not reopen.²⁵

Secondly, education was paramount in Pelzer. However, educating the community’s children was not entirely benevolent. Providing schooling not only prepared the children to be a part of the future mill workforce, but also imposed the ideals valued by the mill system. Punctuality, regularity of attendance, reliability, and most importantly, respect for authority were traits that the mill wanted to see in their workers.²⁶ Nonetheless, Pelzer was considered a “progressive community” in a 1921 report to the South Carolina General Assembly, and there was truth to that commendation. Most mills rarely provided high school education as it was expected that upon

²² David L. Carlton, *Mill and Town in South Carolina, 1880-1920* (Baton Rouge, Louisiana: Louisiana State University Press, 1982), 244-245.

²³ Perry, *Textile League Baseball*, 65-66.

²⁴ Woody, *South Carolina Postcards: Anderson County*, 69.

²⁵ Cobb and Welborn, *Memories of Pelzer*, 19.

²⁶ Crawford, *The Company Town*, 144.

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reaching working age, a child would go straight to the shop floor. In Pelzer, however, not only was there a graded (elementary) school, but also a kindergarten (the first in the state) and a high school. In 1907, *The Cotton Mills of South Carolina: Letters Written to the News and Courier* claimed that Pelzer Manufacturing had spent \$12,000 on erecting schools and paid \$3,700 in their annual support, which was more than Anderson County contributed. The first school was completed in 1882 and second added in 1896.²⁷ According to the 1921 report, the high school had the highest enrollment in the state among mill communities in 1921: 838 students attended school. For those pupils unable to attend during the day, night school was offered 4 times a week. There were 75 students enrolled in grades 1 through 7 using this method. The kindergarten had 120 children in 1907.²⁸ The first schools were built of wood, but then in 1923, Smyth School was constructed on Lebbly Street by Joseph Serrine. Unfortunately, the upper floors of Smyth School were destroyed in a fire in 1949. A modern, brick and concrete school was built on the ground floor of the original school in 1950. The success of mill education perhaps can be attributed to Captain Smyth's strong beliefs on education. He went as far as to make incoming workers sign contracts stipulating that all the family's children, ages five to twelve years, would attend school. The penalty for breaking the contract was eviction from mill housing.²⁹ In 1899, the *Anderson Intelligencer* reported that when a child reached the age of thirteen, they could seek employment in the mill and were paid twenty-five to sixty cents a day. Even with contracts and labor laws in force, some families still sought to sneak underage children into the mill as their wages were desperately needed. In the 1915 Annual Report of the Commissioner of Agriculture, Commerce, and Industries, several cases were noted in Pelzer. Fannie Mae Wood, a child of eleven was found working in the mill; her father was fined ten dollars by the state. On the same day, Vesta Galyan, also a child of eleven, was found working in the mill. Her mother was also fined ten dollars, but the fine was suspended provided that the child would attend school. There is no comment on whether or not Captain Smyth enforced his contract and evicted the offending families.

For all the good and bad of the mill system, Captain Smyth was extremely popular among the workers. He was known for his daily walks through the town and the mill, and though he eventually resided in Greenville for a time, he was never an absentee owner. But all this changed in 1924 when the mill operation was sold to the firm of Lockwood Greene for \$9,000,000. Following the sale of the mills, Captain Smyth retired to Flat Rock, North Carolina, where he owned a summer home. The house was built in the mid 19th century by C.G. Memminger and was originally known as Rock Hill. Smyth acquired the house from his two elder brothers in 1900 and renamed the house Connemara, after the area of Ireland that the Smyth family originally hailed from.³⁰ Unable to remain in retirement for long, Captain Smyth opened Balfour Mills in Henderson County, North Carolina in 1925. Many of the Pelzer Mills' workers moved to the area so that they could once again work for the Captain.³¹

²⁷ Ibid, 3.

²⁸ Cobb and Welborn, *Memories of Pelzer*, 91.

²⁹ Perry, *Textile League Baseball*, 2.

³⁰ Reuther, *Carl Sandburg Home*, 21.

³¹ Ibid, 35.

