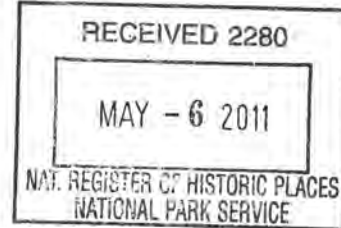


(Oct. 1990)

United States Department of the Interior
National Park Service



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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 an 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 Oakland Mill
other names/site number Oakland-Kendall Mill

2. Location

street & number 2802 Fair Avenue not for publication
city or town Newberry vicinity
state South Carolina code SC county Newberry code 071 zip code 29108

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 for 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.)
Elizabeth M. Johnson 4/26/2011
Elizabeth M. Johnson, Deputy State Historic Preservation Officer, South Carolina Department of Archives and History
Signature of certifying official/Title Date
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 certifying official/Title Date
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the 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): _____
Signature of the Keeper Edson W. Beall Date of Action 6-15-11

Oakland Mill
Name of Property

Newberry, South Carolina
County and State

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
- site
- structure
- object

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

Contributing	Noncontributing	
9	3	buildings
<hr/>		sites
5		structures
<hr/>		objects
14	3	Total

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

Number of Contributing resources previously listed in the National Register
0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

Industry/ Processing/ Extraction

WORK IN PROGRESS

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

Romanesque Revival

foundation brick
Walls brick

Roof synthetics
Other wood
asphalt

Narrative Description

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

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Description

The Oakland Mill property is 16.52-acres, just north of Newberry College, adjacent to the city limits of Newberry, South Carolina.¹ The property is irregular in shape, bound on the southwest by Fair Avenue, on the southeast by the right-of-way for the CN & L Railroad line, and on the north by SC Highway 121, and the lot of the former superintendent's residence.² A six-foot chain link fence with three strands of barbed wire surrounds the complex, except for the office. At the present time the property contains the massive four-story, red brick, rectangular main mill building, with initial construction from December 1910 to February of 1912, designed by renowned Boston engineering firm of Lockwood, Greene and Company, with W.D. Milne serving as the supervising architect, reflects the design and engineering of the textile industry in the early twentieth century. The building sits on a gently sloping site, the ground level being lower on the rear elevation, providing access to the basement level. The mill's financial success led to subsequent building campaigns in 1949-1950, 1950-1951, 1964-1965, and 1966, as constant modernization and expansion was needed to succeed in the highly competitive market. The 1950-1951 expansion, which doubled the size of the plant, was carried out according to plans by Shelby, North Carolina, architect Fred M. Simmons. A railroad spur stands between the main building and the other contributing buildings which are part of the mill complex that includes a one-story brick office building, a two-story brick boiler house with a brick smokestack and auxiliary building, two masonry and concrete warehouses, two wood-frame auxiliary storage buildings, a railroad spur, two water towers, and a reservoir, all of which contribute the historic character and significance of the nominated property, and are significant for their association with the development of the textile industry in Newberry from 1910 to the recent past.

1. Main Mill Building (1911, 1949-1951, 1964-1966)

The main mill building has a rectangular plan with four-stories over a basement, and contains features representative of the Romanesque Revival style of architecture. It was constructed of red brick, wooden floors, heavy timber framework, some of which was replaced with steel in subsequent building campaigns. Four rows of steel columns, designed to support the weight of heavy textile machinery, reinforce the interior floors, and provide an open interior plan. A low-to-flat roof structure with massive exposed timber rafter tails caps the building.

The linear building is oriented in a northwest-southeast direction with the principal (southwest) façade facing Fair Avenue. The building originally consisted of a uniform vertical rhythm of recessed courses of brick with tall segmental arched windows, spaced at regular intervals, articulating each bay. The building was originally organized into nineteen bays on the primary Fair Avenue (southwest) facade and rear (northeast) elevation, and spanning twelve bays deep on both the southwest and northwest elevations. The principal entry was located on the primary façade, the sixth bay from the northwest façade. The windows on the first to third stories were originally paired nine-over-nine wooden sash with arched paired six-light transoms. The fourth-story windows were similar, with arched paired six-light transoms, but slightly truncated by the six-over-nine fenestration. Segmental arches located above each window embellished the fenestration, and continued the curve of the arches into the walls. The roof formerly featured a roof

¹ Newberry County Deeds, Book 18, p. 189, 11 January 1911 (316+ acres); Thomas H. Pope, *The History of Newberry County, South Carolina: 1860-1990, Volume 2*, p. 118.

² Plat, The Property of the Kendall Company, prepared by Thomas B. Abraham, 18 February 1981.

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monitor, which ran laterally along the center of the roof, but was later removed when temperature control and fluorescent lights were installed in the building in 1950-1951.

In 1925, the Massachusetts-based Kendall Company purchased the Oakland Mill, and "modernized the mill" with new equipment. The mill's financial success led to expansions in 1949-1950 and 1950-1951. In the building campaign of 1949-1950, the plant was modernized and enlarged by 28,000 square feet, with the construction of a four-story and basement addition on the southwest elevation, extending the building to twenty three bays along the principal Fair Avenue (southeast) façade. The recessed bays were continued on the principal southeast façade, but not on the rear (northwest) elevation. Air and humidity controls were installed, and most of the window sashes and frames were removed and the openings in-filled with brick. Two four-story and basement brick appendages with flat roofs were constructed; a one-by-three-bay stair tower on the northwest elevation with glass block windows, and a two-by-two-bay tower on the rear (northeast) elevation, housing an elevator and restrooms and featuring glass block windows. The details of the roof's edge were continued on the 1949-1950 addition.

In the building campaign of 1950-1951, the building was doubled in size, with the construction of a large four-story and basement addition, and a second stair tower on the southwest elevation that extended the building to forty six bays along the principal Fair Avenue (southwest) façade. A second four-story and basement tower, larger than the first, five-by-two-bays, was constructed on the rear (northeast) elevation to house offices, and canteen areas for the employees. Four-story brick pilasters articulate each bay on the tower's southeast and northeast elevations with eighteen-light steel windows between them on each story, which provides a similar fenestration to the original building. The exposed heavy timber rafter tails and other details were also continued on these additions.

In the 1964-1965 building campaign, large four-story, forty-by-sixty-foot brick towers were constructed on the principal (southwest) façade to house the air conditioning and air washing systems. They have multi-light aluminum windows with louvered openings on the sides, and on the front contain seven brick pilasters, with six intervening louvered bays extending from the ground to the flat roof, which is slightly higher than the roof of the original building, but which continue the vertical rhythm of the overall building. Two main entrances serve the building, one at the base of each tower. A beam conveyor tower was also constructed in the mid 1960s on the rear (northeast) elevation, covering two of the original bays on the two upper stories, and tapering down to cover only one bay on the first two stories.

In 1966, a one-story ten-by-twelve-bay cloth room was added to the southeast end elevation, accessed by a side door on the southwest, and a rear entry with a loading dock and access ramp on the northeast side. The addition contains brick pilasters on all elevations; however, a later addition on the southwest elevation covers the brickwork. A simple coping of flashing caps the outer walls. The heavy timber rafter tails and other details of roof edge have also been removed from portions of the building on the northwest, southeast, and southwest elevations.

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Though the windows were bricked in, and the building underwent major building campaigns, which doubled the size of the building, the additions were either identical or similar to the original design, featuring similar brickwork, and heavy timber rafter tails to create a homogeneous aesthetic appeal. The textile industry underwent major changes in technology and machinery, and the additions were made to create better working environments for the employees and equipment, and to expand production in a very competitive market.

2. Main Office Building (1911-1912)

Erected at the same time as the original mill building in 1911-1912, the one story brick structure is situated on the southwest side of the main mill building across an entrance road to the rear of the facility, oriented toward the main mill building, and bound on the southwest by Fair Avenue. It features a flat roof, with stepped brick parapet and a wooden denticulated cornice. The building was originally three by six bays, but was subsequently enlarged. Some of the windows were in-filled with brick, presumably around the same time as those of the mill building in 1949-1950. It is now a 1,700 square foot brick building, with eight offices, a lobby, a security vault, a computer room, and two restrooms.

3. Power House/ Boiler House (1911-1912, 1950-1951)

Erected at the same time as the original mill building in 1911-1912, the two-story red brick power house/boiler house is located at the northern rear corner of the main building, and was originally rectangular in shape, two by three bays, with a flat roof. The original fenestration of the building closely resembles the original mill building and office, with a flat roof, arched doors and segmental windows, and exposed eaves and rafter tails under the soffit, which are both painted white. The windows originally consisted of two wooden muntins, dividing four six-light segments, the bottom segments being rectangular, and the upper segments being arched. An original (1911) one-story (projection extends from the southwest side adjacent to the smoke stack. It features an arched doorway, a flat roof, and parapet walls on the northeast and southeast sides. A small wood frame shed with a hipped roof was constructed on the southwest side next to the doorway at some point, and is accessed by double batten doors on the southwest facade. The structure was enlarged in around 1950, when the mill building was modernized, adding a two-story one-by-three-bay extension on the southwest side, and subsequently giving it a square plan. The current building is 45' X 45' in footprint. After 1951, the window sashes and frames were removed and the openings were in-filled with brick, installing modern pressure dampers. The building is currently 2,000 square feet, and contains office areas, HVAC, fluorescent lighting, and two restrooms.

4. Brick Smokestack (1911-1912)

Situated to the north of the main mill over the railroad spur, the brick smokestack sits on a concrete foundation, and is connected to the Power House/Boiler House. Although its corbelled and tapered cap was removed a number of years ago, the smokestack rises a full story above the main mill building.

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5. Brick Auxiliary Building (ca. 1920)

Situated to the northeast of the Power House/Boiler House is a small, flat roofed, one story brick building that is 25' by 16' in dimensions. It is accessed on the southwest façade [front gable end] by double-leaf wooden doors with each containing six lights in the upper portion and three horizontal wood panels in the lower portion, and features two nine-light sash windows on both the northeast and southeast elevations. It is now attached to the Power House/Boiler House by a covered walkway with a tin shed roof.

6. Reservoir (1911-1912)

The Oakland Cotton Mills Reservoir, which contained 460,000 gallons of water when the mill was fully operational, is situated north of the Power House/Boiler House, and was constructed at the same time as the mill to provide an original source of steam power for the mill, and possibly for fire suppression.

7. Pump House (1911-1912)

A small, flat roofed one story brick building is located to the southwest of the reservoir, and was constructed to house the 1000 gallon per minute (GPM)/100 lb. Fairbanks-Morse vertical turbine type, gasoline-operated water pump for the boiler's operation.

