

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Brandon Mill

MULTIPLE NAME:

STATE & COUNTY: SOUTH CAROLINA, Greenville

DATE RECEIVED: 4/29/14 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 6/15/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000317

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 9.3.14 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA Accept
REVIEWER Edson Beall DISCIPLINE History
TELEPHONE _____ DATE 9.3.14

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.

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.



1. Name of Property

Historic name: Brandon Mill

Other names/site number: N/A

Name of related multiple property listing:

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

2. Location

Street & number: 25 Draper Street

City or town: Greenville State: South Carolina County: Greenville

Not For Publication: Vicinity:

3. State/Federal Agency Certification

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

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

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

 national statewide x local

Applicable National Register Criteria:

 x A B C D

	<u>4/11/2014</u>
Signature of certifying official/Title:	Date
Elizabeth M. Johnson, Deputy SHPO, SC State Historic Preservation Office	
State or Federal agency/bureau or Tribal Government	

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4. National Park Service Certification

I hereby certify that this property is:

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

L. Schme

Signature of the Keeper

6/15/14

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>8</u>	<u>3</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>3</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>11</u>	<u>3</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

INDUSTRY: Manufacturing Facility

INDUSTRY: Waterworks

INDUSTRY: Industrial Storage

Current Functions

(Enter categories from instructions.)

COMMERCE: Business

COMMERCE: Warehouse

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7. Description

Architectural Classification

(Enter categories from instructions.)

Commercial Style

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Brick, Steel, Aluminum, Concrete

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Brandon Mill occupies approximately 9.5 acres of land situated just west of the City of Greenville, SC in Greenville County. The boundary consists of all of the property within the Brandon Mill parcel located at 25 Draper Street. The mill complex is surrounded by a six foot tall chain link fence which separates it from the adjacent service road and surrounding parcels. The predominantly early twentieth century Commercial Style brick masonry mill property includes eight contributing buildings: the main mill and addition, engine house, boiler house, machine shop, cloth building, cotton house, fan house, and pump house. There are three contributing structures, including the smoke stack, water tower, and ash hopper. There are three non-contributing buildings, including the storage house, a modern metal trailer, and a modern temporary building. The entire mill complex is surrounded by much of the original mill village which housed the workers who worked in the mill and played on the field giving the mill property strong integrity and context.

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Narrative Description

The primary mill building was originally founded by J. Irving Westervelt, designed by the firm of Lockwood, Greene & Company, and constructed by well known local figure, Captain Jacob W. Cagle. The primary mill building was roughly doubled in size in 1909, less than a decade after opening, and utilizing the original design format. The majority of the substantial later additions were completed c. 1920 utilizing designs by Joseph E. Serrine. The four story building was developed in two campaigns of construction, dating to 1901 and 1909; it is situated at the high point of the property, which is a gently sloping site to the southwest. The loading docks are situated on the west side of the building and open to the interior of the site. The mill complex was expanded throughout its history with new facilities appearing c1920, c1928, c1953, c1960-1975 and post 1975. By 1949 Abney Mills had taken over control of the mill and begun the process of selling off the mill village houses and modernizing the plant to utilize fewer employees. The mill remained in continuous use until it closed in 1977, with the windows being bricked in probably during the post-WW II modernization period. The mill was subsequently used as a warehouse for a few years. The mill was then reopened in 2001 by the Focus Golf Company after they undertook a major rehabilitation of the Cloth Building (c1920) to house their corporate and put their processing operations in the main mill building.

The existing mill, and supporting buildings and structures, represents a nearly complete mill operation. The buildings and site retain much of their historic character, with the notable exception of the replaced and removed windows. Overall Brandon Mill is significant for its association with the development of the textile industry in Greenville, SC, from 1901-1949.

A separate "Duck Mill", designed by Joseph E. Serrine, was built abutting the Brandon Mill property to the south. This mill facility is currently owned separately from Brandon Mill and is not part of the current nomination. When in operation as a textile facility, the Duck Mill operated separately from Brandon Mill and produced different products, while still being owned by the same parent company. The current building retains some of its historic features but also has numerous modern updates and alterations.

INVENTORY OF RESOURCES

1) **Main Mill Building** (1901, 1909, c. 1960-1975, post-1975): Contributing Building
Photos: 0001-0012

The main mill building is rectangular in plan and constructed in a four story, five bay design, approximately 128 feet wide and 646 feet long. The mill building has minimal detailing, and was constructed of red brick with concrete floors on the ground level and wood floors above. The structural steel posts carry wood beams which support the load and span the full width of the building; the masonry exterior walls provide structural support for the steel and wood post and beam system. With the exception of the firewall separating the 1901 and 1909 sections of the building and a few modern partition walls, the building has an open floor plan. The historic windows were bricked in after the 1949 modernization of the facility. The gently sloped roof is

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supported by massive rafters which are expressed on the exterior of the building near the roofline with steel plates where they were cut flush with the building. There are brick and stone capped faux buttresses on the west elevation.

The west elevation of the building faces the interior of the lot and features a loading dock with metal canopy at the north end. The segmental arched windows have been filled in, but they are still visible in their original gridded layout, situated between each exposed timber along the roofline, on the east and west elevations. The original windows in each opening were paired wood sash, double hung nine-over-nine light format with a pair of wood sash six light hopper windows in the arched top of the window opening. There is also a small concrete block addition which was constructed c. 1960-1975 and serves as a gear room.

On the north elevation of the building, an addition dating to 1909 was constructed which essentially doubled the size of the mill as a result of the huge early commercial success. The addition followed the original design in all ways and was likely part of the initial plan for the development of the mill. On the exterior, the addition is nearly seamless as the masonry, timber roof rafters, fenestration pattern and buttresses match the original building. On the interior, the two spaces are separated by a three foot thick fire wall punctured with openings that are augmented with historic automatic fire proof doors.

The c. 1920 cloth building and c. 1901 engine house and boiler house connect to the main mill on the west elevation. These three buildings are described in greater detail below; they intersect the main mill building at the first and second floors. The cloth building straddles the 1901 and 1909 portions of the building; the engine house and boiler house are appended to the 1901 portion of the main mill.

The north elevation of the building (which dates to 1909) retains its flat elevation punctuated by now infilled segmental arched windows and a centrally located recessed brick bay which extends from the ground floor to the top of the segmental arched windows on the top floor. Besides the capped rafter timbers and segmental arched windows, this is the only architectural adornment on the north elevation and it is matched on the south elevation. There are non-historic aluminum frame windows inset within the larger infilled historic window openings. The tails of the timber roof rafters formerly penetrated at the roof line, and there are two penthouses atop the roof at the north end of the building. There is also a c1960-1975 one story masonry switch house on this elevation; it has minimal detailing, including double leaf metal doors and fixed pane single light windows.

