

United States Department of the Interior  
National Park Service

JAN 17 1989

National Register of Historic Places  
Registration Form

NATIONAL  
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Union Manufacturing Company  
other names/site number Chipman-Union, Inc.

2. Location

street & number 500 Sibley Avenue N/A not for publication  
city, town Union Point N/A vicinity  
state Georgia code GA county Greene code GA133 zip code 30669

3. Classification

Ownership of Property

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

Category of Property

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

Number of Resources within Property

Contributing	Noncontributing	
<u>20</u>	<u>2</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>1</u>	<u>1</u>	structures
<u>0</u>	<u>0</u>	objects
<u>21</u>	<u>3</u>	Total

Name of related multiple property listing:  
N/A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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.  See continuation sheet.

Elizabeth A. Lyon 1/9/89  
Signature of certifying official Elizabeth A. Lyon, Deputy State Historic Preservation Officer, Georgia Department of Natural Resources Date

State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register.  See continuation sheet.
- determined eligible for the National Register.  See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Ray Schrage 2/24/89

Signature of the Keeper

Date of Action

**6. Function or Use**

Historic Functions (enter categories from instructions)  
INDUSTRY/manufacturing facility

Current Functions (enter categories from instructions)  
INDUSTRY/manufacturing facility

**7. Description**

Architectural Classification  
(enter categories from instructions)  
  
NO STYLE

Materials (enter categories from instructions)  
  
foundation brick  
walls brick, wood, metal  
  
roof asphalt  
other

**Describe present and historic physical appearance.**

The Union Manufacturing Company is a historic industrial complex of twenty historic buildings, two nonhistoric buildings, one historic structure, and one nonhistoric structure. The most substantial buildings are the one-and two-story brick structures ranging in size from the two-story knitting and finishing building built in 1920 to the small pump house. Several buildings in the complex date from 1897-1900, some from 1903-05, and others from the 1920s. The most recent historic structure is the 1931 water tank shed. Most interiors are large open spaces with wood floors and exposed wooden posts, excepting the 1942 administration office which is devoid of ornamentation. On the north, the mill borders the railroad, across which is the mill village (not in this nomination); on the east and across Lamb Street on the south are one-story wooden dwellings. The mill is separated from the central business district to the west by a modern doctor's office. Changes to the complex came due to the necessity to modernize and stay in business; they consist of new equipment, lighting, and some bricking of windows. Buildings #9, #10, and #11 (see map) were recently rehabilitated and are now used as the general offices of Chipman-Union, Inc., the current owners/operators of the mill. The simple industrial design of the Union manufacturing complex is typical of industrial mills found in small Georgia towns during the late 19th and early 20th centuries.

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- Building #1 Built in 1925; one-story, wood and iron structure; measures 130'x 80'. The building is used as a warehouse for raw materials. Contributing.
- Building #3 Built in 1920; two-story, brick structure; measures 150'x 75'. The building has been used for boarding, knitting, and finishing. Contributing.
- Building #4 Built in 1903; one-story with basement, brick structure; measures 64'x 75'. The building has been used as a ribber room and box shop. Contributing.
- Building #5 Built in 1093; one-story with basement, brick structure; measures 40'x 75'. The building has been used as a picker house. Contributing.
- Building #6 Built in 1903; one-story, brick structure with large sash windows, measures 140'x 75'. The building has been used as a spinning room. Contributing.
- Building #7 Built in 1905; one-story, brick structure; measures 72'x 88'. The building has been used as a spinning room. Contributing.
- Building #8 Built in 1903; one-story, brick structure; measures 72'x 50'. The building has been used for storage. Recently rehabilitated for office use. Contributing.
- Building #9 Built between 1897 and 1900; two-story, brick structure with stepped gables; measures 59'x 30'. The building has been used for storage. Recently rehabilitated for office use. Contributing.
- Building #10 Built between 1897 and 1900; one-story, brick structure; measures 67'x 32'. The building has been used as a finishing room. Recently rehabilitated for office use. Contributing.
- Building #11 Built between 1897 and 1900; one-story, brick structure; measures 62'x32'. The building has been used as a grey goods storage area. Recently rehabilitated for office use. Contributing.
- Building #12 Built in 1915; one-story, wood structure; measures 25'x 35'. The building has been used as a machine shop. Contributing.