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The subsequent owners of Pelzer Manufacturing did not have the local touch. Lockwood Greene sold the mill to the Kendall Company in 1936. Striking workers had become the new normal. In fact, 1,250 workers walked out in 1929 in response to the “Stretch Out” system.³² By time the Kendall Company acquired the mills, the Great Depression had gripped the nation, and Pelzer was not excluded from the social turmoil. Gone were the days when Captain Smyth would suspend rent payments when there was an economic downturn. While Kendall Company owner Henry P. Kendall was noted for his interest in technology’s role in the textile industry and his desire to improve the lives of his workers³³, mill management was unable to prevent the discontent in the village. On July 15, 1935, the United Textile Workers Union began a strike; 300 workers walked out of the mill. The next day, the mill was closed and the National Guard called in to protect those workers who were not involved in the strike. The strike stretched into August with “Flying Squadrons” of workers coming from Spartanburg to help the picketers. Governor Charles Blackwood declared Pelzer a military zone in response.³⁴ By the end of the month, the National Guard withdrew and in their wake, a clash between strikers and workers occurred. Shots were fired when the mill re-opened on a Monday morning with one worker dying from her wounds and 13 others being seriously injured. The National Guard returned and stayed in town until September 16, 1935. The unrest eventually died down.

In 1986, Kendall sold the Pelzer mill operation to Gerber Childrenswear. The company operated the facility for another decade before largely shuttering the mill. Like many Upstate towns, Pelzer suffered in the wake of its closure in 1996. Unfortunately, the mills were sold to Greenlight Enterprises in 2003 and demolition began soon after. The only remaining buildings attached to the mill are the original mill office, the hydroelectric plant, and the skeleton of one of the warehouses. The town continues to struggle but many interested citizens have banded together to make sure the town’s remaining historical buildings are preserved.

Criterion C: Architecture

Pelzer’s mill village is an excellent example of a rural Upstate textile town, a resource type that has become increasingly rare with the shuttering of many textile mills over the last thirty to forty years. Though the mills themselves now lie in ruin, the town that grew up around them remains and is still recognizable as a mill village. The worker and supervisor houses, while individually modest, show an incredible cohesion of design through the repetition of form. That repetition distinguishes mill villages from other residential developments and is demonstrative of the control wielded by mill companies over their workers. Likewise, many of Pelzer’s civic and commercial buildings were built, owned, and operated by the mill company. While social history and architectural history are always linked, the connection is particularly strong in mill villages like Pelzer, where the majority of the built environment was controlled by the mill company for over seventy years. The collection of buildings found in Pelzer, from worker and supervisor

³² Vincent J. Roscigno and William F. Danaher, *The Voice of Southern Labor: Radio, Music, and Textile Strikes, 1929-1934* (Minneapolis, Minnesota: University of Minnesota Press, 2004), 15.

³³ “The Kendall Company,” NCT Archives, accessed March 15, 2015, <http://www.nct-archive.org/kendall-company/>.

³⁴ Cobb and Welborn, *Memories of Pelzer*, 50.

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housing to civic and commercial buildings, represents the architectural identity of a rural mill village.

The mills at Pelzer were the first of their kind in Anderson County, and given their success, they were the prototype of the mill operations that would flourish in the two decades following their founding. Captain Smyth was a man of change, and was continuously looking for new developments in the textile world to incorporate at Pelzer. Mill No. Four in particular was the first to have incandescent lighting and to run off of electrical transmission lines. When Draper looms were introduced, Smyth had the old looms pulled out and replaced. But in terms of design, the Pelzer Mill Village is quite unremarkable when compared to other villages developed some decades later. In particular, Earle Draper was known for his designs which were drawn from his knowledge as a landscape designer, and also of the desires and day-to-day needs of the operatives who lived in the village.³⁵ Some mill developments embraced his ideals; Pacolet Mills in Pacolet, South Carolina employed Draper to design the landscape of the mill village in 1919.

The idea prior to Draper's revolutionary plans was to institute social order through the mill village; this idea is very present in the hierarchy of Pelzer and other mill developments in Anderson County. In Pelzer, supervisor housing is grouped together, largely along Leby and Anderson Streets, visually separated from worker housing not only by location but through architectural design. On Courtney Street, where a small group of supervisor houses are located across the street from worker houses, the supervisor houses are positioned the elevated ground on the west side of the street, whereas the worker houses are at street grade. The siting of the houses on Courtney Street shows the extent to which the hierarchy established by the mills pervaded every aspect of town life, including the built environment.

