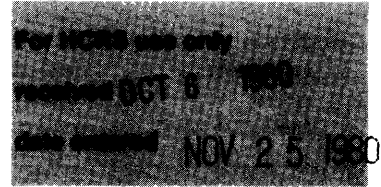


**United States Department of the Interior  
Heritage Conservation and Recreation Service**



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

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

**1. Name** Cigar Factory

historic Charleston Manufacturing Company, Charleston Cotton Factory

and/or common The Cigar Factory (preferred)

**2. Location**

street & number Block bounded by East Bay, Columbus, Blake and Drake Streets \_\_\_ not for publication

city, town Charleston \_\_\_ vicinity of congressional district First

state South Carolina code 045 county Charleston code 019

**3. Classification**

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <span style="margin-left: 100px;"><input type="checkbox"/> museum</span>
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <span style="margin-left: 100px;"><input type="checkbox"/> park</span>
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <span style="margin-left: 100px;"><input type="checkbox"/> private residence</span>
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment <span style="margin-left: 100px;"><input type="checkbox"/> religious</span>
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <span style="margin-left: 100px;"><input type="checkbox"/> scientific</span>
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input checked="" type="checkbox"/> industrial <span style="margin-left: 100px;"><input type="checkbox"/> transportation</span>
		<input type="checkbox"/> no	<input type="checkbox"/> military <span style="margin-left: 100px;"><input type="checkbox"/> other:</span>

**4. Owner of Property**

name Property Business International, Inc.

street & number 106 Drake Street

city, town Charleston \_\_\_ vicinity of state South Carolina 29403

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Charleston County Register of Mesne Conveyance Office

street & number Court House Square

city, town Charleston state South Carolina 29401

**6. Representation in Existing Surveys**

title Inventory of Historic Places in South Carolina has this property been determined eligible? \_\_\_ yes  no

date 1980 (update) \_\_\_ federal  state \_\_\_ county \_\_\_ local

depository for survey records South Carolina Department of Archives and History

city, town Columbia state South Carolina 29211

---

## 7. Description

---

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved    date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

---

### Describe the present and original (if known) physical appearance

The Cigar Factory was built ca. 1882 as a textile mill by the Charleston Manufacturing Company. The factory is located on the east side of Charleston, South Carolina, adjacent to the Columbus Street port facilities. Covering the full city block bounded by East Bay, Columbus, Blake, and Drake Streets, this Victorian industrial property is largely intact, with minor alterations made for heating and air conditioning purposes.

The main building is five stories of brick in common bond with a flat metal roof, and a central six-story brick water tower, which also houses an elevator. Immediately adjacent to the water tower is a four-story masonry addition without windows, which was part of the cooling and dehumidifying system added during the Cigar Factory period (1912-1973).

Each floor is characterized by a series of regular segmental-headed windows that have been bricked in. There are twenty-seven windows per floor on the west elevation, eight per floor on the north elevation. The west elevation also has a double, exterior iron fire escape with landings on each floor in the central portion of the building.

On the north end of the main building is a two-story brick addition, built ca. 1885, with a flat metal roof and fenestration in conformance with the main building.

On the south side of the main building is a two-story brick office area, also featuring a flat metal roof. This was originally used as the picker house. Fenestration is again similar, with some of the windows filled with glass blocks. There are two single port entrance doors facing westward on the extreme southern side of the picker house.

To the rear of the main building on the east elevation are two two-story brick engine houses and a one-story brick boiler house. The boiler house also has an associated five-story brick chimney. These buildings originally housed the steam engines and equipment which powered the mill machinery. Many of the original equipment features are still present although the engines have long been removed.

On the southeast corner of the property there is a one-story frame warehouse with shingle roof. The warehouse, a water tank, and an oil storage tank are recent additions.

The original property, according to a ca. 1888 insurance policy, had several wooden out-buildings which no longer exist. These included two office buildings, a cotton warehouse, and a waste house.

Interior: The interior of the main building is utilitarian with concrete floors on the first floor, wooden floors on the remainder, and wooden support columns and exposed ceiling beams throughout.

The interiors of the lesser buildings are similar, with some equipment remaining in the engine house and boiler room areas.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates ca. 1882

Builder/Architect

### Statement of Significance (in one paragraph)

The Cigar Factory, occupying the city block bounded by East Bay, Columbus, Blake, and Drake Streets on the east side of Charleston, South Carolina, is significant as a largely intact example of a late nineteenth century industrial plant built in the Victorian Commercial style. Also important for its contributions to Charleston's economy from post-Reconstruction through the Great Depression and on into the 1970's, the firm was incorporated as the Charleston Manufacturing Company in 1880 and has been in operation since construction was completed in 1882.

