

1646

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 How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

historic name Easley High School Auditorium
other names/site number _____

2. Location

street & number 112 Russell Street not for publication _____
city or town Easley vicinity _____
state South Carolina code SC county Pickens code 077 zip code 29640

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ___ 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 ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide locally. (___ See continuation sheet for additional comments.)

Mary W. Edmonds 12/15/98
Signature of certifying official Date

Mary W. Edmonds, Deputy State Historic Preservation Officer, S.C. Dept. of Archives and History, Columbia, S.C.
State or Federal agency and bureau
In my opinion, the property ___ meets ___ does not meet the National Register criteria. (___ See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:
 entered in the National Register
___ See continuation sheet.

Edson H. Beall 1-21-99
Signature of the Keeper Date of Action

___ determined eligible for the National Register
___ See continuation sheet.

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain): _____

Easley High School Auditorium
Name of Property

Pickens County, South Carolina
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

Number of Resources within Property
(Do not include previously listed resources)

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
<u>1</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u> </u>	Total

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

Number of contributing resources previously listed
in the National Register
0

6. Function or Use

Historic Functions

(Enter categories from instructions)

Category: EDUCATION

Subcategory: School

Current Functions

(Enter categories from instructions)

Category: COMMERCE/TRADE

Subcategory: Warehouse

7. Description

Architectural Classification

(Enter categories from instructions)

OTHER

Materials

(Enter categories from instructions)

foundation	<u>Brick</u>
walls	<u>Brick</u>
roof	<u>Metal</u>
other	<u>Lintels: Stucco</u>
	<u>Windows and Doors: Wood</u>

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Easley High School Auditorium
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8. 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 a grave.
- d a cemetery.
- e a reconstructed building, object, or structure.
- f a commemorative property.
- g less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

EDUCATION
ARCHITECTURE
ENGINEERING

Period of Significance

1909-1940

Significant Dates

1909

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

Cunningham, Frank H., and Joseph G., Architects
Gallivan Company, Builder

Narrative Statement of Significance

Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository:
Greenville County Library
Pickens County Library

Easley High School Auditorium
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10. Geographical Data

Acreage of Property 0.4 acres

UTM References

(Place additional UTM references on a continuation sheet)

Zone Easting	Zone Easting	Northing	Northing
1 <u>17</u>	3 <u> </u>	<u>3855150</u>	<u> </u>
2 <u> </u>	4 <u> </u>	<u> </u>	<u> </u>

 See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Robert W. Bainbridge, AIA, with research assistance from Dr. Judith Bainbridge and Clemson University graduate students Sandro Scetti and Christopher Knopf

organization date April 29, 1998

street & number 36 E. Hillcrest Drive telephone (864) 232-9455

city or town Greenville state S.C. zip code 29609

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white** photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name R.A. Jones

street & number P.O. Box 623 telephone (864) 859-9483

city or town Easley state S.C. zip code 29641

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. 470 et seq.). **Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Easley High School Auditorium
Name of Property
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Narrative Description

The Easley High School Auditorium, built in 1909, is a large, two-story building in the central business district of Easley, South Carolina. Designed by architects Frank H. and Joseph G. Cunningham and erected by the Gallivan Company of Greenville, the building illustrates the early use of steel trusses to provide a clear-span auditorium measuring 50-by-130 feet, with 18-foot ceilings.¹

It is a rectangular, load-bearing masonry building 52 feet wide and 180 feet long. A 13-by-42 foot wing on the south side houses two stairs, while an 11-by-58 foot one-story extension on the north side houses bathrooms and a former link to the Easley Graded School building, since demolished. The entire structure has a low-pitched hip roof with a standing-seam metal roof. Attic vents terminating in circular arches and a circular metal roof are centered on the south, west, and east elevations. The roof is supported on primitive steel trusses that have delicate structural members and massively oversized rivet plates. The end trusses at the west and east ends are trapezoidal to allow for tapering of the hip roof. The trusses support wood cross-members and rafters that support the metal roof.²

The building has 86 tall windows with segmental arches and six-over-six double-hung sash, laid out like those in many upcountry textile mills. Windows on the upper (auditorium) floor are topped by a three-light transom except on the west, where the interior floor is raised. On the east wall and east part of the north wall, there are 14 windows headed by stuccoed flat arches with keystones. Windows on the upper floor above the west, east, and south entries have triple windows and flat steel lintels surmounted on the south side by soldier course brick. Most of the windows are covered with metal panels to prevent water from entering the building.