Pelzer Mill kicked off the "modern" textile boom in the area and many other mills followed. Captain Smyth helped found Belton Manufacturing Company with the mill being completed in 1899. He was also involved with the development of Toxaway Mills, Williamston Mills (1902), and Riverside Manufacturing Company. Other mills in the area include Jackson Mill (1905) in Iva, Chiquola Mill in Honea Path (1902), Gluck Mill (1893), Orr Mill (1899), and Equinox Mill (1900), all located in Anderson. The repetitive, basic form of housing found in Pelzer can be seen in all of the villages associated with these mills.³⁶

Residential Architecture

Seven hundred homes were eventually built for the operatives of the four Pelzer Mills, with the first being constructed along with Mill No. One. In April 7, 1881, *The Anderson Intelligencer* reported: "Mr. L. Padget was awarded the contract to erect 20 tenant houses. Each house was to be 36 feet long by 16 feet wide, 1 1/2 stories high with four rooms. Also he was to build 10 houses that were 16 feet by 30 feet and one story high. These houses would have only two rooms each." These early worker houses were located to the south of Mill No. One. The homes built for operatives in Pelzer were starkly simplistic in their styling. As noted in newspapers of the time,

³⁵ Crawford, *Buildings the Workingman's Paradise*, 174.

³⁶ Jennifer Revels and Mary Sherrer, "Historical and Architectural Survey of Anderson County, South Carolina" (Report, TRC, 2002), 47-55.

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two different styles of houses were built initially: a one story, two room frame dwelling and a one-and-a-half story, four room frame dwelling. Eventually, another style emerged when two-story, multi-family frame dwellings were constructed. These duplexes had one room down, one room up, and a kitchen in the salt box rear addition and are more prevalent in the area between the two mill sites, primarily along Smythe Street. Plain clapboard siding was used on all the homes and can still be seen in some examples presently. The salt box rear rooms harkened back to the homes constructed in the early Colonial settlements. Though plain, the homes were not without some amenities. Kitchens were often fit into the saltbox additions and the homes also featured front and rear porches, with storage being available on the back porch. Outbuildings associated with worker houses are not prevalent on the last available Sanborn Map from 1939 and it is believed that the majority of extant outbuildings were constructed outside the period of significance. These homes were clustered around the mills with a good portion of the streets being named after the primary investors and later board members of Pelzer Manufacturing Company including Francis Leby, Ellison Adger Smyth, and William Courtenay.

It is difficult to pinpoint the date of many of the alterations to worker housing within the historic district. The mill owned the houses until 1954, but the Sanborn maps show that additions were sometimes made to operative housing prior to the mill's divestment. It is typically the material of the houses that is altered, while the overall form remains intact. Many replacement materials, such as metal porch supports and synthetic siding, likely reflect changes made by private owners after 1954. Despite these changes, the basic form of the operative housing remains intact in many cases, allowing Pelzer to still read as a mill village. The table below identifies the character-defining features for the two types of worker housing present in the district. Not every contributing property retains all of the listed features for its type.

Character-Defining Features of Worker Housing							
	Residence Type	Stories	Roof	Porch	Windows (Front façade)	Doors (front façade)	Chimney
Worker House Type 1	Duplex	Two (Salt-box)	Side-gable	Full-width	Two first floor, two second floor	Two, centered	Central
Worker House Type 2	Single-Family	One (Salt-box)	Side-gable	Full-width	Two, flanking the door	One, centered	Central

Upper management at the mill and key community members were afforded larger, single family homes that were often situated away from the mill operations. Some single family cottages with wide rectangular extensions and large semi-wrap around porches can be seen on Courtney Street, built on a hill overlooking the operatives' houses across the way. Supervisor's homes along with the homes of key community members can be found along the upper end of Leby Street and Reed Street, while supervisory housing for Mill No. Four is concentrated on Anderson Street. While there are a few one story cottages in the mix, most of the houses are large, two story

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homes, plainly styled. Elongated front lines and capacious porch spaces are the signature of these homes. Captain Smyth's home is also located along Lebbly Street and is the most decorative of all the homes in the town with its exuberant Victorian jig-saw cut trim.