On the east elevation, there are two loading docks with flat metal canopies; between the loading docks is a small pedestrian entrance which is marked with storefront glass at the ground level and in the original window openings above. While it appears that the pedestrian entrance is historic, it was modified and the loading docks installed during the course of renovations dating to c1960-1975. The remaining windows on the east elevation have been bricked in, with numerous small aluminum frame windows inset within the larger original window openings. On the east elevation, towards its north end, there are two c1960-1975 one story masonry buildings.

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The south elevation has fewer and more irregularly spaced historic windows that have been largely infilled. As on the other building elevations, there are modern aluminum frame windows inset within the larger historic window openings. The centrally located full height recessed brick bay with segmental arched cap is evident on this elevation and matches the north elevation. Likewise, there is a gable roofed historic elevator penthouse visible atop the roof and set back slightly from the south elevation. There is a modern (c1960-1975) concrete loading dock with a metal canopy which is appended to the west end of the south elevation.

Though the building has been altered, the most dramatic work was undertaken during the period of significance of the building and therefore speaks to its developmental history. The minor loading dock and utilitarian additions dating to c1960-1975 are easily reversible and do not impact the historic character and significance of the main mill building. While the loss of the historic windows is unfortunate, their locations are clearly evident and there is sufficient documentation to replicate them.

2) **The Engine House** (c1901): Contributing Building

Photo: 0013

Constructed at the same time as the original main mill building c1901, the two story masonry engine house is clad in brick veneer with a projecting two course running bond brick detail just below the roofline. There are large segmental arched windows, the majority of which were infilled with modern brick. The original metal sash windows do remain at grade and inform the configuration, size and detailing of the original sash in the larger window openings above. The engine house, measuring approximately 55 by 40 feet, is connected to the main mill and the boiler house and features a flat membrane roof.

3) **The Boiler House** (c1901): Contributing Building

Photos: 0014, 0015, 0023

The boiler house, measuring approximately 67 by 51 feet, is a two story brick masonry building with a flat membrane roof. There is a narrow wood frame parapet running down the middle of the roof which features a gently sloped gable roof. The boiler house has segmental arched window openings with concrete sills on the second floor; the ground level has two loading doors and a pedestrian door. Most of the interior is open to the second story to accommodate the historic boiler and related equipment which remain inside, though in greatly deteriorated condition.

4) **The Smoke Stack** (c1901): Contributing Structure

Photos: 0016, 0023

The historic smoke stack, which connects to the boiler house, engine room and main mill, is constructed of brick. The smokestack, approximately fifteen feet square, sits on a concrete foundation and has a tapered form with a flared corbeled cap. The smoke stack rises more than a full story above the main mill, and at least five stories above the adjacent boiler house. The

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smoke stack has been an integral part of the operation of the main mill since its original construction.

5) **Cloth Building** (c1920, c2001): Contributing Building
Photos: 0017, 0018, 0019, 0020, 0023

The cloth building was constructed c1920 and measures approximately 77 feet wide by 174 feet long. It has a masonry structural system with brick veneer cladding. The gently sloping gable roof has exposed rafter tails and is surmounted by a hipped roof clerestory window system which admitted light into the central portion of the building. While the original clerestory windows and side metal sash remain, the primary windows on the façade of the building were replaced during the course of a c. 2001 renovation undertaken by the Focus Golf Company when the building was converted for use as corporate offices. The two story building has exposed timber frame construction with concrete, wood and carpeted floors along with modern drywall dividing walls for offices.

6) **Machine Shop** (c1920): Contributing Building
Photos: 0014, 0021

The machine shop is a one story masonry building dating to c1920. The machine shop is situated between the cloth building and the main mill, and has a small L-shaped footprint measuring approximately 39 feet at each end and approximately 106 feet square. The brick veneer exterior walls have punched metal frame window openings and some concrete detailing. There is a flat roof with projecting eaves and a large parapet.

7) **Water Tower** (c1920): Contributing Structure
Photo: 0022

The water tower is situated at the northern end of the site and measures approximately forty feet square. The metal tower rests on four metal truss legs and there is a centrally located pipe which connects to the groundwater source. The southwest leg of the tower supports a metal ladder which provides access all the way to the peak. There is a metal pyramidal roof on the tower. The tower has been an integral part of mill operations since its c. 1920 expansion.

8) **Cotton Warehouse** (c1928, c1953): Contributing Building
Photos: 0024-0030

The cotton house is situated at the western edge of the site and follows the property line, creating a two story building in the shape of a polygon. The overall building measures approximately 226 by 101 feet square, less the angled section along the property line on the west elevation. The cotton house is capped with a gently sloping metal roof with brick parapets separating each bay of the building. On the east elevation, there is a full width two story loading dock which is partially covered with a metal canopy and provides access to the multiple loading doors on each level of the building. On the west side of the building, there are loading doors but no loading

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dock. There is heavy timber framing, a timber roof deck, and wood floors within the cotton houses. There are masonry walls separating sections of the cotton house; these were originally designed to limit damage in the event of a fire. There is a c1953 metal addition to the cotton house; it rests on a poured concrete foundation, has a gently sloping shed roof and substantially deteriorated.

9) **Fan House** (c1928): Contributing Building

Photos: 0031, 0032, 0016

The roughly thirty feet square fan house was constructed c1928 and is characterized by masonry exterior walls, a flat membrane roof with terra cotta coping, and historic steel sash with concrete sills. The building is accessed via a below grade overhead door. The interior of the building has an open plan and a single floor with ceilings which are oversized to accommodate equipment. The fan house was an early addition to the operation of the main mill and retains its significance and integrity.

10) **Ash Hopper** (c1928): Contributing Structure

Photos: 0033, 0016, 0023

The ash hopper is a c1928 concrete structure located directly south of the boiler, fan house and smoke stack. The approximately fifteen feet square ash hopper rests on four concrete legs and has a flat roof. There is a tall, narrow concrete parapet atop the roof.

11) **Pump House** (c1928): Contributing Building

Photo: 0033

The approximately fifteen feet square pump house is a small concrete building which is primarily subterranean. Adjacent and associated to the pump house is a concrete well cap. The pump house has a gently sloping shed roof and concrete steps leading to a below grade entrance.

A) **Storage House** (c1960-1975): Non-contributing Building

Photos: 0034, 0016

The storage house is two story building measuring approximately 22 feet by 27 feet. The foundation, first floor and buttresses are poured concrete while the second floor is wood frame with weatherboard siding. The building has a flat roof with a small central frame parapet. There a single leaf four light over two panel door. The storage house is situated immediately adjacent (to the west of) the main mill building.

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B) **Trailer** (post-1975): Non-contributing Building

Photo: 0035

There is a modern metal trailer, which rests on an at grade foundation. The building measures approximately 11 feet by 19 feet and is situated to the east of the main mill building, near the intersection of Mason Street and Jones Street.