8. Warehouse 1 (1911-1929)

This one-story wood-frame brick building, 196' x 101' in overall dimension, was constructed at the same time as the main mill building. It is located directly to the northeast or behind the original 1910-1912 main mill building, and features a loading dock that spans the length of the building and wraps around the northwest elevation where the main access door is located, and then gives way to a ramp to the ground level. It has a shallow-pitched, almost flat roof and is divided into six sections that feature brick firewalls with coping that rise above the roof level. The northwestern most section is divided laterally in half by another firewall, and the western half is divided in half by yet another firewall, composing Sections 1, 2 and 2A. The remainder of the warehouse is divided into three large, full-depth compartments with firewalls (Sections 3, 4, and 5).

9. Warehouse 2 (1950)

Constructed in 1950, this nearly flat roofed, brick and concrete structure, measuring 174' x 102', is located directly behind (northeast) the original warehouse, and features similar construction, though slightly smaller. It is ornamented with a stone belt course, which tapers from the center of the building to each side. It has three interior fire walls, and was later converted into a training center, and is now 2,300 square feet equipped with HVAC and lighting, two

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restrooms, production equipment for training, a caged area for the company store, one small private office, and a more modern office addition on the southeast side.

10 & 11. Wooden Auxiliary Buildings (ca. 1925)

One wood-frame shed, oriented to the southeast, open in the front, front gable with asphalt shingle roof, exposed rafter tails, double batten doors on rear of southwest side.

One wood-frame shed, oriented to the southeast, open in the front, pyramidal asphalt shingle roof, exposed rafter tails, a tin shed roof on the front, divided into two bays.

12. Water Tower 1 (before 1926)

The taller of the two water towers, containing 75,000 gallons of water and standing approximately 150 feet above grade, is located northeast of the main mill building and southwest of the warehouse. It was constructed by 1926, and was erected to aid in the mill's fire defense/suppression system.

13. Water Tower 2 (before 1926)

The shorter of the two water towers, containing 50,000 gallons of water and rising approximately 100 feet above grade, is located to the northeast of the larger one, and was likely constructed by 1926 for holding drinking water.

14. Railroad Spur (ca. 1910s)

The railroad spur stands between the main mill building and the warehouses and the Power House/Boiler House, and originally connected with the railroad, which bounds the property on the southeast side. It dates to when the mill was constructed, ran between the mill and original warehouse, and was used for coal deliveries to the Power House/Boiler House. Only a portion of it, approximately 120 feet, survives as a poured-form concrete and steel trestle-type structure adjacent to the Power House/Boiler House, where a ten-foot high coal pile once stood when the mill was fully operational.

15. Modern Warehouse 1 (noncontributing)

This sheet metal and steel building located northeast of the mill complex and immediately across an interior roadway from the wooden auxiliary buildings (Inventory #s 10 and 11) was constructed after the period of significance as a storage warehouse.

Oakland Mill

Name of Property

Newberry, South Carolina

County and State

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16. Modern Warehouse 2 (noncontributing)

This sheet metal and steel building, located just to the southeast of Modern Warehouse 1, was constructed after the period of significance as a storage warehouse.

17. Modern Steel Utility Building (noncontributing)

This structural steel utility building, located immediately northwest of the two water towers, has a low-pitched roof and has been substantially altered since its construction date (undetermined).

Oakland Mill

Name of Property

Newberry, South Carolina

County and State

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.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** birthplace or grave of a historical figure of outstanding importance.
- 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.

Levels of Significance (local, state, national)

Local

Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance

1910-1951

Significant Dates

1910-1912

1949-1950

1950-1951

Significant Person (Complete if Criterion B is marked)**Cultural Affiliation** (Complete if Criterion D is marked)**Architect/Builder**

Lockwood, Greene & Company
 Milne, W.D., supervising architect
 Simmons, Fred M., architect

Narrative Statement of Significance

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

9. Major Bibliographical References**Bibliography**

(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:

Palmetto Trust for Historic Preservation

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Statement of Significance

The Oakland Mill is eligible for listing in the National Register of Historic Places under Criterion C for Architecture as an essentially intact and significant textile mill complex that played a central role in the economic life of Newberry throughout most of the twentieth century. The textile mill employed hundreds of local workers and, along with Newberry Cotton Mills (listed in the National Register as part of the Boundary Street-Newberry Mills Historic District in 1980, but demolished ca. 1998), was the financial backbone of the community. Architecturally, it stands as an example of a Romanesque Revival style-influenced textile mill designed and built by the prolific mill-engineering firm of Lockwood, Greene and Company of Boston and Greenville, South Carolina. The building experienced many of the alterations typical of twentieth century textile mills, alterations that reflect changes in industrial technology, processing, innovation, and labor practices. Oakland Mill was built initially between 1910 and 1912; however, successive building expansion campaigns in 1949-1950 and 1950-1951 literally doubled the size and operations of the mill. The design of the 1950-1951 expansion was carried out in an atypical method that duplicated the altered and in-filled window bay and roofline details found in the 1910-1912 and 1949-1950 sections of the building. Oakland Mill and its successor operations remained in the building until the 2000s. Oakland Mill was the last mill to close its doors in the Newberry area, and is the only extant textile mill in the community today.

Architecture

The Oakland Mill is one of over fifty textile mills in South Carolina designed between 1873 and 1911 by Lockwood, Greene and Company, a major architectural and engineering firm in the eastern United States during much of the nineteenth and twentieth centuries. Organized in Providence, Rhode Island, in 1882, Lockwood, Greene and Company operated principally out of Boston, Massachusetts, until it expanded in the south, establishing a branch office in Greenville, South Carolina, in 1898 as a base of the firm's southern operations. From Greenville it established a prominent role in the development of the textile industry in the upcountry of South Carolina. The company's founder, Amos D. Lockwood, was involved with mill construction in South Carolina as early as the 1870s. Lockwood died in 1882, shortly before he, Stephen Greene, and John W. Danielson formed Lockwood, Greene and Company that year. Mills at Newberry and Pelzer (Greenville County) were among their first projects in the state. The firm went on to design dozens of mills throughout the upcountry counties in the state where the textile industry dominated the local economy, including Anderson, Pickens, Greenville, Spartanburg, Abbeville, Greenwood, and Laurens.³ Lockwood, Greene & Co. mills in South Carolina previously listed in the National Register include Newberry Mill (Newberry, Newberry County - now demolished), Columbia Mills (Columbia, Richland County), Monaghan Mill (Greenville, Greenville County), and Vaucluse Mill (Vaucluse, Aiken County).

The Oakland Mill is significant for its association with a prominent architectural and engineering firm, but, in its multiple building addition campaigns of 1949 through 1951, also reflects the expansion and growth of, as well as revolutionary changes/transitions within of the textile industry in South Carolina from the early twentieth century to the post World War II period. As the industry prospered and became increasingly competitive, the machinery became more sophisticated and required specialized environments to operate at peak efficiency. Oakland Mill, and its competitors, had to expand the size of the physical plant to accommodate more equipment to increase production to

³ John E. Wells and Robert E. Dalton, *The South Carolina Architects, 1885-1935: A Biographical Dictionary*, (Richmond, VA: New South Architectural Press, 1992), 107-112.

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meet demand. With expansion in size also came increased mechanical control of indoor air quality and moisture to aid in the efficient operation of sensitive machinery. The requirement of increased climate control necessitated that one of the character-defining features of textile mills in the late nineteenth and early twentieth centuries, specifically massive banks of windows, be replaced with brick infill to contain the conditioned air inside.

Additional Documentation

Newberry was transformed from a community solely dependent on cotton production, to a textile hub, after the construction of two railroads in the mid-nineteenth century. In 1884, the Newberry Cotton Mill was constructed, and the town experienced renewed economic prosperity and growth, leading to the construction of a second mill, Mollohon, in 1901. In 1884, there were 300 operatives employed by the Newberry Mill, and by 1907, the combined mill population was 1,800 operatives.⁴

In 1910, Colonel Walter H. Hunt, Jr., local attorney, businessman, and civic leader, became the driving force behind Newberry's continued industrial growth, by organizing the Oakland Cotton Mill, and serving as its first president. Walter Herbert Hunt, Jr., was born in Newberry on April 16, 1861, the son of Walter Herbert and Susan McCaughrin Hunt. He attended Newberry College, which later conferred an LL.D. degree upon him. He was one of the organizers of the South Carolina Bar Association, admitted in 1883, and thereafter practiced in both Newberry and Spartanburg.⁵ He married Lucy Baxter, the daughter of Major James M. Baxter of the Newberry Bar, but had no children.⁶ He died in 1927.

Hunt served in many facets of public and community life in his hometown and state, serving as the president of the South Carolina Baptist Convention; director of all three Newberry Mills, the Commercial Bank, and the Security Loan and Investment Company; as the chairman of the Public Improvements Committee; as a member of the Manufactures Committee, Membership Committee, Rules Committee, Board of Governors, and as an officer of the Newberry Chamber of Commerce.⁷ He was also a trustee of both Newberry College and Greenville Female College. Hunt resigned as president of the Security Loan & Investment Company in February of 1911.⁸

On August 8, 1910, the Oakland Mill was chartered with an authorized capital of \$400,000, coming entirely from local investors, including Col. W.H. Hunt, Jr.'s brother, Isaac Hamilton Hunt, with whom he had developed a successful law practice since 1901.⁹ He was then elected as the Director and President of the Oakland Cotton Mill on October 5, 1911.¹⁰ In addition to the Hunt brothers, the other officers and directors of the Oakland Mill were also very prominent men, most of whom were natives, and all of whom then resided in Newberry. The officers included John M. Kinard, vice president; Foster N. Martin, secretary; and directors included Z.F. Wright, George S. Mower, Charles E. Summer, Dr. George Y. Hunter, and James A. Burton.¹¹

⁴ National Register Files, Newberry County, State Historic Preservation Office. Columbia, South Carolina.

⁵ Pope, *The History of Newberry County, South Carolina: 1860-1990 (Volume 2)*, p. 118.

⁶ Pope, *The History of Newberry County, South Carolina: 1860-1990 (Volume 2)*, p. 118.

⁷ *The Newberry Observer*, 4 April 1911, p. 5.

⁸ *The Newberry Observer*, 21 February 1911, p. 8.

⁹ *The Greenville News*, 2 October 1947.

¹⁰ *The Newberry Observer*, 6 October 1911, p. 4.

¹¹ Pope, *The History of Newberry County, South Carolina: 1860-1990 (Volume 2)*, p. 118.