There are a number of architecturally unique dwellings among the supervisory housing, but as with the worker houses, in many cases a particular form of house was repeated several times over. Eight unique forms of supervisor housing were identified within the historic district boundaries. Some of the types appear to be variants on the same basic design. For example Supervisor House Types 1 and 2 share a number of design features, and Supervisor House Types 6 and 7 both appear to be larger and more elaborate variants of Worker House Type 2. As with the operative housing, many of the supervisor houses are also altered, primarily through replacement materials. The supervisor houses are also more likely to have additions or other individualizing alterations. However, some of these changes can be confirmed to date from the period of significance, such as the addition to 509 Anderson Street that appears on the 1925 Sanborn Map. Similarly, the majority of outbuildings that appear on the 1939 Sanborn Map are associated with supervisor houses. The presence of additions and other alterations or design variations from pre-1954 suggests that the mill company granted a greater amount of leeway to supervisors to make changes to their dwellings. This allowed for a freedom of individualized architectural expression that was not granted to the workers, and served to further reinforce the strict hierarchy imposed by the mill.

The table below identifies the character-defining features for the eight types of supervisor housing identified in the district. Not every contributing property retains all of the listed features for its type.

Character-Defining Features of Supervisor Housing								
	Residence Type	Stories	Roof	Porch	Windows (front façade)	Doors (front façade)	Chimney	Other
Supervisor House Type 1	Single-family	Two	Asymmetrical cross-gable	Full-width or wrap-around	Two first floor, two second floor (sometimes paired)	One, off-center	Two, central	Gable vent
Supervisor House Type 2	Single-Family	Two	Front-gable	Wrap-around	Two first floor, two second floor (sometimes paired)	One, off-center	Interior, off-center	Diamond-shaped gable vent
Supervisor House Type 3	Single-family	One	Hipped with cross-gables	Wrap-around	Two	One, centered	Two, interior	Gable vent

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Supervisor House Type 4	Single-family	One	Hipped	Half-width	Two	Off-center, under porch	Central	Exposed rafter tails
Supervisor House Type 5	Single-family	One	Hipped with central dormer	Full-width	Two small windows in dormer, two small windows flanking the front door, and two larger windows one each end	One, centered	Interior, off-center	Exposed rafter tails
Supervisor House Type 6	Single-family	One	Side-gable	Full-width	Two	One, centered	n/a	Projecting parallel rear wing; larger version of Worker House Type 2
Supervisor House Type 7	Single-family	One	Cross-gable	Wrap-around	Two	One, centered	Two, interior	Projecting parallel rear wing and rear ell
Supervisor House Type 8	Single-family	One	Hipped	Wrap-around	Two	One, centered	Interior, off-center	

Commercial and Civic Architecture

The remaining commercial buildings in the town are also simple in design. Situated at the lower end of Lebbly Street, near to the site of the mills, these buildings were easily accessed from the main streets of the village. Frierson's Drug Store, the one original remaining commercial building in town, is indicative of the early commercial architecture in the town: a plain, two story brick building with large two over two windows. The small circa 1925 building just down the street was used as the Esso Gas Station and largely retains its original design features, including a standing-seam hipped roof and bracketed eaves. Across Lebbly Street is an attached row of mid-century commercial buildings that were built circa 1950.

The civic architecture of the town is the most outstanding. The Dutch Colonial gymnasium building, built in 1923, was designed by James J. Baldwin and contained a basketball court, a trophy room, game room, swimming pool, and locker room.³⁷ Baldwin was a popular local architect based out of nearby Anderson. Born in Ridge Spring, South Carolina, he attended the University of South Carolina before going to work for prominent architect Frank Milburn in

³⁷ Cobb and Welborn, 74.