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- Building #13 Built between 1897 and 1900; one-story, brick structure; measures 17'x 26'. The building has been used as a pipe shop. Contributing.
- Building #14 Built between 1897 and 1931; square-shaped, one-story, brick structure; measures 12'x 12'. It has been used as a pump house. Contributing.
- Building #15 Built between 1897 and 1931; square-shaped, one-story, brick structure; measures 22'x 20'. It has been used as the machine works center. Contributing.
- Building #16 Built in 1912; one-story, brick structure; measures 57'x 31'. It has been used as a winding room. Contributing.
- Building #17 Built in 1903; one-story, brick building; measures 29'x 17'. It has been used as a switch board room. Contributing.
- Building #18 Built in 1903; one-story plus basement; brick structure; measures 24'x 36'. It has been used as a twisting room. Contributing.
- Building #19 Built in 1903; one-story plus basement, brick structure; measures 24'x 36'. It has been used as a picker room. Contributing.
- Building #20 Built in 1912; one-story, wood-and-iron structure; measures 36'x 48'. It has been used as a boiler house. A significant feature of this structure is its large, octagonal, brick chimney, with a black brick checkerboard band. Contributing (building and chimney structure).
- Building #21 Built in 1931; one-story, wood-and-iron structure; measures 18'x 20'. It has been used as a water tank shed. Contributing.
- Building #24 Built in 1942; one-story building, built in several sections; measuring 9'x 28', 24'x 31', 41'x 24', 21'x 32'. Used as offices. Noncontributing.
- Building #30 Built in 1965; two-story, brick structure; measures 205'x 40'. Noncontributing.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

Criteria Considerations (Exceptions)     A     B     C     D     E     F     G    N/A

Areas of Significance (enter categories from instructions)

architecture  
industry  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance

1897-1931  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

1897  
\_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

N/A  
\_\_\_\_\_

Architect/Builder

N/A  
\_\_\_\_\_

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Statement of Significance

The Union Manufacturing Company is significant in architecture because it reflects the industrial design and construction typical of late 19th-century mill complexes with early 20th century additions in Georgia. The use of brick walls and heavy timber framing as well as the large, open-rooms created a functional, multi-use complex. The complex consists of 20 historic mill buildings dating from 1897 to 1931. The one-and two-story brick buildings are constructed with load-bearing brick masonry exterior walls, segmental brick arches over doors and windows, and "slow-burning" plank-and-timber interior framing. This simple construction uses posts, beams, and rafters for the interior roof trusses and floor supports. The majority of the floors and ceilings within the complex are of plank timber, partly on wood trusses and some on metal rod trusses. The two-story brick building #9, on the corner of Sibley and Mill Streets, is an excellent example of traditional 19th-century industrial architecture. It is modestly detailed with stepped cornices, segmentally arched windows, and parapeted gables. The building's interior features brick load bearing walls, wood ceilings, heavy wooden support beams, and chamfered columns. A few of the buildings are of wood and iron construction with clerestory roofs. These early 20th-century, one-story buildings were built in an industrial style commonly used with longer, lower, and wider frame construction. The doors and windows are larger and the framing system reduces the interiors to the most basic components--simple wooden posts, beams, and rafters. Next to the former boiler house (building #20) is a large, octagonal brick chimney, built ca. 1912. The top portion of the chimney features modest detailing with a black brick checkerboard band design. The Union Manufacturing Company is an excellent example of the late 19th and early 20th century industrial complex typically found in small Georgia cities.

See continuation sheet

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The Union Manufacturing Company is significant in industry because it was the major local industry and is a good example of "New South" industrialization reaching a small Georgia town. Originally created in 1897 to give Union Point a payroll, especially in the off-season when farming was dormant, the company thrived in large part because of Union Point's prime location along the railroad in an agricultural province. This was the typical "formula" for establishing small, successful, cotton-related industries in small cities and towns across Georgia from the late 1880s through the 1930s. Locally organized, the company built its first building in 1897 and it is still standing. In 1897, the company started producing cotton underwear, but switched to sock manufacturing by the turn of the century. Union Manufacturing was particularly successful during both World Wars producing hosiery and at times was unable to keep up with market demand. With the growth of the company, many of the workers quit farming and chose to work in the mill year around. Later, mill owners built a mill village across the railroad from the company for the workers. Because of the economic opportunities provided by the Union Manufacturing Company, the town of Union Point also grew and developed. Throughout its history, Union Manufacturing has been the major employer for Union Point, fulfilling its original purpose. The Union Manufacturing Company has been in continual operation since the late 19th century and is now rehabilitating several of the original industrial buildings for continued use as offices and manufacturing facilities.