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On September 23, 1910, *The State* newspaper printed an article titled, "New Industries in This Section the Manufacturers' Record Reports." It read, "Oakland Mill, Newberry, SC, completed organization and will at once arrange for building its proposed plant of 20,000 spindles and 600 looms to manufacture print cloth."¹² The site of the plant was a portion of a 312.24-acre tract of land, just north of Newberry College, adjacent to the city limits of Newberry South Carolina, then known as the Fair Place.¹³ The land was transferred to the Oakland Mill by one of its first directors, Foster N. Martin, on January 1, 1911.¹⁴

Oakland Mill was designed by the renowned Boston and Greenville, South Carolina, engineering firm of Lockwood, Greene, and Company, who previously designed the local Mollohon Manufacturing Company in 1901, and the Newberry Mill in 1884, with an addition in 1907, both of which were razed in the 1980s.¹⁵ By 1911, Lockwood, Greene, and Company had constructed fifty seven mill structures in South Carolina, making them along with W.B. Smith Whaley and Company among the most significant firms in the United States designing textile mills and complexes in the late nineteenth and early twentieth century.¹⁶ Construction began on the four-story brick structure in December 1910, with W.D. Milne serving as the supervising architect.¹⁷ Upon completion, Milne removed to Alabama in early February 1912, "where similar work" awaited him.¹⁸

Then located about a mile and a half from Newberry's business center, just outside the town's corporate limits, the mill village was situated on a high level plateau, referred to as "Mill Hill," just off the Greenville and Spartanburg highway. Seventy-five houses were built in the village adjacent to the mill to accommodate employees and their families.¹⁹ An avenue of oak trees led up to the mill village, giving the mill and village a "pretty setting," causing it to be referred to as "one of the best and prettiest mill sites in the state."²⁰ At the time, both the Southern Railway and the Atlantic Coast Line Railroad connections and the main highway from Charleston to Spartanburg and Greenville passed through Newberry, furnishing the town with abundant railroad and highway connections to carry the mill's products.²¹

On February 8, 1912, the Oakland Mill was opened, and the town of Newberry, and its then 5,000 citizens, had three mills in operation-- Newberry, Mollohon, and Oakland. The following day, on February 9, 1912, the first cotton was fed into the mill, which was grown on the company's farm, "a part of the mill property adjoining the mill village."²²

¹² Newberry County Deeds, Book 18, p. 189, 11 January 1911 (316+ acres); Pope, *The History of Newberry County, South Carolina: 1860-1990* (Volume 2), p. 118.

¹³ *The State* newspaper, 23 September 1910.

¹⁴ Newberry County Deeds, Book 18, p. 189, 11 January 1911 (316+ acres).

¹⁵ Subject Files (Architects), State Historic Preservation Office (SHPO), South Carolina Department of Archives and History, Columbia, SC., includes a list of projects by county for Lockwood, Greene & Co., Boston, MA, and Greenville, SC; Samuel B. Lincoln, *Lockwood Greene: The History of an Engineering Business, 1832-1958*, Brattleboro, VT: The Stephen Greene Press, 1960 (USC Library: TA 217.L5).

¹⁶ Subject Files (Architects), State Historic Preservation Office (SHPO), South Carolina Department of Archives and History, Columbia, SC., includes a list of projects by county for Lockwood, Greene & Co., Boston, MA, and Greenville, SC; Samuel B. Lincoln, *Lockwood Greene: The History of an Engineering Business, 1832-1958*, Brattleboro, VT: The Stephen Greene Press, 1960 (USC Library: TA 217.L5).

¹⁷ *The Gauzette*, published by Kendall Mills, Inc., Paw Creek, NC, 1 June 1926.

¹⁸ *The Newberry Observer*, 2 February 1912, p. 8.

¹⁹ Oakland Cotton Mill Collection, ca. 1910-ca. 2000.

²⁰ *The Gauzette*, published by Kendall Mills, Inc., Paw Creek, NC, 1 June 1926.

²¹ *The Gauzette*, published by Kendall Mills, Inc., Paw Creek, NC, 1 June 1926.

²² *The Newberry Observer*, 9 February 1912, p. 8.

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Ceremoniously, the mill directors' wives, Mrs. W.H. Hunt, Mrs. John M. Kinard, Mrs. F.M. Martin, Mrs. George Y. Hunter, Mrs. I.H. Hunt, Mrs. James A. Burton, and Mrs. C.E. Summer, and the wife of the first superintendant, Mrs. T.J. Digby, fed the first cotton into the mill. The sons of F.M. Martin, George and Foster Martin, John M. Kinard Jr, and T.J. Digby Jr., took the cotton out.²³ When Oakland Mill was officially opened, 20,160 spindles and 542 looms were set in motion, and cloth production was begun.²⁴

Over the next thirteen years, the predominately self-sufficient community, centralized around the mill, flourished, making improvements, such as better machinery and lighting, polished floors, and better sanitation. In the beginning, there were extraordinarily long work hours, but eventually gave way to a one shift, fifty-five hour a week schedule for the approximately 200 employees. In 1918, the equipment was increased to 26,432 spindles and 600 looms.²⁵

The textile industry changed with the times between the turn of the twentieth century and World War I, and again between World Wars I and II. In 1910, South Carolina was home to 167 mills that employed 47,000 operatives, ranking second only to Massachusetts as the leading textile-producing state. Local investors continued to provide most of the capital, but by 1916, larger expanding companies from the north had acquired twenty eight percent of the outstanding stock in South Carolina mills, which would prove to be the case for Oakland Mill as well.²⁶

In 1925, the Kendall Company of Boston, Massachusetts, purchased the Oakland Mill, and added to the other South Carolina mills already owned by the company in Camden, Edgefield, and Pelzer. At the time of the acquisition there were 200 employees at Oakland.²⁷ One of Kendall's first priorities was the mill village, as sewer connections were installed in all of the houses, and the roofs re-covered with asbestos shingles. Additional machinery and equipment was also purchased for Oakland, increasing the number of spindles to 30,016, and the looms to 626, among other improvements.²⁸ The Kendall Company additionally purchased Newberry's Mollohon Mill in 1926. Oakland went to two shifts under Kendall, bringing in more employees, and about fifty more houses were built in 1927 and 1928 for the additional workers.²⁹ W.H. Hunt continued as president until his death in April 1927. James Nance McCaughrin succeeded him, but died suddenly on December 18, 1927.³⁰

As the mill grew and expanded, it was improved continually, bringing it up-to-date with equipment and other improvements, being organized under United Textile Workers in 1942. In 1947, the mill contained over 30,000 spindles and about 660 looms, and employed 400 operatives. The mill village expanded, then consisting of 134 houses owned by the mill. A farm, which provided the residents with an opportunity to have gardens and to keep hogs, cows, and chickens, was located immediately adjacent to the village. There were three churches, Methodist, Lutheran, and Baptist, within the village. The Baptist church, founded in 1913, was renamed Hunt Memorial, in memory of the mill's first president, Col. W.H. Hunt in 1937. The community also had the advantage of its school being a part of the Newberry County school district. The mill then sponsored a Boy Scout troop, a baseball team, and

²³ *The Newberry Observer*, 9 February 1912, p. 8.

²⁴ Oakland Cotton Mill Collection, ca. 1910-ca. 2000.

²⁵ *The Gazette*, published by Kendall Mills, Inc., Paw Creek, NC, 1 June 1926.

²⁶ Walter Edgar, *South Carolina: A History* (Columbia, SC: University of South Carolina Press, 1998), p. 456.

²⁷ *The Greenville News*, 10 October 1951.

²⁸ *The Gazette*, published by Kendall Mills, Inc., Paw Creek, NC, 1 June 1926.

²⁹ *Welcome to Oakland: Open House, October 9-10, 1951*, Newberry, SC: Kendall Mills, a division of The Kendall Company, Oakland Plant, Newberry, SC.

³⁰ Pope, *The History of Newberry County, South Carolina: 1860-1990 (Volume 2)*, pp. 128-9

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gave the employees annual paid vacations, medical insurance, and "a \$500 death benefit." Many of the employees were natives of the village, but some still came from rural areas, and other sections of town to work.³¹

Despite a turbulent market, the Kendall Company's research and development departments continued to expand new products and improve established products and processing techniques. In 1948, the net sales of the company were a record high of \$80,936,389, and net earnings of \$8,719,000. The next year, in 1949, net sales were only \$70,986,000, and net earnings were \$5,123,000. In addition to the production from the "Cotton Mill Division", headquartered in Charlotte, North Carolina, the company's other divisions, such as the "Grey Division," also in Charlotte, and the "Bauer & Black Division," in Englewood, New Jersey, focused their energies on expansion of production and sales.³² Over the course of 1949, the company spent in excess of \$3,400,000 in capital expenditures "on plant modernization and new construction," the majority of which was spent at Oakland.³³ The Kendall Company looked even further into the future, and set its sites on increasing productivity in Newberry, and adding local economic stability.

A 1950 article from *The Newberry Observer*, titled "Growing with Kendall," explained the importance of the mill to the local community:

"Ever since the Kendall Mills first began operations in Newberry, our people have realized that there was an industry that really meant something to the community. The two local Kendall plants, both Oakland and Mollohon, have been the financial backbone of our city during a period of time that has covered prosperity and depression. Through the years the Kendall Company has been a leader in its field. And through this leadership, with its vast connections in the business world, its factories have been able to produce when other plants have found the going most difficult."³⁴

The investment by Henry Kendall instilled confidence in the citizens of Newberry, and the next year he would invest even more money into the town.

In 1949, Kendall-Oakland Mill ended its paternalistic relationship with the surrounding mill village, selling the houses to employees, making many of them homeowners for the first time in their lives. They additionally donated to the City of Newberry the "village utilities valued at \$50,000."³⁵ Employee J.M. Wofford said, "We bought our homes from the company so now we are a community of home-owners, and we are proud of the improvements we are making in our homes."³⁶ That year the mill employed "about 375 people and had a total payroll of over \$800,000."³⁷ The annual report of the company for 1949 expressed that the year 1950, as compared to 1949, was expected to have "greater stability in sales and production for the year as a whole."³⁸

³¹ *The Greenville News*, 2 October 1947.

³² *The Charlotte (N.C.) News*, 14 March 1950

³³ *The Charlotte (N.C.) News*, 14 March 1950; *The Newberry Observer*, 17 March 1950.

³⁴ *The Newberry Observer*, 14 March 1950.

³⁵ *The Newberry Observer*, 17 March 1950.

³⁶ *Welcome to Oakland: Open House, October 9-10, 1951*, Newberry, SC: Kendall Mills, a division of The Kendall Company, Oakland Plant, Newberry, SC.

³⁷ *The Newberry Observer*, 17 March 1950.

³⁸ *The Charlotte (N.C.) News*, 14 March 1950.

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Following the sale of the mill village in April 1949, the Kendall Company announced "the Oakland Rehabilitation Program" that would modernize, and include installing "the latest type productive machinery" and "building services."³⁹ The mill then employed 400 operatives, and contained 30,000 spindles and 660 looms.⁴⁰ The building was also expanded from 100,000 to 128,000 square feet, the largest portion of the project being the construction of a four-story and basement addition on the southwest elevation. This expansion extended the building by four bays along the primary Fair Avenue façade, and included a four-story and basement tower, projecting from the rear to house new restrooms, and an elevator, with a small flat-roofed elevator penthouse. Additionally, a projecting stair tower on the northwest façade was constructed, covering three of the original bays, and adding a single bay to the primary elevation. The building was then composed of twenty-three bays along the Fair Avenue (southwest) elevation and rear (northeast) elevation, twelve bays on the northwest elevation, and fourteen bays on the southwest with the four-story, two-by-two-bay tower addition. At this time all but two small basement windows were in-filled with brick. The hardwood floors were also covered in concrete and polished.