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1909. Following a stint in Washington, D.C. and Chattanooga, Baldwin returned to South Carolina and entered into a partnership with Christopher Gadsden Sayre. They practiced together in Anderson nearly six years, and designed many prominent school buildings in South Carolina and Georgia. Baldwin began working independently in both states, but retained an office in Anderson. He later became one of the first licensed architects in the State of North Carolina. He eventually moved to Asheville to practice architecture in 1926, though he continued to work throughout the southeast.³⁸

Another outstanding example of civic architecture is the Auditorium building on upper Lebbly Street. Situated next to the re-built Smyth School (now known as the Anderson County School District Adult Education Building), this two story Classical Revival brick building was constructed in 1923. Prominent architect Joseph Emory Serrine is credited for designing both the school and the auditorium, though it was known as a moving picture theater at the time.³⁹ The auditorium is a Classical Revival style building with six large Corinthian columns, two of which are engaged in the brick façade. A Palladian window sits between the first and second columns, and the fifth and sixth columns. Three square windows with radiating muntins sit above the three double doors on the double height portico. Beneath the Palladian windows are square openings that now feature glass block. These may have featured the same radiating muntin pattern as the ones on the portico, but were infilled with glass block at a later date; most likely this was in 1950 when the adjacent school was reconstructed as there are several glass block windows in that building's design. The school, though reconstructed, maintains the general form of the original Serrine designed building. Fashioned in brick, the I-shaped building is two stories and features banks of glass block windows on first and second floors. Originally there was a third story but it was removed after the fire. The main entrance is a rectangular concrete form and in some ways mimics the original monumental brick arched entrance. Joseph Serrine was born in Georgia and attended Furman University in Greenville, South Carolina. He set up an engineering firm to begin with though he eventually went on to be employed by famed industrial engineers and architects Lockwood, Greene, and Company. He headed up the firm's southeastern office and supervised many of the major mill projects in the Upstate. He resumed independent practice in 1902 and eventually formed the J.E. Serrine and Company. They were responsible for textile projects throughout the southeast and even as far west as Texas. He planned many buildings for R.J. Reynolds in Winston-Salem and took up designing military bases during World War II. Serrine had many offices but he maintained his Greenville, South Carolina office until his death in 1947.⁴⁰

While the main mill buildings have been demolished, there are still some buildings associated with the Pelzer Manufacturing Company. The mill office, built in 1936, sits along the Saluda River, just before the bridge. While an architect is unknown, it is brick building with large metal framed windows and a small porch with brick columns. This building replaced the original mill office and Chicora Savings Bank that burned. Also associated with the mill is the large concrete

³⁸ "North Carolina Architects and Builders," North Carolina State University, accessed March 5, 2015, <http://ncarchitects.lib.ncsu.edu/people/P000083>.

³⁹ Elaine Hunt, e-mail message to author, February 23, 2015.

⁴⁰ "North Carolina Architects and Builders", accessed March 5, 2015.

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hydroelectric plant, known as the Pelzer Upper Hydroelectric plant, constructed in 1920. It can be reasonably assumed that Lockwood, Greene, and Company were the architects and engineers as they had designed all of the Pelzer Mill buildings. The plant is a multi-story concrete building with some allusions to the Art Deco style. A flat roof features a decorative edge and a raised clerestory. The wide façade faces towards the Saluda River features a tri-partite center window with a single, twelve-over-twelve pane window on either side. The short, end façades each feature one twelve-over-twelve window. The wide façade facing the town has no windows and features openings for equipment egress. When the plant was constructed, the old 1881 masonry dam was converted to allow for hydroelectric power.

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

31. Geographical Data

Acreage of Property 98 acres

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Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|-------------------------|------------------------|
| 1. Latitude: 34.646343° | Longitude: -82.463369° |
| 2. Latitude: 34.650360° | Longitude: -82.462988° |
| 3. Latitude: 34.651270° | Longitude: -82.458921° |
| 4. Latitude: 34.650068° | Longitude: -82.458500° |
| 5. Latitude: 34.640029° | Longitude: -82.453545° |
| 6. Latitude: 34.638874° | Longitude: -82.457437° |
| 7. Latitude: 34.642942° | Longitude: -82.462771° |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The boundaries of the proposed historic district are both sides of Lebbly Street between the Saluda River and Hale Street, including the two properties immediately west of Hale Street along Lebbly; both sides of Reed Street between Lebbly Street and Burt Street; both sides of Courtney

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Street between Lebbly Street and Blank Street, the properties located between Murray Street, Beattie Street, and the Saluda River (including the dam); both sides of Smythe Street between Lebbly Street and Fuller Street; the west side of Anderson Street between Smith Street and Orr Street; and the east side of Anderson Street between Foster Street and Anderson Street.

Boundary Justification (Explain why the boundaries were selected.)