C) **Temporary Building** (post-1975): Non-contributing Building

Photo: 0036

This modern metal trailer, measuring approximately 8 feet by 21 feet, rests on a raised foundation with metal skirt and is accessed by a wooden ramp. It is near the center of the site adjacent to the southeast side of the cotton warehouse foundation.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

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Areas of Significance
(Enter categories from instructions.)

INDUSTRY

Period of Significance
1901-1949

Significant Dates
1901, 1909, ca. 1920, ca. 1928, 1949

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

Cultural Affiliation
N/A

Architect/Builder
Lockwood, Greene & Co.
Cagle, Jacob W.
Sirrinc, Joseph E.

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

Brandon Mill is eligible for listing in the National Register of Historic Places at the local level under Criterion A for Industry for its association with the history of the textile industry in the first half of the twentieth century in Greenville, South Carolina. Brandon Mill conveys the industry that was central to the economic and physical development of Greenville and the upcountry of South Carolina during this period. The mill shares the common design heritage of many mills in Greenville with the principal engineers being the firm of Lockwood, Greene & Co. as well as having significant additions designed by renowned regional engineer Joseph E. Sirrinc. The mill was built during the c. 1900 mill boom in Greenville and is a strong example of this multistory brick masonry construction mill type.

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

Industry

Planned in 1899 by John Irving Westervelt, Brandon Mill was originally named Quentin but opened as Brandon Mill, named after small Irish textile town. J. Irving Westervelt (1862-1939), the first president of Brandon Mill, began his involvement with mill management at the Charleston Cotton Mill, but spent most of his professional life in Greenville. He led the planning for Brandon Mill beginning in 1899, and the mill was quickly completed by the beginning of 1901. He resigned as president of Brandon Mill in 1912 as a result of poor returns. He was also involved with several other Greenville mills including Pelham, Judson, and Poinsett.¹

The site selected for Brandon Mill was two miles south of downtown Greenville near a small stream and an oak grove. Brandon Mill was planned to have 10,000 spindles and 400 looms and initial capital was \$220,000, with \$300,000 being raised by the opening of the mill. By the beginning of 1900 the initial village was completed with sixty-six cottages to house the first wave of mill operatives. The mill was rapidly completed utilizing a racially mixed work force under the direction of prominent local contractor Captain Jacob W. Cagle and following the design of nationally known mill engineers Lockwood, Greene & Co. The mill was completed in January 1901 and its first production of sheeting, as well as print and broad cloth, was completed on February 8, 1901.²

¹ Frank Barnes, The Greenville Story, p.270; Archie Vernon Huff, Jr., Greenville, The History of the City and County, Columbia, S.C., University of South Carolina Press, 1995, p. 236; Ray Belcher, Greenville County South Carolina, From Cotton Fields to Textile Center of the World, Charleston, S.C., The History Press, 2006, p. 53, 56.

² Judith Bainbridge, "Brandon Mill and its Mill Village," Greenville Mill Communities, Greenville, S.C., 1999, p.1; Ray Belcher, Greenville County South Carolina, p. 42; "Brandon 1900-1918," Brandon Life, Greenville, S.C., Vol. II, No.6, November, 1918, p.1.

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The mill rapidly expanded in its first decade. The number of spindles increased several times to 16,000 in the first year, 40,000 by 1903, and 86,000 by 1906. The number of looms increased proportionately from 3-400, to 1,000, to 2,100 by 1906. The capital increased to \$450,000 by 1903 and eventually to \$1,500,000 by 1916. Employees increased from an initial 150 to 420 by 1905. There were also 6,500 bales of cotton consumed with a \$652,733 value of the combined manufactured products from the mill. The annual payroll was \$112,209. The expansion was so rapid that had to complete a \$1,400,000 addition to the mill, which was also designed by Lockwood, Greene & Co. and essentially doubled the overall size of Brandon Mill.³

The mill village also grew to an overall population of 922 by 1905 with 450 homes built by 1907. By this time there was also a school constructed, at a cost of \$2,500, with enrollment of 180 children under the age of twelve. There was also a church building constructed by the mill which the Baptist and Methodist congregations shared until an independent Baptist church was built in 1917. There was a nursery built in 1917 to serve working mothers as well as a community house built in 1918 with a dining room, library, showers, and a nurse station. Each house also had electric lighting and water by this time.⁴

By 1913 Westervelt and the mill had experienced some losses and August W. Smith of Spartanburg became the second president of the mill and oversaw its period of receivership. In 1919 the New York firm of Woodward, Baldwin & Co. gained a controlling interest in Brandon Mill, but the local management remained unchanged. Along with this transfer of ownership came a substantial expansion of the mill with a Cloth Building, Machine Shop, and steam power plant being added in 1920, as well as a separate Duck Mill being constructed, all designed by Joseph E. Serrine. The company also purchased the Poinsett Mill and the overall company name changed to Brandon Mills. In 1928 the Brandon Corporation was formed and the Renfrow Bleachery at Travelers Rest was constructed to add to the company holdings; August W. Smith was once again president of the company.⁵

With the onset of World War II Brandon Mill, like most other mills, received a huge increase in orders to support the war effort. Brandon continued to produce duck cloth, but also received contracts for medical gauze and uniform twill fabric. In December of 1946 the Brandon Corporation, and all of its mills, was acquired by Abney Mills with the transfer of ownership being completed in 1949. Brandon Corp. had four mills totaling more than 170,000 spindles and this ownership transition was also the beginning of a substantial modernization of the complex and the end of the direct association with the mill village. The 1940s was the time when the movement of mills selling off the mill village housing really took off in Greenville, and across South Carolina. The economics no longer worked for mills as a result of higher wages, more plentiful job opportunities in other industries and professions, employees with war era savings,

³ August Kohn, The Cotton Mills of South Carolina, Columbia, S.C., South Carolina Department of Agriculture, Commerce and Immigration, 1907, p. 86, 92, 180, 188, 207; Judith Bainbridge, "Brandon Mill and its Mill Village," p. 2; "Brandon 1900-1918," p.1.

⁴ "Brandon 1900-1918, p.1; August Kohn, The Cotton Mills of South Carolina, p. 137, 141, 155; Judith Bainbridge, "Brandon Mill and its Mill Village," p. 2.

⁵ "Brandon Mill Deal Closed, Woodward, Baldwin & Co. Securing Control of Mill," *Greenville News*, June 26, 1919, p.1; Ray Belcher, Greenville County South Carolina, p. 72; Judith Bainbridge, "Brandon Mill and its Mill Village," p. 5.