The Otis Elevator Company installed a heavy-duty automatic freight elevator, which featured a 10,000-pound capacity, and rising sixty three feet at a speed of seventy five feet per minute.⁴¹ It was equipped with a "Collective Control" mechanism, which enabled it to be stopped automatically by pressing a button at several different landings, in addition to controls located inside the car. It additionally had an automatic leveler, and variable voltage control, which were considered "unusual in a cotton mill" at the time.⁴² Other improvements included replacement of carding, spinning, spooling, and warping machines. The building campaign was completed in the spring of 1950, at a cost of \$1.5 million, preparing the structure for a second building campaign, which would double the size of the structure.⁴³

Just as construction was wrapped up for the first phase, the second phase of the major expansion campaign was announced. H.K. Hallett, vice-president and general manager of the cotton mills division of the Kendall Company in Charlotte, announced March 12, 1950, that the second phase would consist of a "gigantic expansion program," that would double the capacity of the mill, and "result in one of the most modern textile plants in all the country, a plant

that will be able to cope with whatever conditions may arise." It was "this far-reaching outlook" from the Kendall Company that meant so much to the citizens of Newberry, and would benefit the town most, perhaps "in the optimism of the citizens who would then know that there was an industry within its midst that had prepared for any business eventuality."⁴⁴ The "far-sighted planning" would increase the amount of employees, the payroll, and "the permanency and stability of an industry that [was] geared to produce on a highly competitive basis in a highly competitive field."⁴⁵

Beginning on April 15, 1950, the second phase of the building campaign was commenced with the Daniel Construction Company of Greenville as the general contractor. The four-story and basement addition, designed by Shelby, North Carolina, architect Fred M. Simmons, doubled the size of the mill, adding an additional 125,000 square

³⁹ *The Newberry Observer*, 17 March 1950.

⁴⁰ *The Greenville News*, 2 October 1947.

⁴¹ *The Charlotte Observer*, "Kendall Mills Plans \$1,500,000 Expansion," Sunday, 3 April 1949.

⁴² *The Charlotte Observer*, "Kendall Mills Plans \$1,500,000 Expansion," Sunday, 3 April 1949.

⁴³ *The Charlotte Observer*, "Kendall Mills Plans \$1,500,000 Expansion," Sunday, 3 April 1949.

⁴⁴ *The Newberry Observer*, 14 March 1950.

⁴⁵ *The Newberry Observer*, 14 March 1950.

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feet, and extended the mill another twenty-three bays along the primary Fair Avenue (southwest) facade. At this time, the roof monitor and most of the window sashes and frames were removed throughout the building, the openings infilled with brick, and pressure dampers installed for an "air-exchange system," which was an evaporative cooling system to humidify the building, by incorporating the heating units. No longer receiving much natural sunlight, the building was then "windowless and lighted throughout by fluorescent fixtures."⁴⁶ By early September 1951, at a cost of \$4 million, construction was completed and the mill contained 61,000 spindles and 1,440 E-model looms, some of which were painted and/or rebuilt by mill personnel, which then numbered 650 men and women, "compared to about 200 employees in 1925, when Kendall Mills acquired the plant."⁴⁷ For the next fourteen years, the mill made tobacco cloth and surgical gauze, sending the product elsewhere to be bleached and packaged.⁴⁸

On May 20, 1964, at the Newberry Country Club, the then vice-president of the Kendall Company, Robert Booth, of Boston (introduced to the attendance as "Mr. Textile"), announced a \$3.5 million "rehabilitation program at the Oakland Plant," promising it would "provide job security" for the mill operatives of the community.⁴⁹ Of the total amount, about \$1 million was allocated to improvements in fiber preparation facilities, \$1.5 million for yarn manufacturing, and another \$1 million for the air conditioning and air washing systems.⁵⁰ He expressed the company was then spending a lot of money in research and development, specifying, "to be up and ahead of the parade is the only way to get ahead."⁵¹

The reason that Oakland Mill was chosen over the twenty three other Kendall-owned mills was because "the location, present buildings, and employees" of Oakland were ideal. The modernization program was needed, according to Booth, "in order to match quality, performance, and customer satisfaction with some of [their] tough competition," citing the fact that "if you don't stay competitive, you're dead." He noted that The Kendall Company was concerned with the "labor climate."⁵² George McQuilkin, division manager in Charlotte, stated that the company had many long service employees in Newberry, and of the 1,025 employees at Mollohon and Oakland, 338 of them had been with the company for over twenty five years, and another 258 had been there between fifteen and twenty five years.⁵³

While the expansion in 1950 increased the number of plant employees, it was made clear to the community that this modernization would not lead to more jobs. L. Hart Jordan, then the manager of the Oakland Plant, stated, "there may be some secondary gains in the processing," but the company was "not expecting to get much return on this investment," expressing that it was based primarily on employee comfort, and attributed the "one-price cotton legislation" as a contributing factor in making the modernization possible.⁵⁴ Oakland then consumed "20,000 bales of cotton per year," which was converted into industrial fabrics for the auto, shoe, and clothing industries. The plant produced 39,000,000 diapers a year on 928 of its 1,812 looms, making the plant "the largest diaper producer in the

⁴⁶ *Daily News Record*, 13 March 1950.

⁴⁷ *The State* newspaper, "Modernized Mill at Newberry Schedules Two-Day Open House," 10 September 1951.

⁴⁸ Oakland Cotton Mill Collection, ca. 1910-ca. 2000.

⁴⁹ *The Newberry Observer*, 22 May 1964.

⁵⁰ *The State* newspaper, 21 May 1964.

⁵¹ *The Newberry Observer*, 22 May 1964.

⁵² *The Newberry Observer*, 22 May 1964.

⁵³ *The Newberry Observer*, 19 March, 1964.

⁵⁴ *The Newberry Observer*, 22 May 1964.

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world, enough to diaper one million babies.⁵⁵ The payroll for the then 500 operatives for the plant circulated approximately \$2.5 million annually back into the local economy.⁵⁶ Robert G. Moore served as resident engineer of the building campaign, which was begun December 20, 1964, and the Yeargin Construction Company was contracted for the structural work.⁵⁷ The Bahnson Company, out of Winston-Salem, North Carolina, and the Carrier Corporation specially designed the cooling system, which involved the construction of two forty-foot by sixty-foot, four-story towers on the mill's principal façade, to house the needed equipment. The towers contained a refrigeration unit, rated at 1,415 tons, with a BTU rating of nearly seventeen million cooling units per hour, and a 1,200 horsepower motor to drive the compressor, which provided an evaporation rate of 57,000 gallons a day. Ducts in the floor carried air into two washer rooms on each floor, where it was cleaned, cooled, saturated with moisture, and then sent back into the 75,000 square foot operating spaces in the carding and spinning areas. The "humiduct" systems in the weave rooms were replaced by the new evaporative cooling system.⁵⁸ This increased the power bill from \$4,000 a week, to \$4,700 a week.⁵⁹

The spinning room was modernized with new fluorescent lighting. A "beam conveyor tower from the fourth floor to the second floor," was constructed on the rear elevation. Another rear tower was constructed on the rear of the building to house canteen areas. It was slightly larger than the bathroom and elevator tower constructed the previous year. Another elevator tower was installed at the southwest end of the building, adjacent to the stair-tower, rising above the roofline.⁶⁰ Other changes consisted mostly of updating the equipment and machinery in the "picking, carding, drawing, and slubbing departments." Ten new ninety six-spindle roving frames replaced twenty eight 120-spindle frames, and the then 35,592 spindles on warp yarn, and 28,440 spindles of filling yarn were also changed over to a more modern drafting system.⁶¹

In 1966, a one-story ten-by-twelve bay cloth room was also added to the southwest elevation, accessed by a side door on the southwest, and a rear entry with a loading dock, and access ramp on the northeast side, situated in close proximity to the four-story portion of the building. The addition contains pilasters spaced at regular intervals on all elevations, which continue the vertical rhythm of the building.

The textile industry was faced with economic complications during the 1970s with dramatic changes in the global economy. Lower foreign labor costs led to cheaper imports, which caused many textile mills to close, including both Mollohon and Newberry Mills. Despite hard times, Oakland remained in operation, cutting employee hours to survive.

⁵⁵ *The Newberry Sun*, 26 August 1965.

⁵⁶ *The Newberry Observer*, 27 August 1965.

⁵⁷ *The Newberry Sun*, 26 August 1965.

⁵⁸ *The State newspaper*, 21 May 1964.

⁵⁹ *The Newberry Sun*, 26 August 1965.

⁶⁰ *The Newberry Sun*, 26 August 1965.

⁶¹ *The State newspaper*, 21 May 1964.

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Section number 8 Page 9

In 1972, the Kendall Company became a wholly-owned subsidiary of the Colgate Palmolive Company. By 1985, the then huge conglomerate decided that divesting itself of many of the weaving division plants was in the best long-term interests of the corporation, and the Kendall-Oakland Mill was closed. In 1986, however, J.J. Kiser and E.C. Shotwell bought the plant, renaming the company American Fiber & Finishing. The plant remained open until the 2000s.

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Section number 9 Page 1

BIBLIOGRAPHICAL REFERENCES

PUBLISHED SOURCES:

- Edgar, Walter. *South Carolina: A History*. Columbia, SC: University of South Carolina Press, 1998.
- Lincoln, Samuel B. *Lockwood Greene: The History of an Engineering Business, 1832-1958*. Brattleboro, VT: The Stephen Greene Press, 1960.
- Pope, Thomas H. *The History of Newberry County, South Carolina: 1860-1990 (Volume 2)*. Columbia, SC: University of South Carolina Press, 1992.
- Welcome to Oakland: Open House, October 9-10, 1951*. Newberry, SC: Kendall Mills, a division of The Kendall Company, Oakland Plant.
- Wells, John E., and Robert E. Dalton. *The South Carolina Architects, 1885-1935: A Biographical Dictionary*. Richmond, VA: New South Architectural Press, 1992.

UNPUBLISHED SOURCES:

- Subject Files (Architects), State Historic Preservation Office (SHPO), South Carolina Department of Archives and History, Columbia, SC., includes a list of projects by county for Lockwood, Greene & Co., Boston, MA, and Greenville, SC.
- National Register Files, State Historic Preservation Office, South Carolina Department of Archives and History, Columbia, SC.
- Newberry County Deeds, Book 18, Page 189, 11 January 1911 (316+ acres), Newberry County Courthouse, Newberry, SC.
- Survey Plat of "Property of the Kendall Company," prepared by Thomas B. Abraham, R.L.S. #7877, Newberry, SC, 18 February 1981, Oakland Mill Collection, retained by Misty West, Vice President, West Development, Newberry, SC.