The proposed historic district boundary was chosen to encompass the representative industrial, civic, commercial, and residential (including both operative and supervisor housing) buildings of the Pelzer Mill Village, which was developed along with Pelzer Mill Number One beginning in 1881 and continued to be owned and developed by the mill until 1954. The boundaries were chosen to include the two former mill sites and the most intact portions of the mill village.

32. Form Prepared By

name/title: Caroline Wilson with assistance from the South Carolina State Historic Preservation Office

organization: Upstate Preservation Consultants

street & number: 203 North Miller Street

city or town: Greer state: SC zip code: 29650

e-mail: upstatepreservation@gmail.com

telephone: 864-266-8350

date: October 29, 2014

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Pelzer Manufacturing Company and Mill Village Historic District

City or Vicinity: Pelzer

County: Anderson

State: South Carolina

Photographer: Caroline Wilson

Date Photographed: October 17, 2016

1. 2 Hale Street, Pelzer United Methodist Church
2. 2 Hale Street, Pelzer United Methodist Church
3. 24 Leby Street
4. 214 Leby Street, Auditorium
5. 214 Leby Street, formerly Pelzer Elementary School
6. 221 Leby Street
7. 219 Leby Street
8. 215 Leby Street
9. 20 Leby Street
10. 208 Leby Street
11. 209 Leby Street
12. 207 Leby Street
13. 205 Leby Street
14. 204 Leby Street
15. Pelzer Presbyterian Church
16. 112 Leby Street, Pelzer Lyceum
17. 112 Leby Street, Pelzer Gym
18. 130-124 Leby Street
19. 108 Leby Street
20. 115 Leby Street

