

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

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

1. Name of Property

historic name Henderson Manufacturing Company
other names/site number Hampton Cotton Mills

2. Location

street & number 10 James Street
city, town Hampton () **vicinity of**
county Henry **code** 151
state Georgia **code** GA **zip code** 30228

() not for publication

3. Classification

Ownership of Property:

- private
- public-local
- public-state
- public-federal

Category of Property:

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

Number of Resources within Property:

Contributing

Noncontributing

buildings	2	0
sites	0	0
structures	0	0
objects	0	0
total	2	0

Contributing resources previously listed in the National Register: N/A

Name of previous listing: N/A

Name of related multiple property listing: N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets the National Register criteria. () See continuation sheet.

Richard Clowers

Signature of certifying official

9-8-04

Date

W. Ray Luce
Historic Preservation Division Director
Deputy State Historic Preservation Officer

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

Signature of commenting or other official

Date

State or Federal agency or bureau

5. 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:

see continuation sheet

Daniel J. Vira 10/27/04

DJ

Keeper of the National Register

Date

6. Function or Use

Historic Functions:

Industry/Processing/Extraction: manufacturing facility

Current Functions:

Domestic: multiple dwelling

7. Description

Architectural Classification:

Other: early 20th-century industrial building

Materials:

foundation	Concrete
walls	Brick
roof	Asphalt
other	Glass

Description of present and historic physical appearance:

The Henderson Manufacturing Company consists of the two buildings that survive from the historic Henderson mill complex, the carding, drawing, and spinning building (manufacturing building) and the cotton warehouse. The mill is located in the small railroad town of Hampton in Henry County, a developing suburb of Atlanta. The mill is located in the center of a block just behind the attached one-story commercial buildings that comprise downtown Hampton. Henderson, like Hampton mill located opposite the rail line, was an integral component of Hampton that influenced town life by its size and proximity to downtown and its economic impact on the community.

The manufacturing building is a long, rectangular-shaped, one-story, brick building lined with arched window openings. Heavy timber framing supports the shallow-pitched gable roof. The 6 by 10-foot steel-frame windows contain 30 lights and pierce the walls every ten feet. The large windows provide light to the interior and channel air through the building. Two gas-powered furnaces heated the building during the winter months.

The smaller cotton warehouse is oriented parallel to the manufacturing building forming a narrow "courtyard" between the buildings. The cotton warehouse measures 36 by 160 feet and, like the manufacturing building, is built of brick with a heavy timber frame to reduce the risk of fire. By 1923, the cotton warehouse was composed of five rooms, but three have since been demolished. A historic arched opening joins the two rooms.

In 2000, the mill buildings were rehabilitated as commercial loft apartments. The manufacturing building features ten lofts and the warehouse contains five lofts. The open plan of the manufacturing

National Register of Historic Places Continuation Sheet

Section 7--Description

building is divided into long, narrow lofts oriented that run the width of the building with an entrance on the south façade facing the courtyard. Lofts have been added to the manufacturing building to increase space. The rehabilitation of the manufacturing building and cotton warehouse included converting some window openings to doors, adding new openings, and replacing the original windows. The heavy timber framing, floors, ceiling, and exposed brick walls were also preserved. The Henderson Manufacturing Company received final certification from the Technical Services Branch of the National Park Service on February 12, 2002.

8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria:

A B C D

Criteria Considerations (Exceptions): N/A

A B C D E F G

Areas of Significance (enter categories from instructions):

Industry
Architecture

Period of Significance:

1907-1936

Significant Dates:

1907 – Completion of the carding, drawing, and spinning building.
1917 – A.J. Henderson's death.
1919– Hampton Mills purchases Henderson Manufacturing Company.
1936 – Hampton Mill closes.

Significant Person(s):

N/A

Cultural Affiliation:

N/A

Architect(s)/Builder(s):

Unknown

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

Statement of significance (areas of significance)

The Henderson Manufacturing Company is significant in the area of industry because it represents one of Hampton's two leading industries in the first decades of the 20th century. During this period, it was common for a small mill or a manufacturing concern to locate in a small town, near the railroad, and sometimes near the center downtown. These mills soon developed an important presence in the community by employing large numbers of residents and becoming a major component of the town's economy. As a result of its downtown location, the mill built fewer houses for mill workers and fewer community landmark buildings, relying instead on city businesses and institutions to meet the various needs of its mill workers. The Henderson Manufacturing Company in downtown Hampton mixed commercial and industrial activities decades before local governments developed their current systems of zoning that set aside land based on the principle of compatible use.