Criteria

The Union Manufacturing Company meets National Register Criteria A because it is associated with events that have made a significant contribution to the broad patterns of history. In 1897, the Union Manufacturing Company started with eight workers and provided supplemental income for many of the farmers who needed jobs in the off season. The company's prime location along the Georgia Railroad helped boost the growth and development of not only the company but also the town of Union Point. The Union Manufacturing Company is an excellent example of "New South" industrialization in a small Georgia town. What is also significant is that the Union Manufacturing Company (now called Chipman-Union, Company) has continued to operate as a hosiery manufacturer; some of the buildings within the historic complex

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recently have undergone rehabilitation. Changes that have been made were due to the necessity to modernize and stay in business and consists of new equipment, lighting, and some bricking of windows.

The company meets Criteria C as it embodies distinctive characteristics of an industrial complex. The Union Manufacturing Company reflects the industrial design and construction of a late 19th century mill complex with early 20th century additions. The use of brick with the large, open-room concepts has created a multi-use functional complex of 20 historic mill buildings. The one and two-story brick buildings are constructed with load-bearing exterior walls, some with segmental brick arches over doors and windows. Interiors reflect the usage of "slow-burning" plank and timber beams and rafters. The Union Manufacturing complex is an excellent example of the simple, functional design used during the "New South" industrialization period.

Historical Narrative/Context Statement

Union Point was originally called Thornton's Crossroads after the location of Mr. Redman Thornton's home near the crossroads of the Augusta-Athens and Washington-Greensboro-Eatonton wagon routes. The greatest development of this area occurred once the Georgia Railroad line was completed and it is said to have started because of a mud hole in Greene County. At one time, wagons hauling cotton mill machinery were stuck in the mud along this route and could not be moved until the land dried out the following spring. As a result, factory promoters in Augusta and Athens applied for a charter to build a railroad between their two cities. The Georgia Legislature granted the charter late in 1833 and work began at once out of Augusta. After some months the railroad was finished 11 miles east of Greensboro and it was decided to construct a branch line west through Greensboro to Atlanta. Construction of the northwest rail line to Athens was eventually completed in the late 1830s. This junction of the northwestern line to Athens and the western line to Greensboro-Atlanta was called Union Point.

The train first arrived at Union Point in 1839 and from that point on, the junction started to develop. The train would stop to obtain water and fuel and to give passengers an opportunity to eat and change trains. In 1897 the town had a population of about 500; by 1900 it grew to 700, and by 1906 it was 1000.

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The initial idea for the Union Manufacturing Company originated from Mr. Robert F. Bryan who was cashier of the Bank of Union Point. He presented the idea to Judge Samuel H. Sibley that the town needed a payroll. At that time the area was mostly agricultural and people needed jobs in the wintertime when agriculture slowed down. The town's prime location on the railroad played a major part in their decision to start a cotton mill. In December, 1897, eight people started working for Union Manufacturing Company. The staff consisted of a superintendent and machine fixer, a knitter, two loopers, two toppers, a fireman, and a water boy. Mr. Sibley was president of the company from 1897 to 1900. The company initially made underwear and after the turn of the century started making socks. The president's brother-in-law, Mr. Harold Lamb, took over the management of the company in 1900 and continued as president until 1955.

After the turn of the century, the Union Manufacturing Company began to expand by purchasing a defunct wagon factory that had been built next to the mill. This building became a packing facility. Other buildings and additions were added between 1901 and 1931 to eventually create the current mill complex. Some of these buildings housed the underwear plant and the grey goods, spinning, weaving, and dyeing departments.

Also during this time the Union Point Improvement Company was constructing mill housing for the increasing numbers of mill workers.

The company ran into some difficulties before World War I, when cotton decreased in price to 7 cents per pound. Once the war began, the company could not produce enough goods. During the early 1920s, the company experienced a manufacturing boom with demand often exceeding supply. The company started building additional space and purchased any knitting machine available that could make socks.