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Name of Property

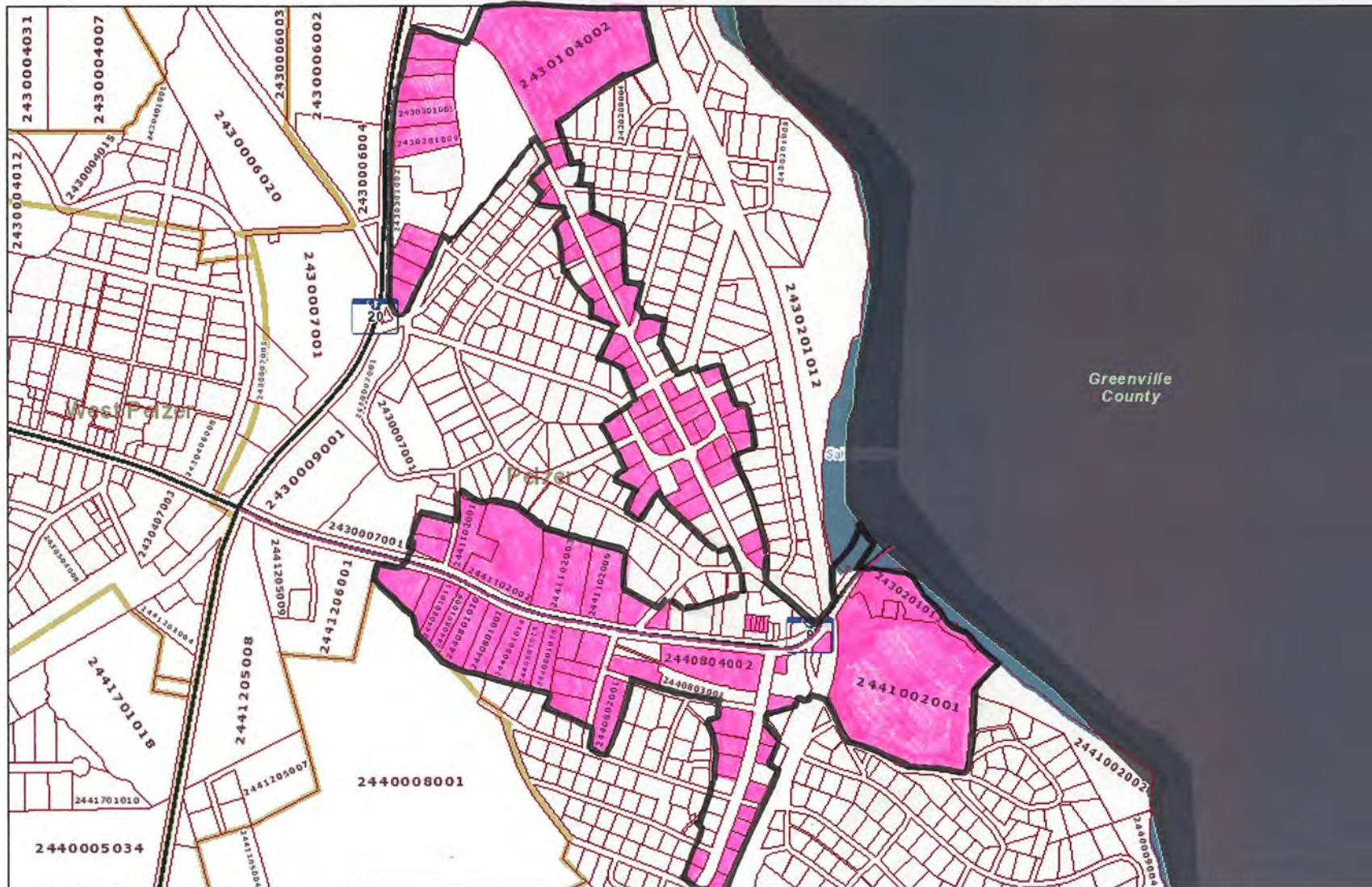
County and State

21. Pelzer Mill Office
22. 130-124 Lebbby Street, Upper Pelzer Hydroelectric Powerhouse
23. 130-124 Lebbby Street, Upper Pelzer Hydroelectric Powerhouse
24. 28 Sqaure Street
25. 42 Sqaure Street
26. 3 Courtney Street
27. 3 Reed Street
28. 6 Reed Street
29. 8 Hale St.
30. 411 Anderson Street
31. 505 Anderson Street
32. 305 Anderson Street
33. 37 Smythe Street

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

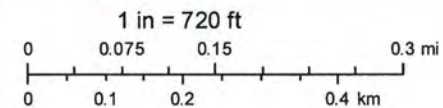
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Pelzer Historic District



November 16, 2016 Disclaimer accepted.