The Henderson Manufacturing Company is significant in the area of architecture because its materials and method of construction are representative of industrial buildings in Georgia during the early 20th century. These mills are built with masonry slow-burn construction that includes chamfered wood posts that support the interior framing. Their long, rectangular floor plans and floor-to-ceiling windows maximized the amount of light and air that reached the interior. The interiors are usually large open spaces to allow for greater flexibility in the placement of textile machinery.

National Register Criteria

A and C

Criteria Considerations (if applicable)

N/A

Period of significance (justification)

The period of significance begins in 1907 with the construction of the manufacturing building and ends in 1936 when the mill closed.

Contributing/Noncontributing Resources (explanation, if necessary)

The manufacturing building and the cotton warehouse are the only buildings associated with the National Register nomination. Both buildings contribute to the property because they convey their significance in the areas of industry and architecture and because they retain their historic design, craftsmanship, and materials.

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

Developmental history/historic context (if appropriate)

At the end of the 19th century, A. J. Henderson developed the Henderson Manufacturing Company from one small building into a sprawling complex dedicated primarily to the manufacture of ladies underwear. Henderson built two knitting and finishing buildings by 1905 and in 1907 built the carding, drawing, and spinning building (manufacturing building) and an adjacent cotton warehouse. By 1936, the complex had six additions to the original building, three warehouses for storing cotton bales and several other substantial outbuildings. The 1907 manufacturing building produced the soft yarn necessary for the manufacture of ladies underwear. The smaller packing, knitting, and finishing building is no longer extant.

During the height of its operations in the 1920s and 1930s, the Henderson Manufacturing Company provided a major source of employment and revenue for the city of Hampton. In 1919, two years after Mr. Henderson's death, Hampton Cotton Mills purchased the mill complex. Located opposite the Henderson mill on the west side of the rail line, Hampton Cotton Mills developed during the same period as the Henderson mill. The combined cotton mills formed the basis of the town's economy until and had contracts with retailers such as Rich's.

By 1930, damage to cotton crops caused by the boll weevil and the onset of the Great Depression forced the company to reduce its operations, and in 1936, the mill closed. After the mill closed, fire and demolition reduced the mill complex to its current configuration with only the manufacturing building and the cotton warehouse remaining.

In 1942, Southern States Equipment Corporation of Birmingham, Alabama acquired the mill buildings for in their electrical distribution business, then the largest business in Henry County. The mill buildings provided storage for electrical supplies and textiles. In 1963, the New York firm James G. Hardy & Company purchased the two surviving mill buildings in which it converted existing cloth into table linens and other items for hotels, steamships, and airlines. Hardy operated the complex as Hampton Industries, Inc., incorporated in the State of New York, until they sold the name to the Hampton Shirt Company. Hardy renamed the company Gaubert Industries after the company's founder James Gaubert Hardy.

Gaubert Industries sold products to prominent retailers, such as Rich's, Macy's, Burdines (in Miami), and others. Additionally, the mills made linens for Pan American Airways, American Airlines, Delta, and the National Linen Service (now National Service Industries in Atlanta). Gaubert continued to produce women's underwear and other textile products until 1996. The two buildings associated with the Henderson Manufacturing Company--the manufacturing building and the cotton warehouse--were rehabilitated as loft apartments in 2000. The project received final certification from the National Park Service on February 12, 2002.

9. Major Bibliographic References

Griffin, Emily. "Centennial History of Henry County." In Henry County Georgia: The Mother of Counties (1971): 82-83.

Sisco, Wayne. Historic District Information Form. Henderson Manufacturing Company. On file at the Georgia Department of Natural Resources, Historic Preservation Division, Atlanta, Georgia, 2000.

Superior Court. Henry County, Georgia. Deed Book 39 (1949), 596.