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and the advent of FHA loans for house purchases. Also, as long term workers retired, fewer moved into the villages as their primary housing option as buses, cars, and trolleys made transportation to the mill much easier and more flexible. By the end of the 1940s, most mill village housing had been sold, often to workers at the mills or their relatives. With this change, the maintenance of the villages was turned over to the town or county as well.⁶

The 1970s was the beginning of the end for most of the textile mill industry in South Carolina, and much of the United States. Abney Mills reduced the workforce at Brandon Mill beginning in 1969 and closed the facility for good in 1977, laying off the remaining 400 workers. Brandon Mill was one of the earlier mills to close in the Greenville area, but most followed suit within a decade. The combination of higher regulatory requirement costs, rapidly changing technology, and greatly increased international labor competition made the mills increasingly unviable economically and functionally. Brandon Mill was initially sold to Clarkson Brothers for use as a warehouse. Later the mill sold to Focus Golf in 2001 to serve as a Dunlop distribution center, the role it continues to serve to the present day. As part of The Greenville County Redevelopment Authority's efforts to revitalize the mill villages, it began working in Brandon Mill village in 1978, right after the mill closed, to stabilize housing and carry out neighborhood improvement projects.⁷

Developmental History/Additional Context

Architect/Builder information for Brandon Mill

Captain Jacob W. Cagle (1832-1910), who earned the title for his service in the Butler Guards during the Civil War, lived most of his life in Greenville, SC and served as a contractor and builder in Greenville from just after the war until the early twentieth century. In addition to numerous other buildings during his career, Cagle built several prominent industrial facilities in the Greenville area including Poe Mill, American Spinning Company, and Brandon Mill. Cagle was also the lead builder for several mills in other South Carolina cities.⁸

Lockwood, Greene & Co. was started by Amos D. Lockwood in 1858 in Lewiston, Maine, though it eventually moved to Providence Rhode Island, and finally Boston, Massachusetts. He served as president and or partner of the firm until his death in 1884. He worked under his own name until 1871, and then incorporated as A. D. Lockwood & Company until 1882. Stephen Greene, the other namesake for the firm, became a partner in 1882 and ran the firm until his death in 1901. The firm was then taken over by Edwin Greene who rapidly expanded in to mill ownership and management as well as engineering. Several other Greene heirs continued as partners and officers with the firm until 1926 when the firm moved to New York City and became Lockwood Greene Engineers, Inc. which is still in business. The firm designed textile mills across the south including many in South Carolina beginning in the 1870s. In the

⁶ Ray Belcher, Greenville County South Carolina, p. 126, 130-32; Judith Bainbridge, "Brandon Mill and its Mill Village," p. 8-9.

⁷ Angelia Davis, "Focus Golf renovating Brandon Mill," *Greenville News*, Section 2B, p. 1; Judith Bainbridge, "Brandon Mill and its Mill Village," p. 9-10; Ray Belcher, Greenville County South Carolina, p. 142-43.

⁸ Frank Barnes, The Greenville Story, Published by the author, 1956, p.214-15.

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Greenville area prominent mills designed by the firm included the F.W Poe mill, Monaghan Mill, American Spinning Mill, Judson Mill as well as Brandon Mill. Mills listed on the National Register of Historic Places in South Carolina which were designed by Lockwood, Greene & Co. include Columbia Mill, Monaghan Mill, Newberry Mill, Oakland Mill, and Vaocluse Mill.⁹

Joseph E. Serrine (1872-1947) was the son of a Greenville manufacturer but attended Furman University and became arguably the most prominent engineer in the region. He worked as a civil engineer until 1895 when he was hired by Stephen Green, of the nationally known firm of Lockwood, Greene & Co., to be the local engineer for the F. W. Poe Mill. Serrine eventually reached the position of Southern representative of Lockwood, Green & Co during which time approximately twenty mills in South Carolina were overseen by the firm. In 1902 he started his own engineering firm in Greenville after the death of Stephen Green and eventually did more textile mill engineering work in the South over the next forty-five years than his former employer. Serrine was one of the leaders of the national Southern Textile Exposition started in 1915 in Greenville and designed its eventual headquarters, Textile Hall, completed in late 1917. As well as dozens of complete mills and mill extensions, Serrine also designed the large expansion of the Brandon Mill in 1920, including the Cloth Building, Machine Shop and a steam power plant.¹⁰

Development of Greenville's Textile Crescent

While textile mills had been active in South Carolina since the early nineteenth century, they were typically small, only located near a major river, and scattered thinly throughout the state. What progress had been made in the southern textile industry was also decimated by the Civil War. In the succeeding years the industry rebuilt slowly, with Greenville and the Reedy River and nearby Saluda River being a focal point of early mill growth in the state. Around 1895 the boom in large mills began in the Greenville area with the recently constructed Southern Railroad serving as the geographic basis for the Textile Crescent, or "Southern Crescent." The first of these new modern mills was Mills Mill, completed in 1895. From 1900 to 1901 Brandon, Woodside, and Monaghan Mills were all completed. The end of this construction was around 1911 with the completion of the Judson and Dunean Mills. All of these news mills were financed using stock offerings through local business leaders and they matched the ups and downs of the national economy through the twentieth century. The depression of 1914 hit hard, but most rebounded through WWI and beyond into the 1920s. The Great Depression caused substantial reduction in production and labor, but most mills survived until the boom that came with the WWII war production. With every mill there was also a mill village, with the mill villages generally constructed along the same time lines as the mills beginning in the 1880s until the last major mills were completed in 1912. Most of these village houses were small single

⁹ Samuel B. Lincoln, Lockwood Green, The History of an Engineering Business, p. 107-09, 182-86, 187-88, 778-79; John E. Wells and Robert E. Dalton, The South Carolina Architects, 1885-1935, A Biographical Dictionary, Richmond, VA, New South Architectural Press, 1992, p. 107-112.

¹⁰ Frank Barnes, The Greenville Story, p.261-62; Samuel B. Lincoln, Lockwood Green, The History of an Engineering Business, 1832-1958, Brattleboro, Vermont, The Stephen Greene Press, 1960, p.155-56, 192; Archie Vernon Huff, Jr., Greenville, The History of the City and County, p. 253-54, 275-76; James and Marjorie Young, Textile Leaders of the South, Columbia, S.C., James R. Young, p. 343-46.

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family dwellings or duplexes. The houses eventually were equipped with modern conveniences such as plumbing and electricity. The end of the mill villages came after WWII as workers became more educated and moved out of the villages for other work. This trend was also accelerated by the decision by most mills during the 1940s and 1950s to sell the houses to the workers rather than continuing to rent and maintain them. Economics, more than protests, forced the eventual end of the often praised and vilified textile mill village. This trend was evaluated as it was occurring in an important study by Harriet L. Herring in 1949, Passing of the Mill Village.¹¹ Also, with the advancement in machine technology, fewer workers were needed at the mills. This situation was exacerbated by the increased wage competition from overseas facilities to the extent that by the end of the 1970s, the vast majority of textile mills were no longer in operation.