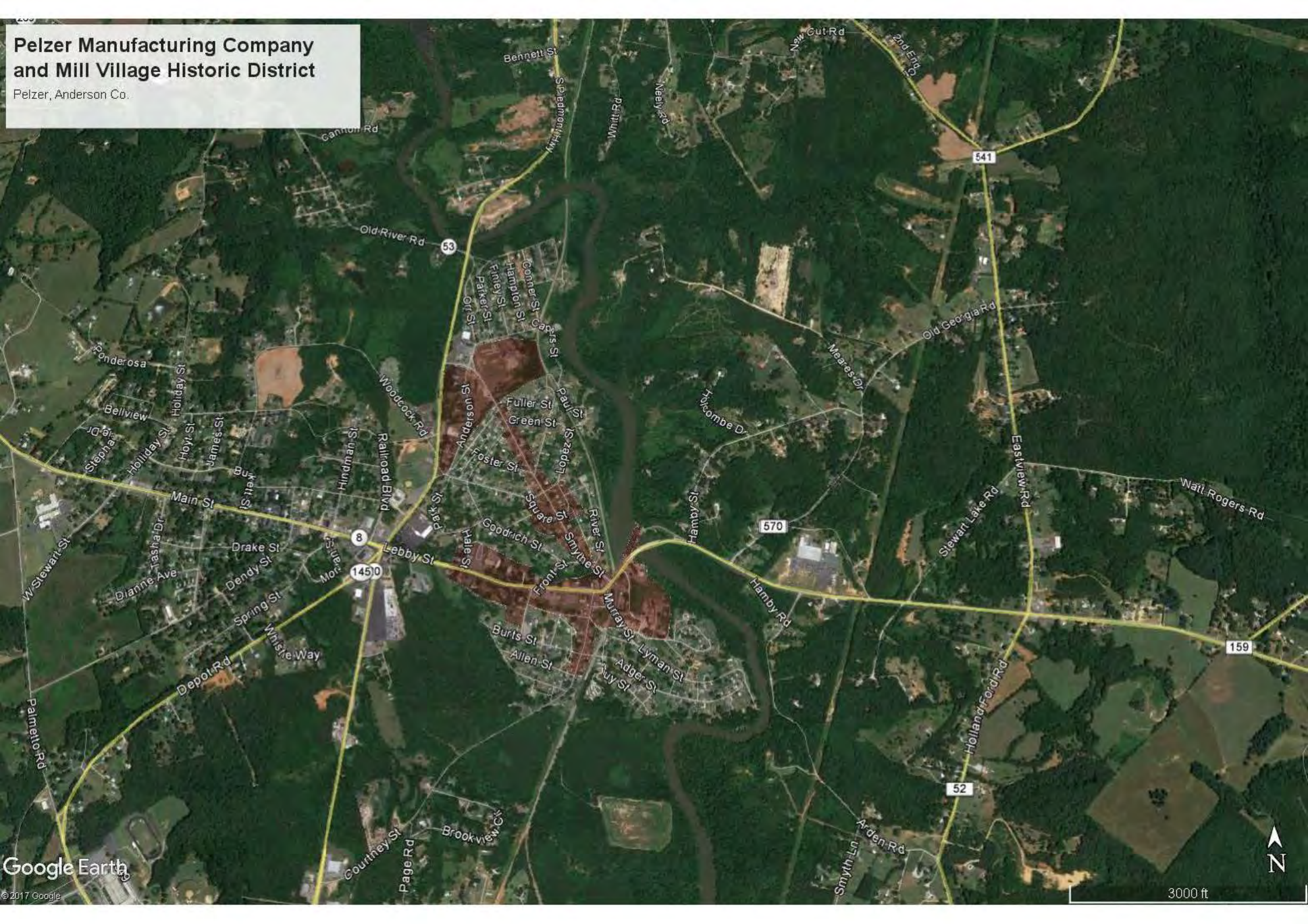
TMS:	TMS	Zip Code:	Zip Code
Owner:	Owner		
Owner Address:	Owner Address		
City/State:	City/State		
Deed Book:	Deed Bk	Deed Page:	Deed Pg
Tax District:	Tax District	Description:	Description
Sale Year:	Sale Year	Sale Price:	Sale Price
		Market Value:	Market Value



ESRI, Highland Mapping, and Anderson County GIS

Pelzer Manufacturing Company and Mill Village Historic District

Pelzer, Anderson Co.







Pelzer
1882-1883
1884-1885
1886-1887
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2018-2019
2020-2021
2022-2023
2024-2025





Priest





ANDERSON 1&2
ADULT EDUCATION

ANDERSON
ELEMENTARY
SCHOOL



221









208















PELZER GYM

112



MAMA MIA
PIZZERIA
447-5150

Dave's

↑

↑



COURTNEY ST

504 112

Betty  Boop's
FAMILY HAIR CARE
Phone 947.6506













Jones













5045



305





UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 8/24/2017 Date of Pending List: 9/19/2017 Date of 16th Day: 10/4/2017 Date of 45th Day: 10/10/2017 Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

- | | | |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal | <input type="checkbox"/> PDIL | <input checked="" type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

Accept Return Reject 10/10/2017 Date

Abstract/Summary Comments:

Recommendation/ Criteria:

Reviewer Lisa Deline Discipline Historian

Telephone (202)354-2239 Date 10/10/17

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



August 17, 2017

Edson Beall
National Register of Historic Places
1849 C Street NW, Mail Stop 7228
Washington, DC 20240

Dear Mr. Beall:

Enclosed is the National Register nomination for the Pelzer Manufacturing Company and Mill Village Historic District in Pelzer, Anderson County, South Carolina. The nomination was approved by the South Carolina State Board of Review as eligible for the National Register of Historic Places under Criteria A and C at the local level of significance. We are now submitting this nomination for formal review by the National Register staff. The enclosed disk contains the true and correct copy of the nomination for the Pelzer Manufacturing Company and Mill Village Historic District to the National Register of Historic Places.

If I may be of further assistance, please do not hesitate to contact me at the address below, call me at (803) 896-6182, fax me at (803) 896-6167, or e-mail me at efoley@scdah.sc.gov.

Sincerely,

Ehren Foley
Historian and National Register Coordinator
State Historic Preservation Office
8301 Parklane Rd.
Columbia, S.C. 29223