Previous documentation on file (NPS): () N/A

- () preliminary determination of individual listing (36 CFR 67) has been requested
- (X) preliminary determination of individual listing (36 CFR 67) has been issued
date issued: April 1, 2001
- () 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:

- (X) State historic preservation office
- () Other State Agency
- () Federal agency
- () Local government
- () University
- () Other, Specify Repository:

Georgia Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreage of Property 1.6 acres

UTM References

A) Zone 16 Easting 752840 Northing 3697160

Verbal Boundary Description

The historic district boundary is indicated by a heavy black line on the attached map, which is drawn to scale.

Boundary Justification

The boundary includes the property and all of the intact resources historically associated with the Henderson Manufacturing Company.

11. Form Prepared By

State Historic Preservation Office

name/title Steven Moffson, Architectural Historian
organization Historic Preservation Division, Georgia Department of Natural Resources
mailing address 47 Trinity Avenue, S.W., Suite 414-H
city or town Atlanta **state** Georgia **zip code** 30334
telephone (404) 656-2840 **date** August 10, 2004
e-mail steven_moffson@dnr.state.ga.us

Consulting Services/Technical Assistance (if applicable) not applicable

name/title
organization
mailing address
city or town state zip code
telephone
e-mail

- property owner**
 consultant
 regional development center preservation planner
 other:

Property Owner or Contact Information

name (property owner or contact person) Wayne Sisco
organization (if applicable) Hampton Lofts/Henderson Manufacturing Company
mailing address 2979 Winterthur Close
city or town Kennesaw **state** GA **zip code** 30144
e-mail (optional) N/A

National Register of Historic Places **Continuation Sheet**

Photographs

Name of Property: Henderson Manufacturing Company
City or Vicinity: Hampton
County: Henry
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: July 2003

Description of Photograph(s):

Number of photographs: 18

1. Cotton warehouse (left) and manufacturing building, photographer facing north.
2. Manufacturing building, south elevation, photographer facing north.
3. Cotton warehouse (left) and manufacturing building, photographer facing west.
4. Manufacturing building, photographer facing west.
5. Manufacturing building, photographer facing southwest.
6. Manufacturing building, courtyard of loft no. 9, photographer facing east.
7. Manufacturing building, photographer facing northeast.
8. Cotton warehouse, photographer facing southwest.
9. Manufacturing building (left) and cotton warehouse, photographer facing east.
10. Cotton warehouse, loft entrance, photographer facing south.
11. Manufacturing building, loft entrance, photographer facing north.
12. Cotton warehouse (left) and manufacturing building, photographer facing west.
13. Cotton warehouse (left) and manufacturing building, photographer facing northeast.
14. Manufacturing building, interior, loft no. 1, photographer facing north.
15. Manufacturing building, interior, loft no. 7, photographer facing south.

National Register of Historic Places Continuation Sheet

Photographs

16. Manufacturing building, interior, loft no. 7, photographer facing north.
17. Cotton warehouse, interior, loft no. 13, photographer facing south.
18. Cotton warehouse, interior, loft no. 13, photographer facing east.