OTHER SOURCES:

- The Charlotte Observer*, "Kendall Mills Plans \$1,500,000 Expansion," Sunday, 3 April 1949.
- Daily News Record*, 13 March 1950.

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The Gauzette, published by Kendall Mills, Inc., Paw Creek, NC, 1 June 1926.

The Greenville News, 2 October 1947.

The Greenville News, 10 October 1951.

The Newberry Observer, 4 April 1911, p. 5.

The Newberry Observer, 21 February 1911, p. 8.

The Newberry Observer, 6 October 1911, p. 4.

The Newberry Observer, 2 February 1912, p. 8.

The Newberry Observer, 9 February 1912, p. 8.

The Newberry Observer, 14 March 1950.

The Newberry Observer, 14 March 1950.

The Newberry Observer, 19 March, 1964.

The Newberry Observer, 22 May 1964.

The Newberry Observer, 27 August 1965.

The Newberry Sun, 26 August 1965.

The State newspaper, 23 September 1910.

The State newspaper, "Modernized Mill at Newberry Schedules Two-Day Open House," 10 September 1951.

The State newspaper, 21 May 1964.

Oakland Cotton Mill Collection, ca. 1910 - ca. 2000, documents in possession of Misty West, Vice President, West Development, and owner of the Oakland Mill, Newberry, SC.

Oakland Mill
Name of Property

Newberry, South Carolina
County and State

10. Geographical Data

Acreage of Property 16.52 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>17</u>	<u>442519</u>	<u>3795114</u>	3	<u>17</u>	<u>442275</u>	<u>3794978</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>17</u>	<u>442200</u>	<u>3795099</u>	4	<u>17</u>	<u>442207</u>	<u>3794939</u>
5	<u>17</u>	<u>442388</u>	<u>3794678</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 T. Gordon McLeod (with assistance from the State Historic Preservation Office staff)
 organization The Palmetto Trust for Historic Preservation date August 2009
 street & number 8301 Parklane Road Telephone 803.896.6234
 city or town Columbia state SC zip code 29223

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 SHPO or FPO.)

name Oakland Mill Development Group, LLC, c/o Misty West
 street & number 2447 Wilson Road (P.O. Box 734) telephone 803-276-1884
 city or town Newberry state SC zip code 29108

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 listing. 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 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 Projects (1024-0018), Washington, DC 20303.

Oakland Mill

Name of Property

Newberry, South Carolina

County and State

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number 10 Page 1

Verbal Boundary Description:

The boundary of the nominated property is shown as Parcel A (7.775 acres) and Parcel B (8.742 acres) on the accompanying plat of the property of Oakland Mill Development Group, LLC, prepared by Foard H. Tarbert, Jr., Registered Professional Land Surveyor, Adtech Surveying, Inc., Clinton, SC, 1 July 2009, being approximately 16.52 acres located at the junction of SC Highway 121 By-Pass, the C.N. & L. Rail Road right of way, and Fair Avenue, Newberry County, South Carolina, drawn at a scale of 1" = 60'.

Verbal Boundary Justification:

The nominated property is restricted to the main mill building, thirteen contributing buildings and/or structures, and three noncontributing buildings and their immediate surroundings.

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Continuation Sheet

Section number PHOTOS Page 1

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

Name of Property: Oakland Cotton Mill

Location of Property: Newberry, Newberry County, South Carolina

Location of Original Digital Files: The Palmetto Trust for Historic Preservation Office, 8301 Parklane Road, Columbia, South Carolina 29223.

Photographer: Mike Bedenbaugh

Date of Photographs: April 14, 2009 & May 10, 2009 (Images 1-40)

1. Main Mill Building- principal (Fair Avenue) façade looking southeast
2. Main Mill Building- southern oblique (1950-1951 addition) with stair tower and elevator tower
3. Main Mill Building- southeast elevation (1950-1951 addition) looking north
4. Main Mill Building- rear (northeast) elevation looking northwest; Warehouse 1 at right
5. Main Mill Building- rear (northeast) elevation from southwest
6. Main Mill Building- rear (northeast) elevation towers looking southeast
7. Main Mill Building- rear (northeast) elevation (1950-1951 addition at left) looking northwest
8. Main Mill Building- principal (Fair Avenue) façade detail of southeastern utility tower
9. Main Mill Building- eastern oblique detail of cloth room and 1950-1951 addition
10. Main Mill Building- rear (northeast) elevation of cloth room (1966) from the northeast
11. Main Office Building- southern oblique of southeast elevation (facade)
12. Main Office Building- western oblique showing rear (northwest) elevation
13. Main Office Building- eastern oblique of southeast elevation (facade) and rear
14. Power/ Boiler House- eastern oblique showing brick auxiliary building and brick smokestack base
15. Power/ Boiler House- western oblique from across railroad spur
16. Power/ Boiler House & Brick Smokestack- eastern oblique showing brick smokestack
17. Warehouse 1- northwest end elevation looking southwest
18. Warehouse 1- western oblique showing railroad spur
19. Warehouse 1- southeastern oblique detail showing corbels for potential expansion
20. Warehouse 1- northern corner wood frame construction from corridor between Warehouses 1 & 2
21. Warehouse 2- southeastern façade looking northwest showing cotton purchasing office addition
22. Warehouse 2- rear (northeast) elevation looking southeast
23. Covered Corridor between Warehouses 1 & 2 from southeast
24. Modern Warehouse 1- principal (southwest) façade
25. Modern Warehouse 2- principal (southwest) façade
26. Wooden Auxiliary Buildings- principal (southwest) facades
27. Wooden Auxiliary Building 2- eastern oblique
28. Reservoir & Pump House- looking northwest
29. Water Towers 1 & 2- looking northwest
30. Interior Main Mill Building- Original Portion showing brick in-filled windows
31. Interior Main Mill Building- transition from hardwood flooring to concrete

United States Department of the Interior

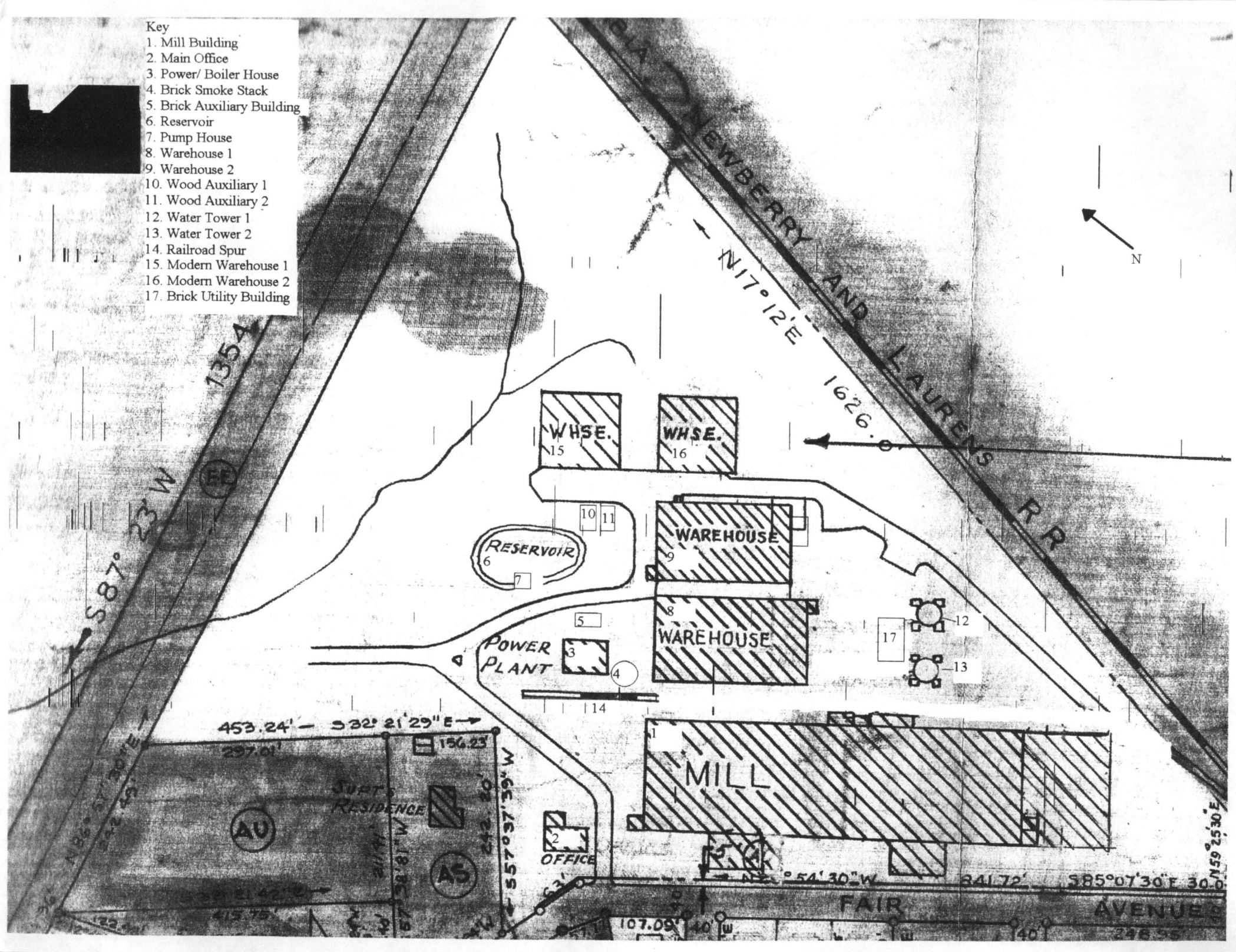
National Park Service

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Section number PHOTOS Page 2

-
32. Interior Main Mill Building- rear tower stairs showing block glass window with operable hopper window panel
 33. Interior Main Mill Building- detail of brick in-filled window opening (top)
 34. Interior Main Mill Building- detail of brick in-filled window opening (bottom)
 35. Interior Main Mill Building- stair tower showing under side and composition
 36. Interior Main Mill Building- stairs in stair tower addition (1949-1950)
 37. Interior Main Mill Building- main (second) floor showing extant hardwood floors
 38. Interior Main Mill Building- main (second) floor layout
 39. Interior Main Mill Building- basement
 40. Interior Main Mill Building- interior layout
 41. Main Mill Building, ca. 1915 (historic photo)
 42. Main Mill Building, ca. 1926 (historic photo)
 43. Aerial view of mill taken after 1949-50 additions (historic photo)
 44. Rendering by architect Fred M. Simmons of enlarged mill (*Daily News Record*, March 13, 1950)
 45. Aerial view of mill, 1951 (historic photo)
 46. Aerial view of mill, ca. 1985 (historic photo)

- Key
1. Mill Building
 2. Main Office
 3. Power/ Boiler House
 4. Brick Smoke Stack
 5. Brick Auxiliary Building
 6. Reservoir
 7. Pump House
 8. Warehouse 1
 9. Warehouse 2
 10. Wood Auxiliary 1
 11. Wood Auxiliary 2
 12. Water Tower 1
 13. Water Tower 2
 14. Railroad Spur
 15. Modern Warehouse 1
 16. Modern Warehouse 2
 17. Brick Utility Building



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Oakland Mill
NAME:

MULTIPLE
NAME:

STATE & COUNTY: SOUTH CAROLINA, Newberry

DATE RECEIVED: 5/06/11 DATE OF PENDING LIST: 5/27/11
DATE OF 16TH DAY: 6/13/11 DATE OF 45TH DAY: 6/21/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000372

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 6-15-11 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in
The National Register
of
Historic Places**

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



1. Oakland Mill
2802 Fair Avenue, Newberry
Newberry County, South Carolina

Main Mill Building- principal (Fair Avenue) façade looking southeast



2. Oakland Mill
2802 Fair Avenue, Newberry
Newberry County, South Carolina

Main Mill Building- southern oblique (1950-1951 addition) with stair tower and elevator tower



3. Oakland Mill
2802 Fair Avenue, Newberry
Newberry County, South Carolina

Main Mill Building- southeast elevation (1950-1951 addition) looking north



4. Oakland Mill
2802 Fair Avenue, Newberry
Newberry County, South Carolina

Main Mill Building- rear (northeast) elevation looking northwest; Warehouse 1 at right



5. Oakland Mill
2802 Fair Avenue, Newberry
Newberry County, South Carolina

Main Mill Building- rear (northeast) elevation from southwest



6.