Though many mills have been torn down, or burned down such as the Poe Mill, there is still a prominent group of mills left in the Textile Crescent, including several in the National Register of Historic Places. Each of these mills offers something distinctive in regards to history and or architecture. The earliest example is Mills Mill (National Register listed in 1982), has a distinctive five story tower on its façade and currently has its historic window openings restored, though they were once bricked in like Brandon Mill and so many other mills which survived the collapse of the textile mill industry in South Carolina. The tower evokes the late Victorian era of construction and is quite different from the long five bay brick warehouse designs seen in later mills, mostly designed by Lockwood, Greene & Co. and later Sistine. Mills Mill rebounded from its 1977 close to serve as an outlet mall, but this closed in the 1980s.¹²

Monaghan Mill (National Register listed in 2005) was completed in 1902, one year after Brandon Mill. Like so many other mills, Monaghan could not compete in the late twentieth century, though it did stay open as a mill on a reduced scale until 2001 when it closed for good. Its design and form are more closely aligned with Brandon Mill than the earlier Mills Mill, though it does have a smaller and less distinct tower, and it ended up with a similar fate of closed operations and bricked up windows. However, Monaghan was listed on the National Register in 2005 and has been renovated into apartments.¹³

Woodside Mill (The Woodside Cotton Mill Village Historic District was listed on the National Register in 1987) is very similar architecturally to Brandon Mill, including a nearly exact water tower and the proverbial bricked in windows. It lasted longer than Brandon and did not close its doors until 1984. Soon after its closing the mill, and its entire associated mill village, were listed on the National Register in 1987. The mill is still the location of some light industrial activity having not undergone any large scale renovation such as Mills or Monaghan.¹⁴

¹¹ James M. Richardson, History of Greenville County South Carolina, Narrative and Biographical, Greenville, S.C., The Greenville County Library, 1930, p.97-102; Harriet L. Herring, Passing of the Mill Village, Revolution in a Southern Institution, Chapel Hill, The University of North Carolina Press, 1949, p. 3-7.

¹² Judith Bainbridge, "Fate has dealt varied hands to textile mills," *Greenville News*, City People section, p. 1, 3; Judith Bainbridge, "The Mills Mill Community," *Greenville Mill Communities*, Greenville, S.C., 1999, p. 1-12.

¹³ Judith Bainbridge, "Fate has dealt varied hands to textile mills," p. 3; Judith Bainbridge, "The Monaghan Community," *Greenville Mill Communities*, Greenville, S.C., 1999, p. 1-11.

¹⁴ Judith Bainbridge, "Fate has dealt varied hands to textile mills," p. 3; James A. Dunlap, *Woodside Cotton Mill Village Historic District National Register Nomination*, 1987.

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Judson Mill, completed in 1912, has been owned by the Milliken Company since the 1930s and is the rare example which still operates as a textile mill, though on a reduced basis from its heyday in the early-to-mid twentieth century. The large site retains most of its historic mill buildings, though there have certainly been changes such as bricked in windows and altered roof profiles.¹⁵

The last prominent mill in the area comparable to Brandon Mill in size, design, and period of construction is the Dunean Mill, which was one of the last major mills of the era to open, in 1912. This mill still operates as a textile mill, though producing different products than it did historically and on a smaller scale. The primary mill building has been retained, and there is a water tower again nearly identical to the example at Brandon Mill, but the site has a number of modern buildings which detract from the overall integrity and historic association.¹⁶

Pelham Mill, which operated until 1935, is an interesting case as the only local mill to have been demolished and listed in the National Register under Criterion D for archaeology in 1987.

Labor strife at Brandon Mill and other Greenville area textile mills

As the economy slipped into the Great Depression early signs of the slowdown led to the operators of Brandon Mill (and other regional mills) to institute the "stretch-out" which required workers to manage more machines to increase productivity and mill returns. In March of 1929 workers at several mills instituted a walkout, including 1200 at Brandon Mill. The workers compared their plight to that of the Israelites being enslaved by the Egyptians. Up until this time the workers in the area had not been ready to embrace unions and the formal labor movement. The South Carolina General Assembly appointed a legislative investigative committee which found in May of 1929 that pay and living conditions at many mills to be "deplorable." Members of the committee addressed the strikers and offered their support. On May 15 an organizer for the United Textile Workers of America (UTWA) union arrived in Greenville and that 1,500 mill workers had applied for membership. The workers and mill owners reached a settlement at Brandon Mill the next day that did little to help the workers or the deteriorating economics of the mill.¹⁷

As the Depression deepened so too did the difficulties for the mills and their workers. This culminated in the Textile Strike of 1934. The stretch-out policy was still in place in most mills and the passage of the 1933 National Industrial Recovery Act gave workers the right of collective bargaining. Workers at the Poe Mill struck in May of 1933 and by the summer U.S.

¹⁵ Judith Bainbridge, "Fate has dealt varied hands to textile mills," p. 3; Judith Bainbridge, "The Judson Community," *Greenville Mill Communities*, Greenville, S.C., 1999, p. 1-12.

¹⁶ Judith Bainbridge, "Fate has dealt varied hands to textile mills," p. 3; Judith Bainbridge, "The Dunean Community," *Greenville Mill Communities*, Greenville, S.C., 1999, p. 1-5.

¹⁷ Archie Vernon Huff, Jr., *Greenville, The History of the City and County*, p.302-03; Judith Bainbridge, "Brandon Mill and its Mill Village," p. 7-8; Jacquelyn Dowd Hall, et al, *Like a Family, The Making of a Southern Cotton Mill World*, Chapel Hill, N.C., The University of North Carolina Press, 1987, p. 220.

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Senator James F. Byrnes was holding hearings on the stretch-out policy. Workers from many mills, including Brandon, testified at the hearings. On April 21 members of the UTWA and hundreds representatives of mill workers from across the state met to form the South Carolina Federation of Textile Workers. After failing to achieve their goals, the UTWA voted to strike on August 15, 1934. However, many of the mill workers in the Greenville area, including Woodside, Monaghan, Poe, and Brandon, refused to strike stating their desire to work. In Brandon in particular, the owner had cut hours and pay before cutting jobs in order to keep the plant open during the Depression and this created a level of loyalty from the workers. When the "Flying Squadron" or UTWA organizers came to Brandon and some of the other Greenville mills they were faced with angry crowds and often driven from the mills. The strike began the day after Labor Day but resulted in several incidents of violence, several deaths, and the calling out of the National Guard. With shrinking support the strike was finally called of by the UTWA on September 22, 1934 and was largely a failure for the unions. While collective bargaining was a federal law, it had little force in South Carolina after the 1934 strike and the unions had lost almost all of the membership and support built up over the previous few years.¹⁸