The economy of South Carolina, in particular that of the manufacturing industries, was in a marked decline until the end of Reconstruction in 1877. With the removal of the military government in that year and the re-establishment of civil governments there was a remarkable surge in manufacturing activity, especially cotton manufacturing. The Charleston Manufacturing Company, a textile processing company incorporated by the state legislature in 1880 and led by director George Walton Williams, banker, merchant, and local industrialist, was a successful product of this surge. In November, 1882, although it had not been in operation long enough to assess its stock prices and dividends, it was ranked in the top eight of twenty-six mills in the state in terms of number of spindles, amount of capital, pounds of cotton consumed, yards of cloth and pounds of yarn produced, number of hands employed, and amount of wages paid.

Land for the cotton factory site was purchased in 1881. The building was erected and operation began in 1882. Although the Charleston Manufacturing Company produced more than two and one-half million pounds of textiles in 1885, labor problems resulted in reorganization as the Charleston Cotton Mills in 1888. Financial problems again in 1894 necessitated an alliance with the O. H. Sampson Company, a textile firm from Boston, Massachusetts.

Additional problems forced a takeover and reorganization into Vesta Mills in 1899. A central figure in this move was Seth Mellen Milliken, renowned capitalist from New York, and founder of Deering, Milliken and Company. Milliken is well known for his role in establishing the textile industry in the post-Civil War South.

In 1901, Vesta Mills became Gainesville Mills. Shortly thereafter in 1903, Gainesville Mills leased the old Charleston Manufacturing Company's mill to the American Cigar Company with an option to purchase. The purchase was concluded in 1912 and the property became known locally as the Cigar Factory. At the peak of the depression, the Cigar Factory was a major industry employing approximately 1,400 Charlestonians. The American Cigar Company retained the property under many name changes until 1973 when it was forced to close.

Architecturally, the Charleston Manufacturing Company building is the only example of the Victorian Commercial style in Charleston, with its rectangular massing, flat roof, and rows of regular, segmental-headed windows. It is also one of the few surviving large scale industrial buildings from the Victorian era in Charleston.

# 9. Major Bibliographical References

See Continuation Sheet

ACREAGE NOT VERIFIED

# 10. Geographical Data

UTM NOT VERIFIED

Acreege of nominated property 4

Quadrangle name Charleston, S.C.

Quadrangle scale 1:24000

UMT References

A	1 7	5 9 9	8 7 6	3 6	2 9	2 6 0
	Zone	Easting	Northing			

B	1 7	5 9 9	8 8 2	3 6	2 9	1 0 0
	Zone	Easting	Northing			

C	1 7	5 9 9	8 7 4	3 6	2 9	0 0 4

D	1 7	5 9 9	8 6 6	3 6	2 9	2 3 0

E						

F						

G						

H						

**Verbal boundary description and justification** The boundary of the Cigar Factory nomination is shown as the red line on the accompanying Charleston County tax map entitled "Tax Map Number 459-6-1" and drawn at a scale of 50 feet to the inch. The nominated property includes all significant buildings and structures.

**List all states and counties for properties overlapping state or county boundaries**

state	code	county	code

state	code	county	code

# 11. Form Prepared By

name/title W. David Chamberlain, Historic Preservation Planner

Berkeley-Charleston-Dorchester

organization Council of Governments

date August 13, 1980

street & number Old Citadel Annex

telephone (803) 577-6990

city or town Charleston

state South Carolina 29403

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national     state     local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

Charles E. Lee

title State Historic Preservation Officer

date 9/25/80

For HCERS use only

I hereby certify that this property is included in the National Register

W. Ray Luce

Keeper of the National Register

date 11/25/80

Attest: [Signature]

date 11/24/80

Chief of Registration

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

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



Continuation sheet

Item number

9

Page

1

Acts and Joint Resolutions of the State of South Carolina. Columbia, S.C.: James Woodrow, State Printer, 1881, pp. 339-41.

Charleston, South Carolina. Charleston County Courthouse. Charleston County Register of Mesne Conveyance. Deed Books E-18, 417-18; U-19, pp. 496-98; O-22, pp. 7-13; D-21, pp. 458-64; L-23, pp. 155-56, 365-66; I-24, pp. 87-89; T-25, pp. 660-63.

City of Charleston, South Carolina. Year Book -- 1882. n.p., n.p., p. 26.

City of Charleston, South Carolina. Year Book -- 1883. n.p., n.p.

Coulter, E. Merton. George Walton Williams. Athens, Ga.: Hibriten Press, 1976, pp. 141-42.

Feaster, Sharon A. "Small Cigar Production Ceased Locally." The News and Courier (Charleston), 18 August 1972, p. 12-B.

South Carolina: Resources and Population, Institutions and Industries. Charleston, S.C.: Walker, Evans and Cogswell, Printers, 1883. rpt. Spartanburg, S.C.: The Reprint Company, 1972, p. 577.

Whiffen, Marcus. American Architecture Since 1780: A Guide to the Styles. Cambridge, Mass.: The M.I.T. Press, 1969, pp. 183-184.

Who Was Who in America. 7 vols. Chicago: The A. N. Marquis Company, 1950, 2: 845.