Oakland Mill
2802 Fair Avenue, Newberry
Newberry County, South Carolina

Main Mill Building- rear (northeast) elevation towers looking southeast



7. Oakland Mill
2802 Fair Avenue, Newberry
Newberry County, South Carolina

Main Mill Building- rear (northeast) elevation (1950-1951 addition at left) looking northwest



8. Oakland Mill
2802 Fair Avenue, Newberry
Newberry County, South Carolina

Main Mill Building- principal (Fair Avenue) façade detail of southeastern utility tower



9. Oakland Mill
2802 Fair Avenue, Newberry
Newberry County, South Carolina

Main Mill Building- eastern oblique detail of cloth room and 1950-1951 addition



10. Oakland Mill
2802 Fair Avenue, Newberry
Newberry County, South Carolina

Main Mill Building- rear (northeast) elevation of cloth room (1966) from the northeast



11. Oakland Mill
2802 Fair Avenue, Newberry
Newberry County, South Carolina

Main Office Building- southern oblique of southeast elevation (facade)



12. Oakland Mill
2802 Fair Avenue, Newberry
Newberry County, South Carolina

Main Office Building- western oblique showing rear (northwest) elevation



13. Oakland Mill
2802 Fair Avenue, Newberry
Newberry County, South Carolina

Main Office Building- eastern oblique of southeast elevation (facade) and rear



14. Oakland Mill
2802 Fair Avenue, Newberry
Newberry County, South Carolina

Power House/ Boiler House- eastern oblique showing brick auxiliary building and brick smokestack base



15. Oakland Mill
2802 Fair Avenue, Newberry
Newberry County, South Carolina

Power House/ Boiler House- western oblique from across railroad spur



16.

Oakland Mill

2802 Fair Avenue, Newberry

Newberry County, South Carolina

Power House/ Boiler House & Brick Smokestack - eastern oblique showing brick smokestack



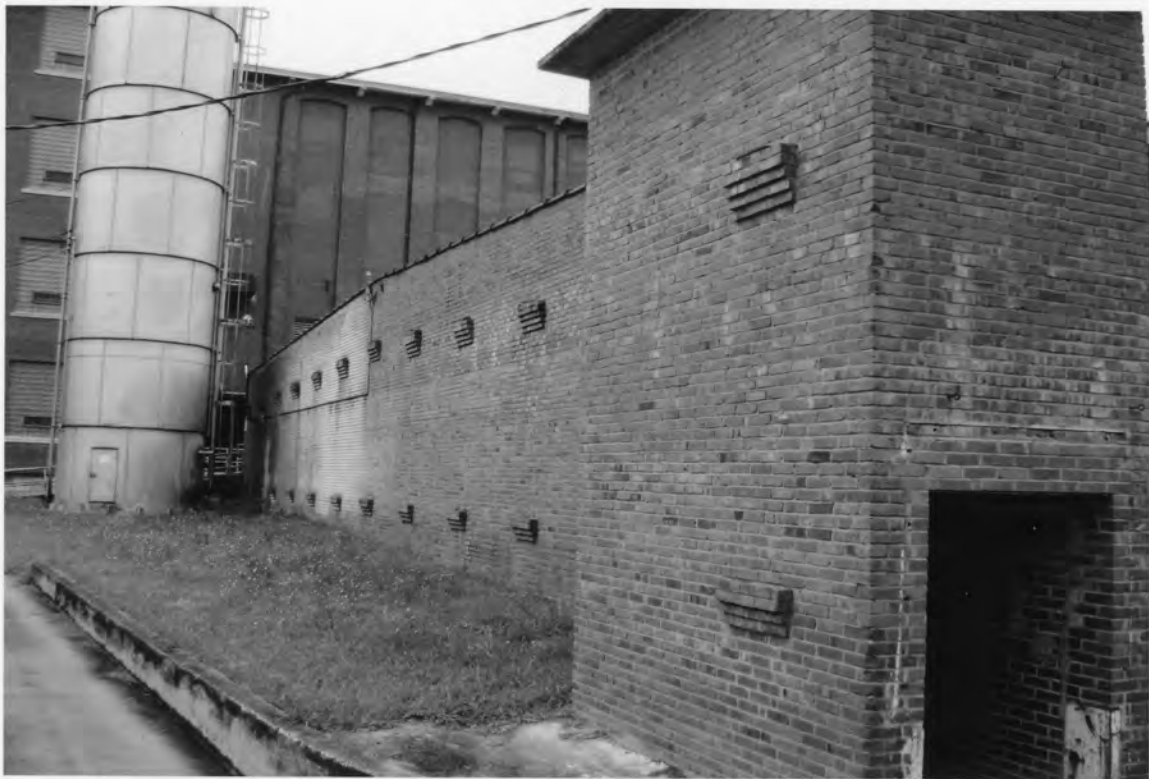
17. Oakland Mill
2802 Fair Avenue, Newberry
Newberry County, South Carolina

Warehouse 1- northwest end elevation looking southwest



18. Oakland Mill
2802 Fair Avenue, Newberry
Newberry County, South Carolina

Warehouse 1 - western oblique showing railroad spur



19. Oakland Mill
2802 Fair Avenue, Newberry
Newberry County, South Carolina

Warehouse 1- southeastern oblique detail showing corbels for potential expansion



20. Oakland Mill

2802 Fair Avenue, Newberry
Newberry County, South Carolina

Warehouse 1 - northern corner wood frame construction from corridor between Warehouses 1 & 2



21. Oakland Mill
2802 Fair Avenue, Newberry
Newberry County, South Carolina

Warehouse 2- southeastern façade looking northwest showing cotton purchasing office addition



22. Oakland Mill
2802 Fair Avenue, Newberry
Newberry County, South Carolina

Warehouse 2- rear (northeast) elevation looking southeast



23. Oakland Mill
2802 Fair Avenue, Newberry
Newberry County, South Carolina

Covered Corridor between Warehouse 1 & 2 from southeast



24. Oakland Mill
2802 Fair Avenue, Newberry
Newberry County, South Carolina

Modern Warehouse 1- principal (southwest) façade



25. Oakland Mill
2802 Fair Avenue, Newberry
Newberry County, South Carolina

Modern Warehouse 2- principal (southwest) façade



26. Oakland Mill
2802 Fair Avenue, Newberry
Newberry County, South Carolina

Wooden Auxiliary Buildings- principal (southwest) facades



27. Oakland Mill
2802 Fair Avenue, Newberry
Newberry County, South Carolina

Wooden Auxiliary Building 2- eastern oblique



28. Oakland Mill
2802 Fair Avenue, Newberry
Newberry County, South Carolina

Reservoir & Pump House- looking northwest



29.

Oakland Mill
2802 Fair Avenue, Newberry
Newberry County, South Carolina

Water Towers 1 & 2- looking northwest



30. Oakland Mill
2802 Fair Avenue, Newberry
Newberry County, South Carolina

Interior Main Mill Building- Original Portion showing brick in-filled windows



31. Oakland Mill
2802 Fair Avenue, Newberry
Newberry County, South Carolina

Interior Main Mill Building- transition from hardwood flooring to concrete



32. Oakland Mill
2802 Fair Avenue, Newberry
Newberry County, South Carolina

Interior Main Mill Building- rear tower stairs showing block glass window with operable hopper window panel



33. Oakland Mill
2802 Fair Avenue, Newberry
Newberry County, South Carolina

Interior Main Mill Building- detail of brick in-filled window opening (top)



34. Oakland Mill
2802 Fair Avenue, Newberry
Newberry County, South Carolina

Interior Main Mill Building- detail of brick in-filled window opening (bottom)



35.

Oakland Mill
2802 Fair Avenue, Newberry
Newberry County, South Carolina

Interior Main Mill Building- stair tower showing under side and composition



36.