Brandon Mill and Textile League Baseball, 1888-1955

Brandon Mill is known for its association for baseball player Joseph Jefferson Jackson (1887-1951) who was born in neighboring Pickens County. Jackson was employed by Brandon Mill but was the star of the mill's baseball team. He later played for a local professional team, the Greenville Spinners, where he earned the nickname "Shoeless Joe" for once playing a game in sock feet because a new pair of spiked baseball shoes hurt his feet. Jackson went on to play professionally in Major League Baseball for three teams from 1908 through 1920, most notably for the Chicago White Sox (1915-1920). Jackson was known for his hitting prowess but, unfortunately, more known for his involvement in the infamous "Black Sox" scandal when he and seven of his White Sox teammates were accused of taking money to throw games in the 1919 World Series. Jackson always denied that he ever tried to throw a game, a claim supported by his batting statistics from that series that were the best by any player on either team (his series batting average was .375 with 12 hits, and no fielding errors). Jackson and his accused teammates were acquitted by a court of law but, for their involvement in the scandal, they were banned for life by the commissioner of Major League Baseball.¹⁹

"Shoeless Joe" Jackson is perhaps the most famous chapter of the larger story of mill baseball in the history of Brandon Mill and Greenville. The first mention of baseball being played in Greenville was on July 4, 1877 between the local town boys and soldiers from the federal garrison in Greenville. The first mill team competition began in 1888 between teams from Piedmont Mill and Pelzer Mill, made up entirely of players from each mill village, and became an annual Fourth of July event.²⁰

¹⁸ Ray Belcher, Greenville County South Carolina, p. 116-21; Archie Vernon Huff, Jr., Greenville, The History of the City and County, p. 350-55.

¹⁹ Huff, 299-300; <http://www.baseball-reference.com/players/j/jacksjo01.shtml>, accessed May 16, 2013.

²⁰ Judith Bainbridge, "Baseball took root in 1870s and grew," *Greenville News*, Section G, p. 1, 11.

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The emergence of so many local mills around the turn of the century (Mills, American Spinning, Poe, Monaghan, Brandon) greatly increased interest in mill baseball in the region. This helped to create regional pride in mill teams and give the mill leagues the respect they had previously lacked when they were commonly called "lintheads." This increasing support allowed several mill leagues to emerge and have long term success including the two most successful: The Greenville (1907) and Spartanburg (1913) mill leagues. These leagues also fed into recently created minor league professional teams with the most famous, the Greenville Spinners, being active from the early twentieth century until 1963. Eventually mills competed for the best players and by the 1910s the teams were essentially semi-professional. Soon after the emergence of the mill teams, the mill operators began hiring college players to "work" at the mills in the summer and play on the team. Occasionally the mill teams even played college teams. An example is when "Shoeless" Joe Jackson pitched for Brandon Mill on April 25, 1908 leading them to victory 4-0 over Wake Forest College. With the exception of World War I, the mill leagues remained a constant source of entertainment for mill workers and townspeople alike. With the mill work force segregated, the African American workers created semi-professional teams beginning in the 1890s including the creation of a Negro Baseball League. With the length of World War II, the shift in work force traditions, and the sale of the mill villages after World War II, the league began to fade in popularity with the last games played in 1955.²¹

The biggest initial motivation of the mills in creating and supporting mill baseball teams was to control the leisure time of workers with management chosen entertainment, as well as creating mill focused pride and a sense of community with its village workers. The belief was that happier and more positive thinking villagers made better and more dedicated workers who would work more efficiently and be less likely to leave the mill for other work. There was also a belief that workers needed individual pride and creativity nurtured on some level outside the monotony of the many hours working in the mills. The rural life most workers came from was also viewed as unstructured and unsuited to the highly disciplined labor required for mill work. By offering structured leisure activities, the mills hoped to support structured behavior on the job. These programs were called welfare work. While there were many activities provided by the mills, including bands, YMCAs and YWCAs, community events and meals, and others, it was the mill baseball teams which captured the enthusiastic support of the entire mill village populations. Many of the other mill designed activities seemed forced and the goal of worker control was obvious to many. With baseball, the mills achieved an enthusiastic and honest response and participation, even from those who only watched from the stands. While many welfare work programs and activities were eventually cancelled or abandoned, the mill baseball leagues continued until the end of the mill village era.²²

²¹ Thomas K. Perry, Textile League Baseball, South Carolina's Mill Teams, 1880-1955, Jefferson, N.C., McFarland & Company, Inc., 1993, p. 14-20; Judith Bainbridge, "Baseball took root in 1870s and grew," p. 1, 11.

²² Jacquelyn Dowd Hall, et al, Like a Family, The Making of a Southern Cotton Mill World, p. 135-39.

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1913: Sheet 29

1920: Vol.1, Sheet 68

1928: Vol.2, Sheet 218

1961: Vol.2, Sheet 218

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Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Greenville Historic Society; South Carolina Room of the Hughes Main Library, Greenville, SC

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property approximately 9.5

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 34.844334 | Longitude: -82.432018 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Brandon Mill
Name of Property

Greenville, SC
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Or
UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

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

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

The boundary for Brandon Mill is indicated as the heavy black line marked on the accompanying Greenville County GIS map created at a scale of 1 inch equals 200 feet.

Boundary Justification (Explain why the boundaries were selected.)

The boundary consists of the approximately 9.5 acre parcel that includes the intact buildings and structures historically associated with the industrial processes conducted at Brandon Mill.

11. Form Prepared By

name/title: Marcus R. Pollard
organization: Commonwealth Preservation Group
street & number: PO Box 11083
city or town: Norfolk state: Virginia zip code: 23517
e-mail marcus@commonwealthpreservationgroup.com
telephone: 757-651-0494
date: 2/7/2013

Brandon Mill

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Additional Documentation

Submit the following items with the completed form:

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

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to

Brandon Mill

Greenville, SC

Name of Property

County and State

the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Brandon Mill

City or Vicinity: Greenville

County: Greenville

State: South Carolina

Photographers: Marcus R. Pollard, Paige L. W. Pollard; Michael Hamilton

Date Photographed: 10/23/2012; 1/29/2013

Description of Photograph(s) and number, include description of view indicating direction of camera:

0001: Main Mill Building, North and West elevations, Facing East

0002: Main Mill Building, North end of the East Elevation, Facing West

0003: Main Mill Building, South end of the East Elevation, Facing South

0004: Main Mill Building, South Elevation, Facing Northeast

0005: Main Mill Building, Roof with penthouses, Facing Northwest

0006: Main Mill Building, First floor interior, Facing South

0007: Main Mill Building, Interior Stairway, Facing West

0008: Main Mill Building, Interior of c. 1909 section, Facing South

0009: Main Mill Building, Interior fire door between c. 1901 and c. 1909 sections, Facing North

0010: Main Mill Building, Interior of c. 1901 section facing wall of 1909 addition, Facing North