Brickwork is English bond with header courses every sixth course. The brickwork has virtually no settlement cracks, and there are only a few loose or missing bricks at the cornice. Except at the connecting wing on the north, there has been little mortar repair, and limited need for repointing of brick. Decorative elements are limited, though there is a four-brick corbeled band creating a strong frieze at the cornice level. At the south entry facade, there are rectangular panels of brick framed by stacked-bond-bricks and soldier courses at both floors. The two corners of the south tower feature brick quoins four bricks high and alternating from three and a half to four and a half bricks in length. A granite cornerstone dated August 12, 1909 is at the northeast corner; its second face includes an

¹Greenville Semi-Weekly News, (Greenville, S.C.), 25 June 1909.

²Wind damage in early 1998 exposed the roof system to full view. The roofing has since been replaced with a temporary corrugated metal covering.

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inscription by the Bates Lodge Number 189 of the Masonic Order.

The one remaining brick chimney runs from the furnace room in the basement to above roof level. Historic drawings indicate that the building once had additional chimneys that have since been removed.

An entry porch on the south has also been removed, with the columns relocated to an Easley residence, where they could be measured and replicated.³ There is a small wood canopy over the east entry door. A metal shed has been awkwardly joined to the south facade to shelter the basement entry. A portion of the roof has recently been replaced with corrugated metal sheets to repair storm damage which occurred in early 1998. Downspouts and gutters have been replaced and altered. The old connecting wing on the north was bricked over after the Easley Graded School was demolished ca. 1942. Virtually all windows and doors are severely deteriorated.

On the interior of the building, the auditorium space is virtually intact, and includes a heart-pine floor, sloped at the east end to improve sight lines in the auditorium, an elaborate coffered ceiling, and a proscenium screen. Stairways in the south wing have been floored over, but are otherwise well-preserved. Interior surfaces are principally plaster on lath with plaster applied directly to the brick on exterior walls. Most of the plaster work is severely deteriorated, but a few examples remain to demonstrate the techniques and workmanship of the time of construction. Many walls of the classrooms on the lower floor were removed ca. 1942 when the building was leased by Lanier Manufacturing Company. During Lanier's use of the building, new electrical wiring was added, mostly suspended from ceilings by wires with little irreversible damage to the building.

The Easley High School Auditorium is located on Russell Street at the east side of one of the two central blocks of downtown Easley. The block is bounded by East Main Street, Pendleton Street, East 1st Avenue, and Russell Street.⁴ Two- and three-story commercial buildings are located to the northwest facing on Main Street and Pendleton Street. To the north of the building is a clinic located in the former United States Post Office that replaced the Easley Graded School, built in 1904 and demolished ca. 1942.⁵ The site slopes steeply from north to south, providing ground-level access to the top level from the north, the middle level from the east and west, and the basement level from the south. To the south, one-story retail buildings line East 1st Avenue. Construction of the retail shops necessitated removal of the dramatic entry steps on the south side of the auditorium. An alley, now called Coffee Street, separates the auditorium from the retail buildings. The auditorium is not visible from the major streets of Easley. A bank building and vacant lot face the building across Russell Street. Just to the west of the auditorium is a temporary one-story wood building that may have

³Personal interview with David Watson, Easley, S.C., Spring 1998.

⁴Pendleton Street was originally called Table Rock Street; Russell Street was originally College Street and later South "A" Street; and East 1st Avenue had not been constructed when the auditorium was built in 1909, according to the Sanborn Map Company Insurance Rate Maps for Easley.

⁵This sequence of development was determined from Sanborn Map Company Insurance Rate Maps for Easley and from Easley city directories. Information on the Easley Graded School comes from various issues of the Easley Progress (Easley, S.C.), 1904.

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served as the gymnasium for Easley High School.⁶ Most of the area immediately around the school is used for parking, with only one mature tree located at the northwest corner of the auditorium.⁷

Statement of Significance

The Easley High School Auditorium is historically significant for its long association with education and civic life in Easley in the first half of the twentieth century; as an outstanding early example of the work of architects Frank H. and Joseph G. Cunningham; and for its early efforts to introduce steel trusses into traditional masonry-bearing wall and heavy timber construction. As Easley's first and only high school from 1909 to 1940, the building was central to the early experience and training of almost every local resident. Frank H. and Joseph G. Cunningham began architectural practice in Greenville in 1907 or 1908, and Joseph G. Cunningham continued to practice until his death ca. 1960. Among the hundreds of upcountry projects the Cunninghams designed, the Imperial Hotel in Greenville (1911) and the Greenville Memorial Auditorium (1940-1957) are particularly noteworthy.