Oakland Mill
2802 Fair Avenue, Newberry
Newberry County, South Carolina

Interior Main Mill Building- stairs in stair tower addition (1949-1950)



37. Oakland Mill
2802 Fair Avenue, Newberry
Newberry County, South Carolina

Interior Main Mill Building- main (second) floor showing extant hardwood floors



38. Oakland Mill
2802 Fair Avenue, Newberry
Newberry County, South Carolina

Interior Main Mill Building- main (second) floor layout



39. Oakland Mill
2802 Fair Avenue, Newberry
Newberry County, South Carolina

Interior Main Mill Building- basement



40. Oakland Mill
2802 Fair Avenue, Newberry
Newberry County, South Carolina

Interior Main Mill Building- interior layout



41. Oakland Mill
2802 Fair Avenue, Newberry
Newberry County, South Carolina

Main Mill Building, ca. 1915 (historic photo)



42. Oakland Mill
2802 Fair Avenue, Newberry
Newberry County, South Carolina

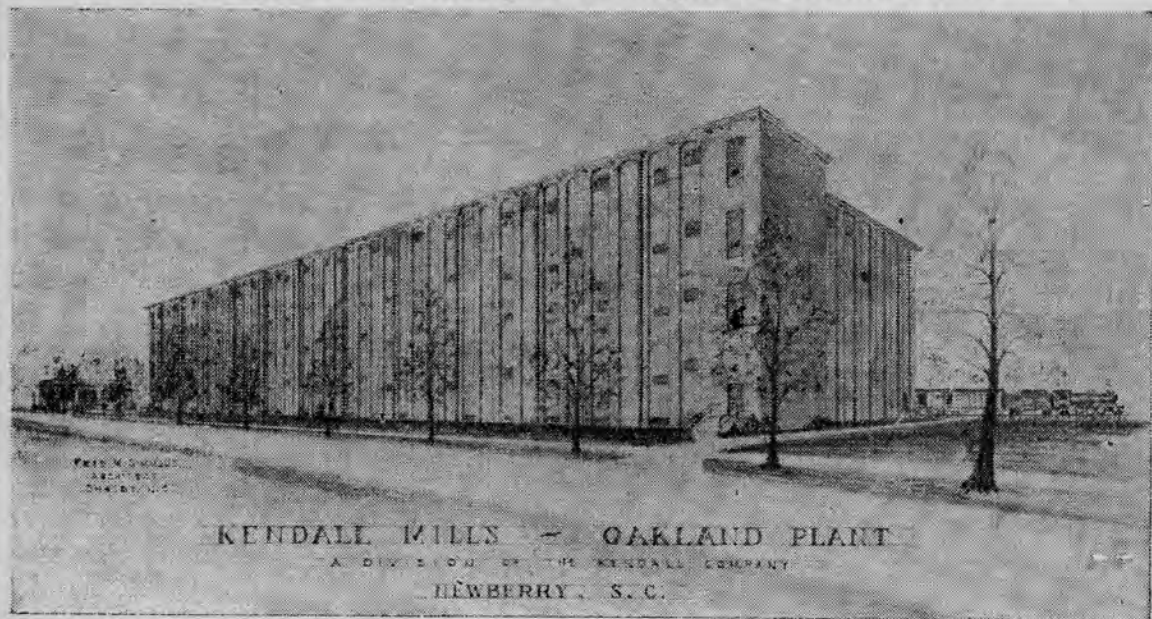
Main Mill Building, ca. 1926 (historic photo)



43. Oakland Mill
2802 Fair Avenue, Newberry
Newberry County, South Carolina

Aerial view of mill taken after 1949-50 additions (historic photo)

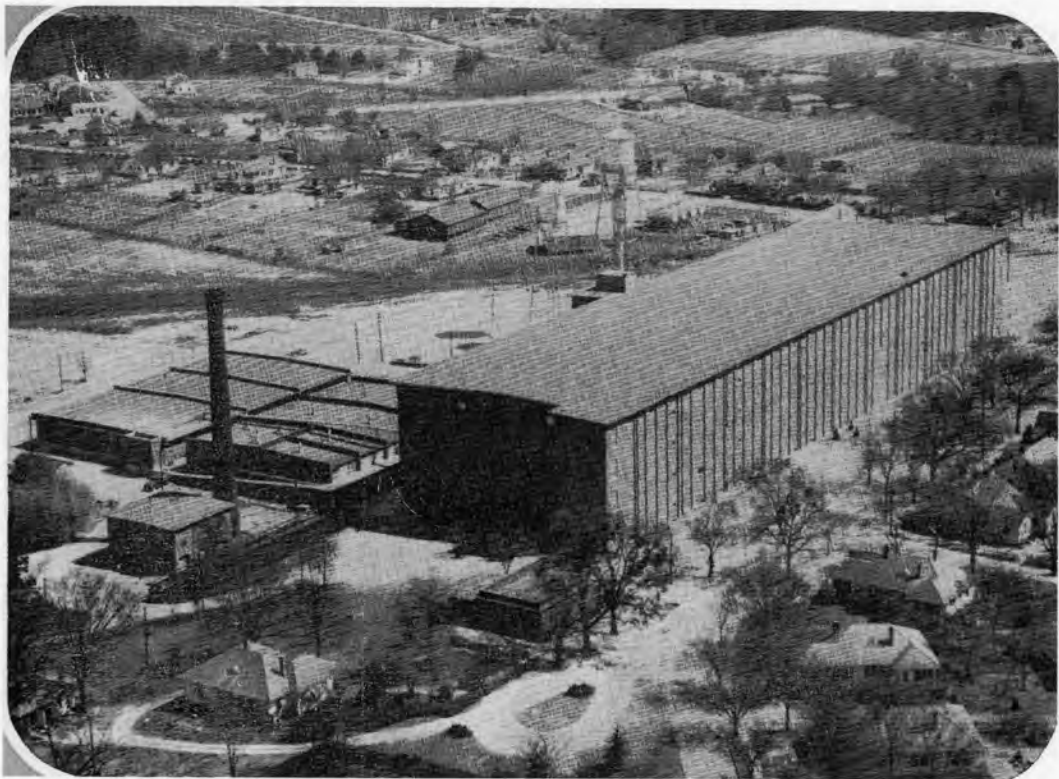
Architect's Drawing of Enlarged Oakland Plant



Picture of enlarged Oakland plant, as seen from architect's eye, construction on which is scheduled to begin April 15th. The enlarged mill will be doubled its present size, windowless, fluorescent lighted, equipped with air changing and material handling equipment. In fact it will be one of the most modern cotton mills in existence when completed.

44. Oakland Mill
2802 Fair Avenue, Newberry
Newberry County, South Carolina

Rendering by architect Fred M. Simmons of enlarged mill (*Daily News Record*, March 13, 1950)



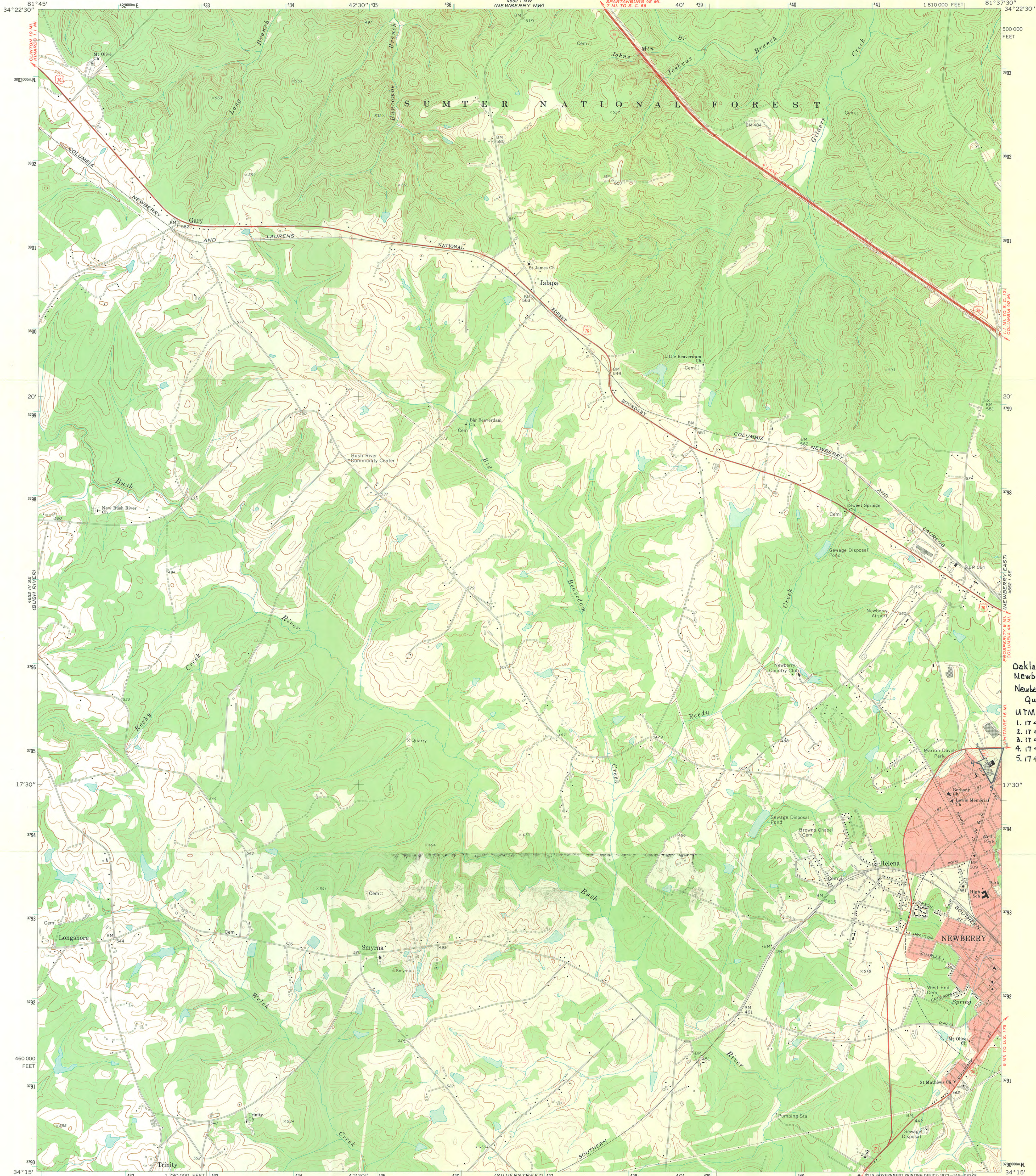
45. Oakland Mill
2802 Fair Avenue, Newberry
Newberry County, South Carolina

Aerial view of mill, 1951 (historic photo)



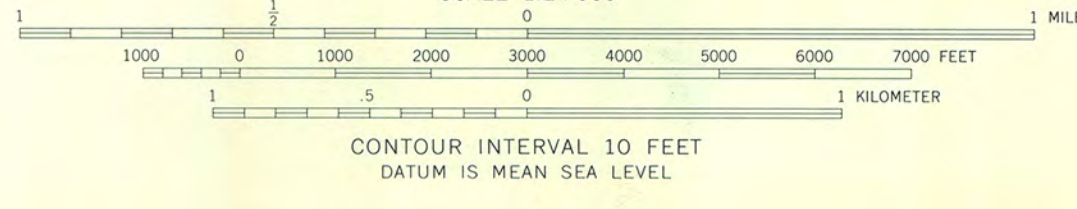
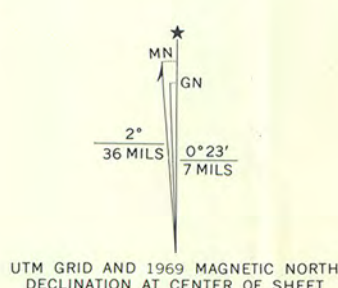
46. Oakland Mill
2802 Fair Avenue, Newberry
Newberry County, South Carolina

Aerial view of mill, ca. 1985 (historic photo)



Oakland Mill
Newberry County, SC
Newberry West, SC
Quadrangle
UTM References:
1. 17 442519 3795114
2. 17 442200 3795099
3. 17 442215 3794978
4. 17 442207 3794939
5. 17 442388 3794678