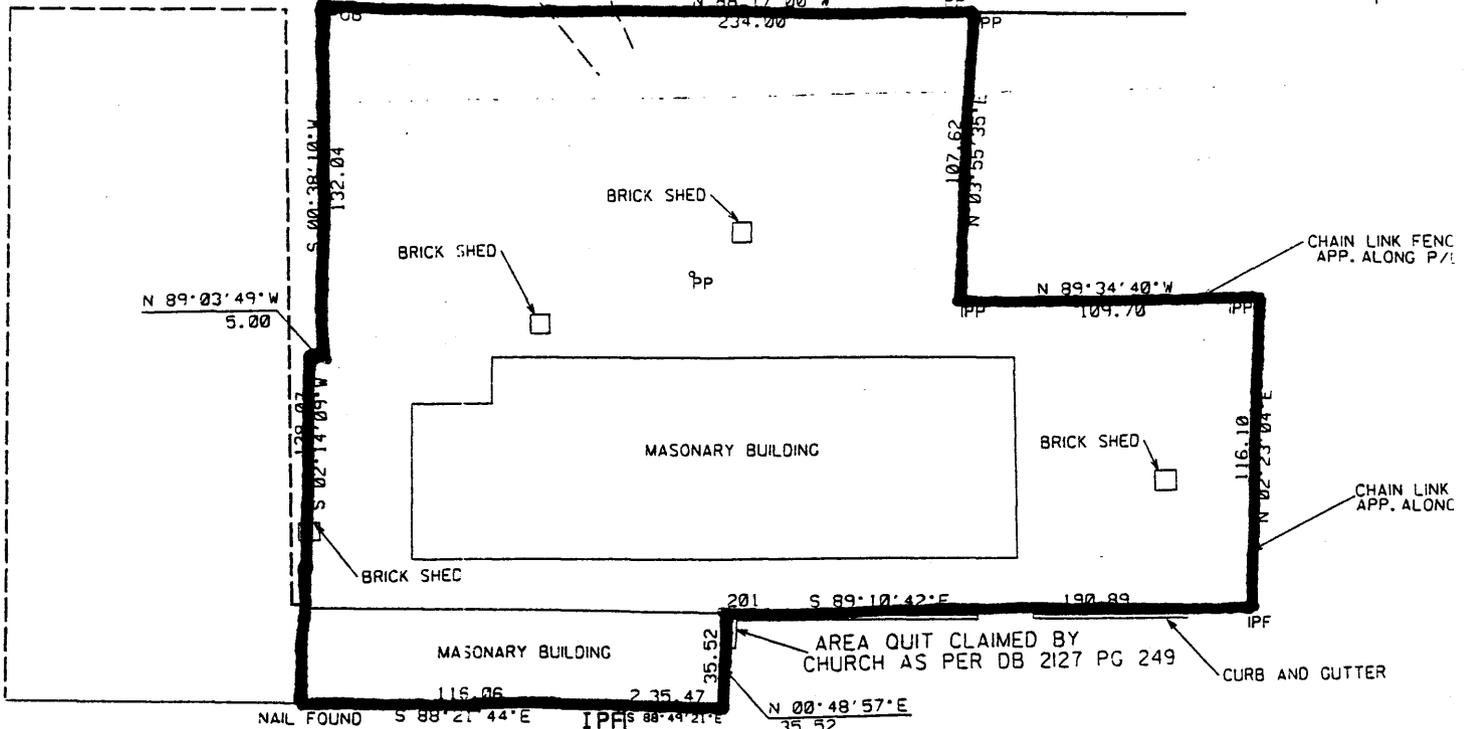
(HPD WORD form version 11-03-01)

EAST MAIN STREET 50' ROW

MAG.

14' FROM ROW OF EAST MAIN STREET

JAMES STREET 40' ROW



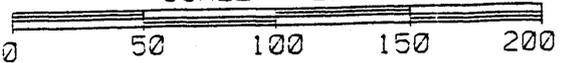
N/F BANK

N/F CHURCH

1.60 ACRES

SURVEY BY: Gulshan L. Sawhney
523, HASTINGS WAY, JONESBORO, GA. 30238 TEL. (770) 471-5600

OPINION THIS
LOCATION OF THE LAND
CONFORMS WITH
REQUIREMENTS OF THE LAW.



AS USED FOR ALL
MEASUREMENTS
THEY IS
ONE FOOT
OR ERROR OF

BASED ON THE INFORMATION SHOWN ON THE FLOOD
HAZARD BOUNDARY MAPS FURNISHED BY THE DEPT. OF
HUD THROUGH THE FEMA IT IS MY OPINION THAT THE
STRUCTURE SHOWN IS ~~IN~~ OUTSIDE OF THE FLOOD
HAZARD AREA.

Gulshan L. Sawhney

SURVEY FOR: HAMPTON LOFTS L.L. 113 DIST. 3RD HENRY COUNTY, GEORGIA	
SCALE: 1" = 40'	
DATE: 10/2/99	
DWN. BY: GLS	

Henderson Manufacturing Company
Hampton, Henry County, Georgia
Sketch Map

National Register Boundary

Henderson Manufacturing Company
Hampton, Henry County, Georgia
Site Plan—Floor Plan