Historical Background and Significance

The town of Easley was incorporated in 1873 immediately following the completion of the Atlanta and Charlotte (Air Line) Railroad and was named for William King Easley, a director of the railroad, who was originally from the area. The railroad depot, at the north side of the railroad at Table Rock (now Pendleton) and Main Streets, provided the impetus for the development of a downtown including two hotels and several brick retail structures along both streets.⁸ The opening of the Easley Cotton Mill in 1900 and the Glenwood Cotton Mill in 1902 stimulated the further growth of the town's population.⁹

By 1904, Easley was in the middle of an active construction boom, and in May, a board of trustees was appointed for the graded school, with plans to erect a new school building.¹⁰ The trustees took quick action in erecting the school, based on plans by architect Avery Carter of Spartanburg.¹¹ The Easley Graded School was built east of downtown Easley, facing on Main Street near College (now Russell) Street. It was approximately 100 feet square, with a 50-foot tower on the Main Street side, and entry porches on the east and west.¹²

⁶Traditional story related by David Watson, Easley, S.C., in conversations with the author.

⁷Photographs from the 1939 Easley High School yearbook The Green and White show large evergreen trees and extensive shrubbery around the south entrance. No traces of these plantings remain.

⁸Sanborn Insurance Map, 1909.

⁹Preface to the Easley City Directory, 1954.

¹⁰"There has never been such a tearing down of old buildings or putting up of new ones as is going on just now in Easley," Easley Progress, 25 May 1904.

¹¹John E. Wells and Robert E. Dalton, The South Carolina Architects 1885-1935: A Biographical Dictionary (Richmond: New South Architectural Press, 1992), p. 24.

¹²Sanborn Insurance Map, 1909.

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Within five years, however, this building was inadequate for the student population of Easley, and the board of trustees awarded a contract in June 1909 to the Gallivan Company of Greenville for the construction of a school auditorium and additional classrooms designed by architects Frank H. and Joseph G. Cunningham of Greenville.¹³ This project was an early one for the Cunninghams, whose earliest known work dates to 1908, and for the Gallivan Company, which had just relocated in upcountry South Carolina from Birmingham, Alabama.¹⁴ The use of steel trusses was still in the experimental stage, and the design of the Easley High School Auditorium is an early example of the gradual replacement of load-bearing masonry and heavy timber structures with steel frame construction.

Frank H. Cunningham and Joseph Gilbert Cunningham both graduated from Clemson College in 1903 with degrees in Textile Engineering.¹⁵ While Clemson did not have a program of architecture at the time, Rudolph E. Lee, who would later initiate the program--later the College of Architecture--had completed his graduate study and was an associate professor teaching engineering drafting and structural design as early as 1902.¹⁶ Joseph G. Cunningham is listed in the 1907 Greenville City Directory as a textile engineer associated with noted architect and engineer J.E. Sitrine.¹⁷ By 1909, Frank and Joseph Cunningham were practicing as engineers and architects in rooms 6-7 of the Mauldin Building in Greenville.¹⁸ The two brothers practiced together until Frank's death ca. 1929, and Joseph continued practicing until his death ca. 1960. The Cunninghams designed dozens of residences, commercial buildings, schools, and even churches during their long and active careers.

The Easley High School Auditorium opened in the fall of 1909, shortly after the beginning of the 1909-10 school year, and its new classrooms allowed the seventh through tenth grades to have their own rooms for the first time. An eleventh grade would not exist for Easley schools until the 1920-21 school year, when the West End and Northside schools were completed.¹⁹ About 1920, the building was improved and expanded, but the scope of work has not been determined. Easley did not build a water and power plant until 1925, and Sanborn Maps also do not indicate electric power or lights in 1907 or 1924.²⁰

By 1938, the school had outgrown its increasingly obsolete facilities and the town sought federal funding for a new building, which was built in 1940 to replace the 1904 Easley Graded School and the 1909 Easley High School Auditorium and classroom building.²¹ By 1942 the graded school

¹³Greenville Semi-Weekly News, 18 May, 11 June, 25 June 1909.