0011: Main Mill Building, Interior of c. 1901 section, Facing South

0012: Main Mill Building, Interior infilled windows, Facing West

0013: Engine House exterior, Facing North

0014: Boiler House (North end), Machine Shop (West elevation), Facing East

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- 0015: Boiler House interior, Facing North
- 0016: Smoke Stack, Ash Hopper, Fan House, Storage House, Facing North
- 0017: Cloth Building, Northwest elevation, Main Mill Building West elevation, Facing Southeast
- 0018: Cloth Building, East elevation, Facing South
- 0019: Cloth Building, West elevation, Facing Northeast
- 0020: Cloth Building, Interior hallway, Facing Southeast
- 0021: Machine Shop, North elevation, Facing South; Cloth Building, East Elevation
- 0022: Water Tower, West Elevation, Facing East
- 0023: Cotton Warehouse Foundation, Cloth Building (West elevation), Boiler House (West elevation), Smoke Stack, Ash Hopper, Facing East
- 0024: Cotton Warehouse, Northeast elevation, Facing Southwest
- 0025: Cotton Warehouse, Northeast elevation detail, Facing Northwest
- 0026: Cotton Warehouse, Northwest elevation, Facing South
- 0027: Cotton Warehouse, Rear West elevation, Facing Northeast
- 0028: Cotton Warehouse, Rear Southwest elevation, Facing Southeast
- 0029: Cotton Warehouse, Southeast elevation, Facing North
- 0030: Cotton Warehouse, Interior, Facing Northwest
- 0031: Fan House, South Elevation, Facing North
- 0032: Fan House, Interior, Facing South
- 0033: Pump House, Ash Hopper, Facing South
- 0034: Storage House, West elevation, Facing East
- 0035: Trailer, Facing Southwest
- 0036: Temporary Building, Facing East

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Name of Property

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County and State

Property Owner:

SDI Properties USA, Inc.
40 E. 34th Street, Room 1701
New York, NY 10016

Property Owner Representative in South Carolina:

c/o Mr. Andrew J. White, Jr.
Haynsworth Sinkler Boyd, P.A.
Attorneys and Counselors at Law
PO Box 2048
Greenville, SC 29602
Phone: (864) 240-3288

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

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

Brandon Mill, Greenville County, SC



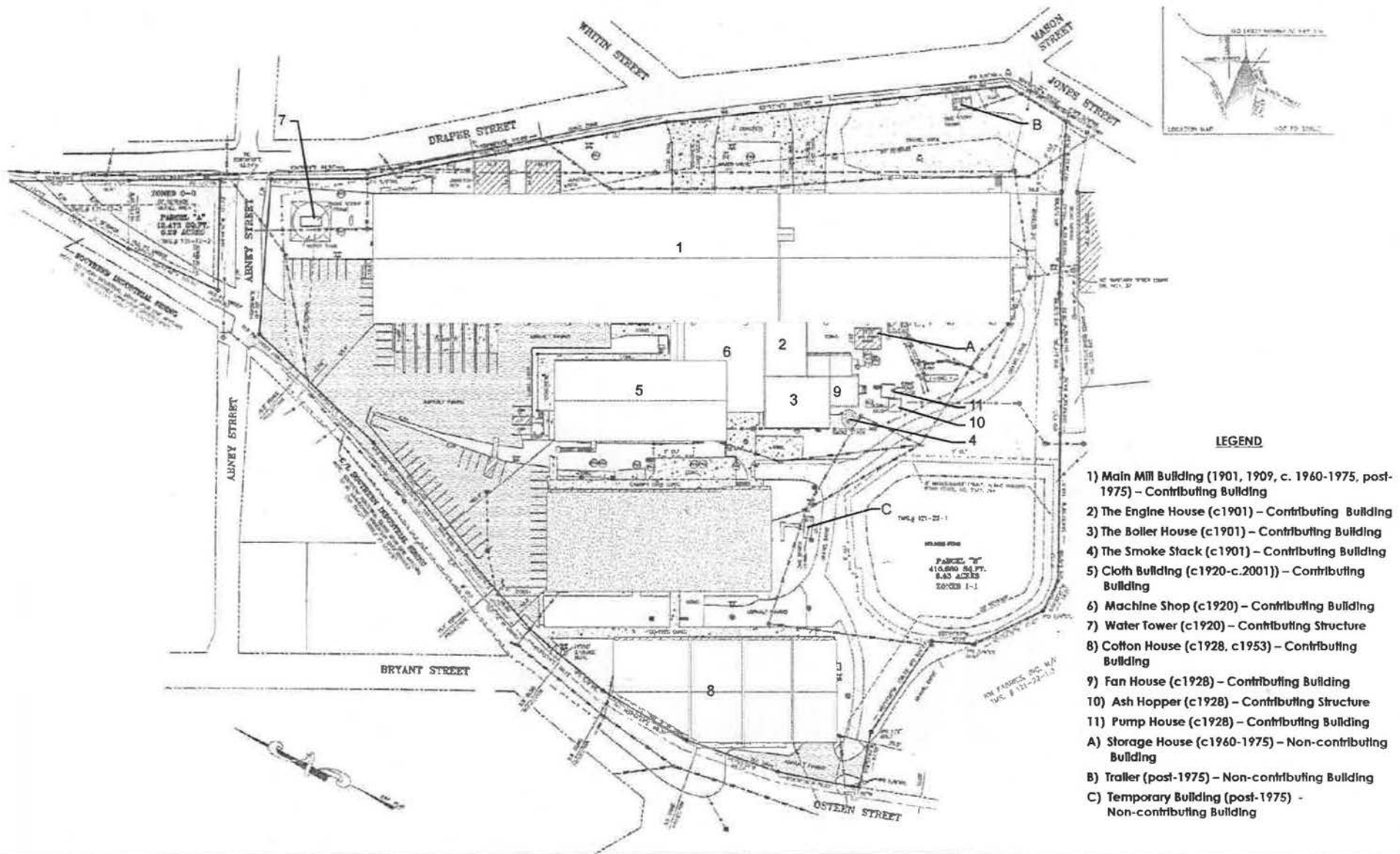
Brandon Mill, Greenville County, SC



Disclaimer: This map is **not** a **LAND SURVEY** and is for reference purposes only. Data contained in this map are prepared for the inventory of Real Property found within this jurisdiction, and are compiled from recorded deeds, plats, and other public records. Users of this map are hereby notified aforementioned public primary information sources should be consulted for verification of the information contained in this map. Greenville County assumes no legal responsibility for the information contained in this map.