During the late 1920s and early 1930s, the mill's productivity began to slow. Cotton prices decreased to 6 cents per pound, and the Depression and the 8-hour day and wage-and-hour laws brought about a complete change in mill operations. However, World War II reversed the slowed production, as the Union Mill again found itself unable to meet the demand for cotton socks. At one point, demand was so great that the company had to limit



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the number of socks per customer. During this time, cotton prices reached 45 cents per pound.

In 1972, Charles Chipman's Sons Company, Inc., merged into Union Manufacturing Company, resulting in Chipman-Union. Charles Chipman's Sons Company was a hosiery manufacturing company based in New York City. Chipman-Union, Inc., celebrated its one-hundredth anniversary in 1984, having adopted the 1884 founding date of Charles Chipman's Sons Company. Currently, the company is still manufacturing socks and is the only remaining company that manufactures the rib-top hand-transfer sock that is patented by the IZOD company.

Many of the original Union Manufacturing Company buildings are still being used, having been updated with modern manufacturing equipment. These changes were due to the necessity to modernize and stay in business and consist of new equipment, lighting and some bricking of windows. Rehabilitation work has already occurred on Building #9, 10, and 11 (see map). These buildings now serve as general offices for the Chipman-Union Company. Several vacant buildings are targeted for future rehabilitation.

**9. Major Bibliographical References**

Hudson, Karen. "Historic District Information Form. Union Manufacturing Company." 1985. (On file at the Georgia Department of Natural Resources)

"The History of Chipman-Union, Inc." Footprints Newsletter, Special Edition, May, 1984.

N/A See continuation sheet

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

Specify repository:  
N/A

**10. Geographical Data**

Acreeage of property 5 acres

UTM References

A 17 307700 3721000  
 Zone Easting Northing

C         

B           
 Zone Easting Northing

D         

N/A See continuation sheet

Verbal Boundary Description

The nominated property includes the historic portion of the mill which is bordered by the railroad and Sibley Avenue on the north, Lamb Avenue on the south, and nonhistoric buildings on the other two sides. The property is marked on the enclosed map.

N/A See continuation sheet

Boundary Justification

The nominated property includes all historic mill buildings which retain historic features. The boundary, as delineated, omits newer structures added to the mill complex after the end of the historic period.

N/A See continuation sheet

**11. Form Prepared By**

name/title Kenneth H. Thomas, Jr., Historian/Lisa Raflo, National Register Researcher

organization Historic Preservation Section date December 2, 1988

street & number Georgia Department of Natural Resources telephone 404/656-2840

city or town Atlanta, Suite 1462 state Georgia zip code 30334

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PHOTOGRAPHS

Union Manufacturing Company  
Union Point, Greene County, Georgia  
Photographer: James R. Lockhart  
Negative: Filed at the Georgia Department of Natural Resources  
Date: April 1988

Description: (1 of 19) Chipman-Union Company Building #9, #10, and #11, corner of Mill Street and Sibley Avenue; photographer facing west.

Description: (2 of 19) View of Buildings #10 and #11 along Sibley Avenue; photographer facing south.

Description: (3 of 19) View of security gate and Building #24 along Sibley Avenue; photographer facing west.

Description: (4 of 19) View of the Chipman-Union Company complex; photographer facing southeast.

Description: (5 of 19) Building #4, formerly used as the box shop; photographer facing south.

Description: (6 of 19) Corner of Mill Street and Lamb Avenue; photographer facing north.

Description: (7 of 19) View of Building #5; photographer facing north.

Description: (8 of 19) View between Building #14 and the octagonal based brick chimneys; photographer facing southwest.

Description: (9 of 19) View of the octagonal based brick chimney; photographer facing west.

Description: (10 of 19) Interior view of reception area in Building #9; photographer facing south.

Description: (11 of 19) Interior view of office space in Building #11; photographer facing west.

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Description: (12 of 19) Interior view of stairwell in Building #9; photographer facing southeast.

Description: (13 of 19) Interior view of the second floor stairhead and offices in Building #9; photographer facing south.

Description: (14 of 19) Interior view of Building #3; photographer facing northwest.

Description: (15 of 19) Interior view of the knitting machines in Building #3; photographer facing northwest.

Description: (16 of 19) Interior view of Building #6; photographer facing south.

Description: (17 of 19) Interior view of Building #16 and #7; photographer facing east.

Description: (18 of 19) Interior view of the pump house, Building #14; photographer facing southeast.

Description: (19 of 19) Interior view of the switchboard room, Building #17; photographer facing west.