¹⁴Wells and Dalton, p. 36; telephone interview with Harold F. Gallivan III. Birmingham was the steel center of the South, and Gallivan may have had previous experience with steel construction.

¹⁵Wells and Dalton, p. 36.

¹⁶Robert W. Bainbridge, "Rudolph E. Lee and Architecture at Clemson," in Seminar Proceedings: Campus Preservation and Clemson Historic Resources (Clemson: Clemson University College of Architecture, Arts and Humanities--Department of Planning and Landscape Architecture, 1994), p. 59.

¹⁷Greenville City Directory, 1907.

¹⁸Greenville City Directory, 1909.

¹⁹Greenville Semi-Weekly News, 17 September 1909; Preface to the Easley City Directory, 1954.

²⁰Preface to the Easley City Directory, 1954.

²¹The Green and White (Easley High School yearbook), 1939, 1941.

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had been demolished and the auditorium was occupied by the Lanier Manufacturing Company, a shirt manufacturer with Ben P. Woodside, Jr. as President and Treasurer and Ben P. Woodside--a former trustee of the Easley school board--as Secretary. The Lanier Manufacturing Company tore out classroom walls on the middle floor, installed new electrical wiring, and boarded over stairs, but otherwise made few drastic alterations to the building.

By 1954, a new United States Post Office had been built on the site of the Easley Graded School at 140 East Main Street.²² Lanier Manufacturing Company is listed in the 1954 Easley City Directory at 112 Russell Street, which is confirmed by the 1956 Sanborn Map as being the address of the old Easley High School Auditorium.²³

Lanier Manufacturing Company stayed in the old auditorium through 1964, and by 1966 was listed in the Easley City Directory at a new facility on Greenville Road (S.C. Hwy. 93). From that time, the building has been listed in the city directories as vacant, although the current owners, the owners of Jones Furniture, have continued to maintain the building and to use it for limited storage.

In 1997 the South Carolina Design Arts Partnership at Clemson University prepared a study of downtown Easley which identified the Easley High School Auditorium as a key ingredient in the revitalization of the town. The Easley Chamber of Commerce applied for recognition of the building as one of South Carolina's eleven most endangered properties, and the building was so designated in the fall of that year.

In early 1998, a strong gust of wind tore off a portion of the roof, but a temporary covering was installed to prevent further deterioration of the building, which still possesses a high degree of integrity. Planning is underway for rehabilitation of the Easley High School Auditorium to return it to its central place of importance to the Easley community.

²²Easley City Directory, 1954.

²³Sanborn Insurance Map, 1956.

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Bibliography

Bainbridge, Robert W. "Rudolph E. Lee and Architecture at Clemson," in Seminar Proceedings: Campus Preservation and Clemson Historic Resources. Clemson: Clemson University College of Architecture, Arts and Humanities--Department of Planning and Landscape Architecture, 1994.

Easley, S.C. City Directories. Nelson Baldwin's, 1954; Hills City Directories, 1959-1964.

Easley, Pickens, Liberty, S.C. City Directories. Hill's City Directories, 1970-1980.

Easley Progress (Easley, S.C.), May-September 1904.

The Green and White (Easley High School yearbook), 1935, 1939, 1941.

Greenville, S.C. City Directories, 1907-1964.

Greenville Semi-Weekly News (Greenville, S.C.), May-October 1909.

Insurance Rate Maps for Easley, S.C. New York: Sanborn Map Company, 1907, 1924, 1956.

Wells, John E., and Robert E. Dalton. The South Carolina Architects 1885-1935: A Biographical Dictionary. Richmond: New South Architectural Press, 1992.

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 Easley High School Auditorium
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Verbal Boundary Description

The boundary of the nominated property is shown on the accompanying City of Easley Tax Map 1-13-11, Lot 157, marked "Easley High School Auditorium."

Verbal Boundary Justification

The nominated property is restricted to the historic Easley High School Auditorium and its immediate setting on City of Easley Lot 157.