Map Scale
1 inch = 200 feet





Brandon Mill Site Plan
Greenville County, SC



FedEx
Ground



DRAPER ST

179









DUNLOP SPORTS GROUP AMERICAS
D/NO'S: 0-214-242
SOUTH CAROLINA USA
MADE IN CHINA
CTN NO. 14100

DUNLOP SPORTS GROUP AMERICAS
D/NO'S: 0-214-242
SOUTH CAROLINA USA
MADE IN CHINA
CTN NO. 14100

DUNLOP SPORTS GROUP AMERICAS
D/NO'S: 0-214-242
SOUTH CAROLINA USA
MADE IN CHINA
CTN NO. 14100





PRO-LINE
ASSIGNMENT

19



KEEP
DOOR
CLOSED























































National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: OWNER OBJECTION

DOE

PROPERTY NAME: Brandon Mill

MULTIPLE NAME:

STATE & COUNTY: SOUTH CAROLINA, Greenville

DATE RECEIVED: 4/29/14 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 6/15/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000317

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: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 6/15/14 DATE

ABSTRACT/SUMMARY COMMENTS:

*Well with nomination
area of significant industry, local level
POS - 1901-1949.*

RECOM./CRITERIA A

REVIEWER Wm DeLine

DISCIPLINE Historic

TELEPHONE _____

DATE 6/15/14

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.

SDI Properties (USA), Inc.
42 West 39th Street
3rd Floor
New York, NY 10018

FEB 24 2014

Via FedEx

February 10, 2014

Elizabeth M. Johnson
Deputy State Historic Preservation Officer
South Carolina Department of Archives and History
8301 Parklane Road
Columbia, S.C. 29223-4905

Re: Brandon Mill, 25 Draper Street, Greenville, SC (the "Property")

Dear Ms. Johnson:

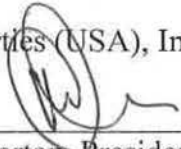
I am in receipt of your January 24, 2014, letter of notification informing me that the above Property has been nominated for listing on the Federal National Register of Historic Places under the authority of the National Historic Preservation Act.

Please be informed that SDI Properties (USA), Inc. is the sole owner of the above Property.

Please be further informed that SDI Properties (USA), Inc. hereby objects to the Property being listed on the Federal National Register of Historic Places.

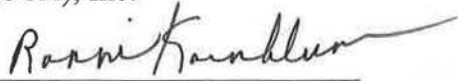
Yours Truly,

SDI Properties (USA), Inc.

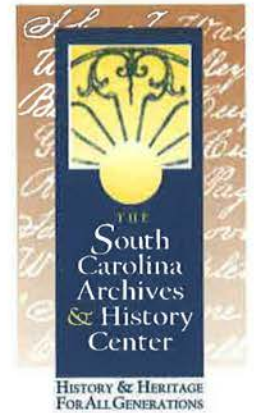
By: 
Neil Morton, President

State of New York
County of New York

Sworn to before me this 21st day of February, 2014, by Neil Morton, President of SDI Properties (USA), Inc.


Notary Public for New York
My commission expires _____

RONNI KORNBLUM
Notary Public, State of New York
No.01KO6058871
Qualified in Kings County
Certified in New York County
Commission Expires May 21, 2015



April 11, 2014

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:

Enclosed is the National Register request for determination of eligibility for the Brandon Mill, in Greenville County, South Carolina.

This nomination was approved by the South Carolina State Board of Review on July 26, 2013, and we are submitting this request for determination of eligibility due to owner objection. We have included a notarized letter of objection from the private owner of the property.

If I may be of further assistance, please do not hesitate to contact me at the address below, call me at (803) 896-6172, fax me at (803) 896-6167, or e-mail me at sauls@scdah.state.sc.us. I hope to hear from you soon.

Sincerely,

A handwritten signature in blue ink that reads "Bradley S. Sauls".

Bradley S. Sauls
Supervisor of Survey, Registration and Grants
State Historic Preservation Office

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Brandon Mill

MULTIPLE NAME:

STATE & COUNTY: SOUTH CAROLINA, Greenville

DATE RECEIVED: 4/29/14 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 6/15/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000317

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 9.3.14 DATE

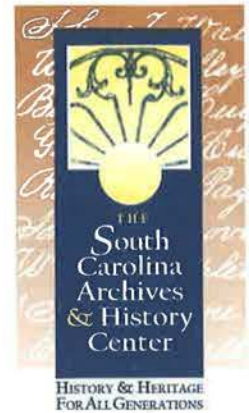
ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA Accept
REVIEWER Edson Beall DISCIPLINE History
TELEPHONE _____ DATE 9.3.14

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.



14 July 2014

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 *Carol* ~~Ms. Shull~~:

Enclosed is a letter from the new owner of the Brandon Mill, in Greenville County, South Carolina, requesting that the objection, by the previous owner, to listing the property in the National Register be removed, thereby changing the property's status from a Determination of Eligibility (Due to Owner Objection) to Listing in the National Register.

This nomination was submitted to the National Park Service [NPS] by letter of 11 April 2014, and the property was Determined Eligible by NPS on 15 June 2014. We now submit the enclosed letter so that the Brandon Mill can be entered into the National Register of Historic Places.

If I may be of further assistance, please do not hesitate to contact me at the address below, call me at (803) 896-6179, fax me at (803) 896-6167, or e-mail me at chandler@scdah.state.sc.us. I hope to hear from you soon.

Sincerely,

Andrew W. Chandler
Senior Architectural Historian
National Register Co-Coordinator
State Historic Preservation Office

enclosure

PROGRESSIVE CONSULTANTS, LLC
219 Philema Road, Suite 109
Albany, Georgia 31701
(229) 889-9942

July 9, 2014

JUL 14 2014

Elizabeth M. Johnson
Deputy State Historic Preservation Officer
South Carolina Department of Archives and History
8301 Parklane Road
Columbia, SC 29223

Re: SOUTH CAROLINA, GREENVILLE COUNTY,
Brandon Mill,
25 Draper St.,
Greenville vicinity, 14000317,
DETERMINED ELIGIBLE, 6/15/14

Dear Ms. Johnson:


I am writing to request the removal of the owner objection previously submitted by SDI Properties (USA), Inc. to the listing of the above referenced property (the "Property") on the National Register of Historic Places, which I understand is currently preventing the Property from being listed. My company, Progressive Consultants, LLC, acquired fee simple title to the Property on June 27, 2014, and a deed evidencing the transfer was recorded in the Greenville County Register of Deeds office on June 30, 2014, a copy of which is attached for your reference.

As the new owner of the Property, Progressive Consultants, LLC desires to have the Property listed on the National Register of Historic Places and does not object to such listing. Please inform the National Park Service of our decision to lift the owner objection and request that they proceed with listing the Property on the National Register.

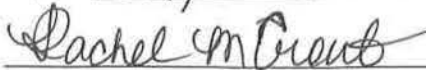
If you have any questions, please contact our attorney, Christian L. Rogers, at 803-403-8820, or by email at crogers@rogerslewis.com.

Sincerely,

PROGRESSIVE CONSULTANTS, LLC


By Ricardo Goddard,
its Authorized Member

SWORN to before me this 10th
day of July, 2014.

 (L.S.)
Notary Public for South Carolina Georgia
My Commission Expires: 11/3/15