Mapped, edited, and published by the Geological Survey
Control by USGS and USC&GS
Topography by photogrammetric methods from aerial
photographs taken 1966. Field checked 1969
Polyconic projection. 1927 North American datum
10,000-foot grid based on South Carolina coordinate system, north zone
1000-meter Universal Transverse Mercator grid ticks,
zone 17, shown in blue
Fine red dashed lines indicate selected fence and field lines where
generally visible on aerial photographs. This information is unchecked
Red tint indicates area in which only landmark buildings are shown



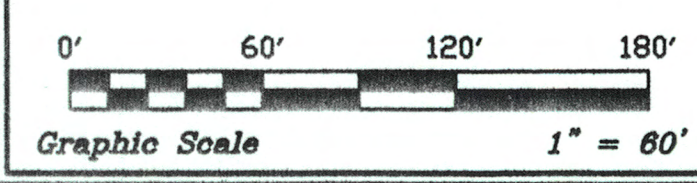
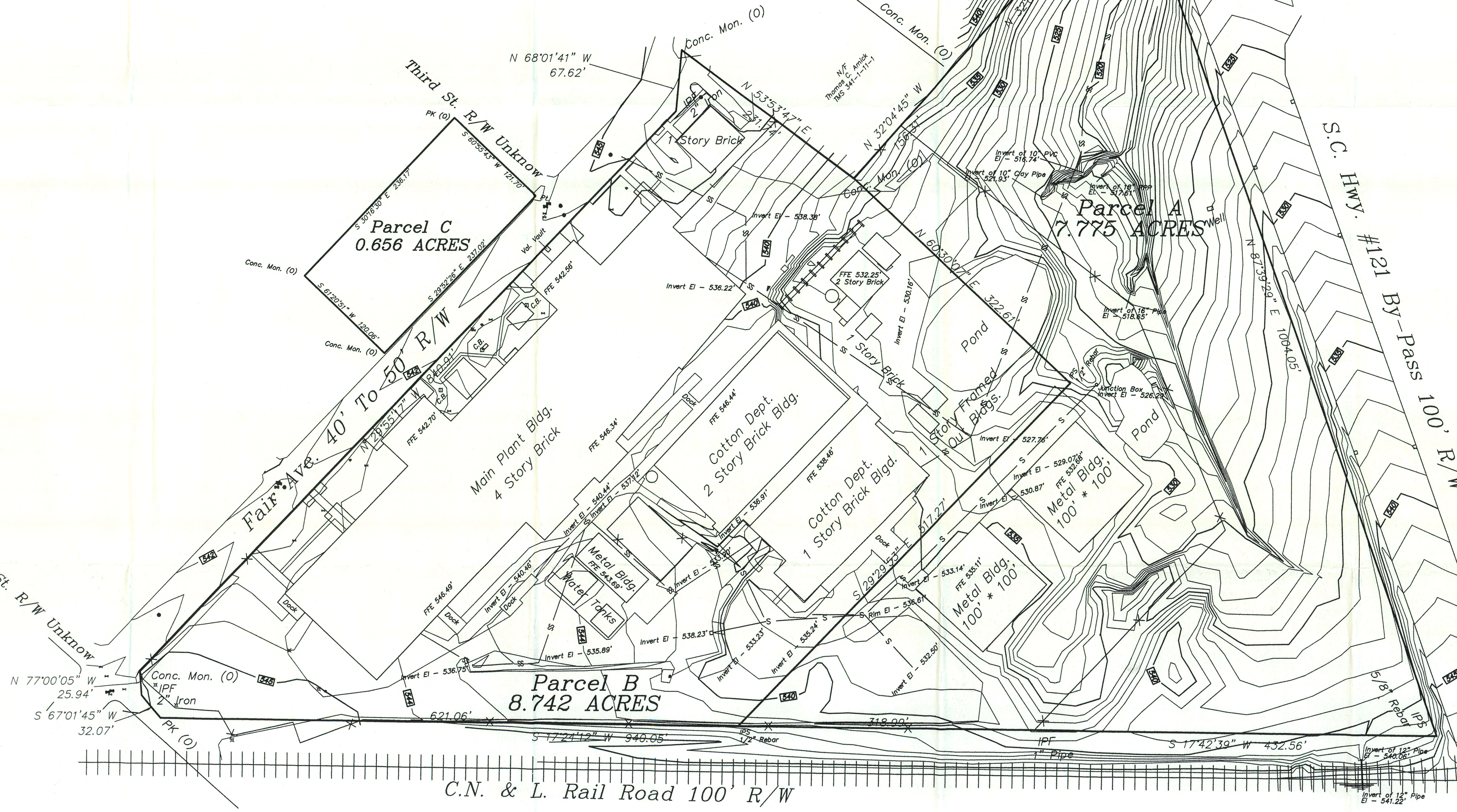
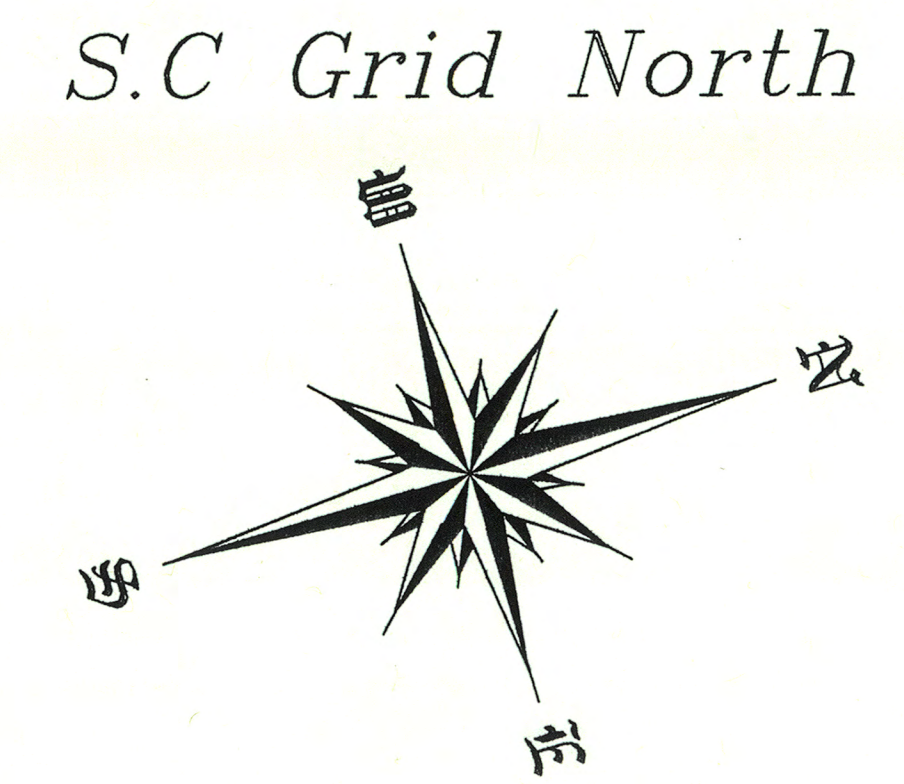
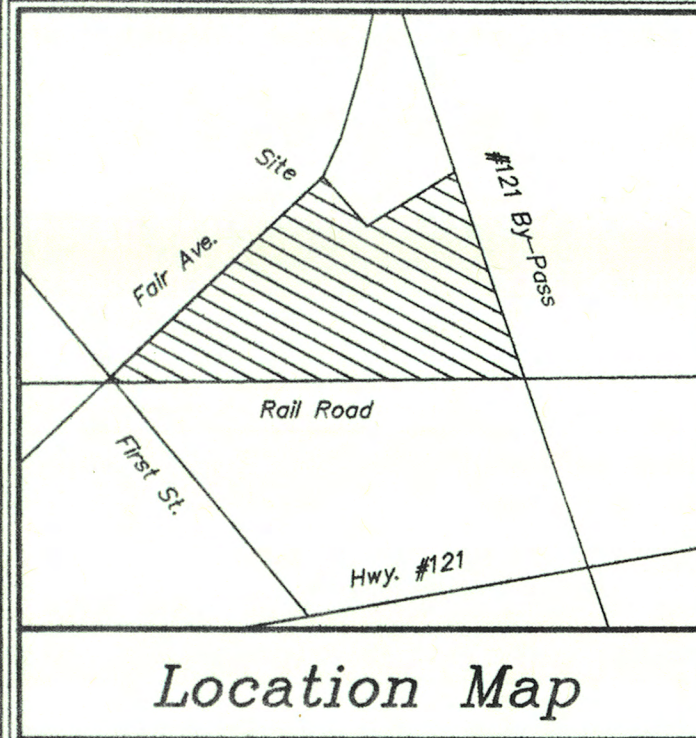
ROAD CLASSIFICATION

Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
Interstate Route	U. S. Route
	State Route

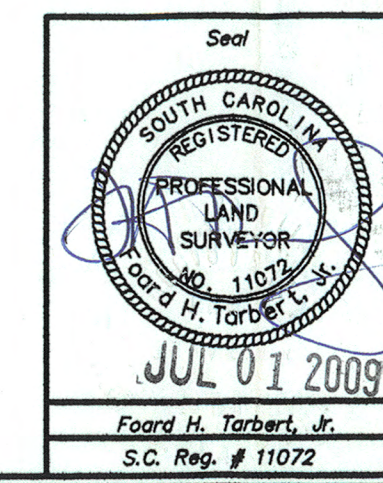
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, WASHINGTON, D. C. 20242
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

NEWBERRY WEST, S. C.
N3415—W8137.5/7.5

1969
AMS 4652 I SW—SERIES V846



- Legend**
- IPF Iron Pin Found
 - IPS Iron Pin Set
 - SPK Spike
 - N/C Nail & Cap
 - C.M. Concrete Monument
 - PK "PK" Nail
 - E- Overhead Utilities
 - X- Fence
 - Monitoring Well
 - Water Valve



SURVEY FOR:			
Oakland Mill Development Group, LLC			
STATE OF SOUTH CAROLINA		COUNTY	
Newberry			
Date	TMS	Dwg. No.	
29 April 2009	341-1-22-5	209027	
Rev. June 16, 2009		Party Chief	T.A.C.
Ref. PB	Ref. DB		
ADTECH SURVEYING, INC.			
Professional Land Surveyors			
27840 Hwy 78 East Clinton, SC 29325			
Seal		S.C. Reg. # 11072	
phone (804) 833-0263		So. Car. COA 000392	



Thursday, 28 April 2011

Ms. Carol Shull
Interim Keeper, National Register of Historic Places
U.S. Department of the Interior
National Park Service
1201 Eye (I) Street, NW, 8th Floor
Washington, DC 20005

Dear Ms. Shull:

Here are the National Register nominations for Oakland Mill in Aiken County, and Fort Howell in Beaufort County, South Carolina, recently approved by the South Carolina State Board of Review.

We are now submitting these nominations for formal listing in the Register.

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 power@scdah.state.sc.us. I hope to hear from you soon.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Tracy Power".

J. Tracy Power
Historian and National Register Co-Coordinator
State Historic Preservation Office