United States Department of the Interior
National Park Service

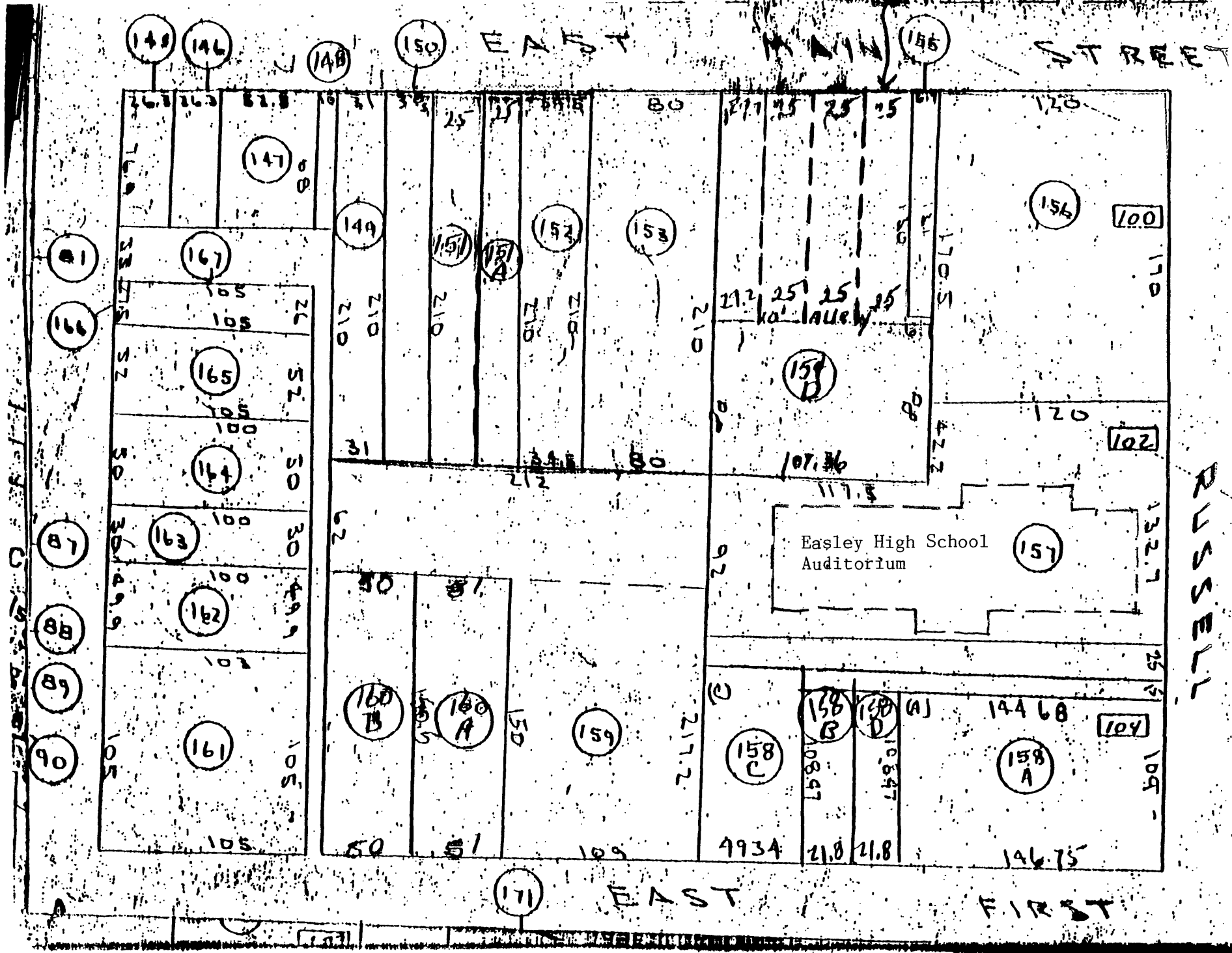
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The following information is the same for each of the photographs:

Name of Property: Easley High School Auditorium
Location of Property: 112 Russell Street, Easley, Pickens County, S.C.
Name of Photographer: Robert W. Bainbridge
Date of Photographs: January-April 1998
Location of Original Negatives: Robert W. Bainbridge, Greenville, S.C.

1. View of south and east elevations, looking northwest: Note roof damage on the east wing, and metal panels covering window and door openings.
2. View of east elevation, looking west: Note stuccoed flat arches with keystones and the attic vent centered above the facade, with cornerstone to the right.
3. View of north and west elevations, looking southeast: Note brick chimney from boiler room at basement level. Shorter windows at the west end reflect a raised floor on the interior.
4. View of west and south elevations, looking northeast: Note entry bridge to the left and metal shed to the right, added by the Lanier Manufacturing Company ca. 1942-ca. 1964.
5. View of west elevation, looking east: Note segmental arched windows and intact, undamaged brick throughout.
6. View of cornerstone, looking west-southwest: The galvanized metal gutters were added later. Though dated August 12, 1909, the building was not completed until October 1909.
7. View of brick details on south elevation, looking north: Note brick quoins and panels defined by stacked bricks and soldier course. The knockouts at right center originally supported the porch roof.
8. View of window details at east elevation, looking west: Note application of stucco over brick to simulate flat arches with keystones.
9. View of window on south elevation, looking north: Note six-over-six double-hung windows with three-light transom. Segmental arches are made with a double-header course. The four courses of corbeled brick create a well-defined frieze band.



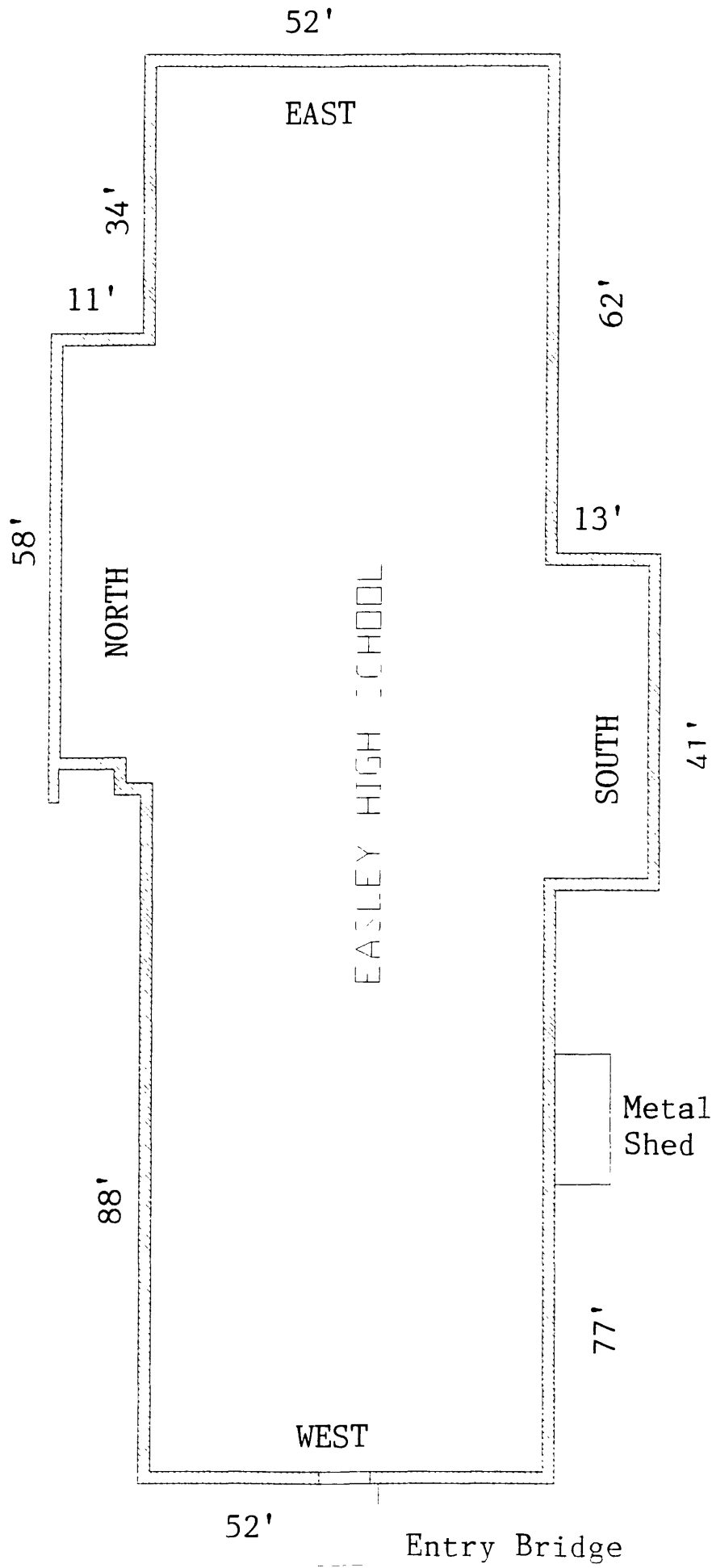
RUSSELL STREET

Easley High School Auditorium
Pickens Co., South Carolina

Scale: 1" = 20'

Computer Drawing by
Sandro Scetti from
field measurements

1644 1116 1117



52' Entry Bridge