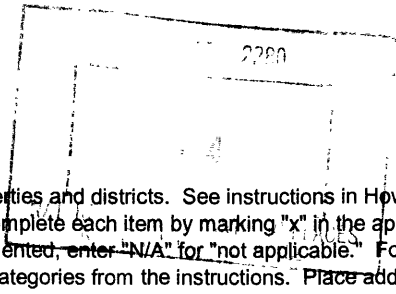


United States Department of the Interior
National Park Service

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 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. 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 Pacolet Mill Office
other names/site number Pacolet Municipal Building and Town Hall

2. Location

street & number 180 Montgomery Avenue not for publication
city or town Pacolet vicinity _____
state South Carolina code SC county Spartanburg code 083 zip code 29379

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Mary W. Edmonds 6/10/04
Signature of certifying official Date

Mary W. Edmonds, Deputy State Historic Preservation Officer, S.C. Dept. of Archives and History, Columbia, S.C.
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 commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:
 entered in the National Register Edson D. Beall 7/28/04
____ See continuation sheet. Signature of the Keeper Date of Action
 determined eligible for the National Register
____ See continuation sheet.
 determined not eligible for the National Register
 removed from the National Register
____ other (explain): _____

Pacolet Mill Office
Name of Property

Spartanburg County, South Carolina
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

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

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

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

| Contributing | Noncontributing | |
|--------------|-----------------|------------|
| <u>1</u> | | buildings |
| <u>1</u> | | sites |
| <u>1</u> | | structures |
| | | objects |
| <u>3</u> | <u>0</u> | Total |

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

Number of contributing resources previously listed
in the National Register
0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Category: Commerce/Trade

Subcategory: Office Building

Current Functions
(Enter categories from instructions)

Category: Government

Subcategory: Municipal Building

7. Description

Architectural Classification
(Enter categories from instructions)
Renaissance Revival

Materials
(Enter categories from instructions)
foundation Brick
walls Brick
roof Tile
other _____

Narrative Description

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

Pacolet Mill Office
 Name of Property

Spartanburg County, 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.)

- a owned by a religious institution or used for religious purposes.
- b removed from its original location.
- c a birthplace or a grave.
- 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.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1908

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Lockwood, Greene & Company
 Draper, Earle S.

Narrative Statement of Significance

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

9. Major Bibliographical References

(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:
 S.C. Dept. of Archives & History

Pacolet Mill Office
 Name of Property

Spartanburg County, South Carolina
 County and State

10. Geographical Data

Acreage of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet)

| | |
|----------------------------|-----------------------|
| Zone Easting Northing | Zone Easting Northing |
| 1 <u>17 386480 4325000</u> | 3 <u>17</u> _____ |
| 2 <u>17</u> _____ | 4 <u>17</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 Brian L. Robson
 organization Spartanburg County Historical Association date 10 June 2004
 street & number P.O. Box 887 telephone (864) 596-3501
 city or town Spartanburg state SC zip code 29304

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 the SHPO or FPO.)

name Town of Pacolet
 street & number 180 Montgomery Ave telephone (864) 474-9504
 city or town Pacolet state South Carolina zip code 29379

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. 470 et seq.). **Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 5

Pacolet Mill Office
Name of Property
Spartanburg County, South Carolina
State and County

The Pacolet Mill Office, at the intersection of Montgomery Avenue and S.C. Highway 150 in the town of Pacolet in eastern Spartanburg County, South Carolina, is a one-story with full-height basement level brick building constructed in 1908 as the office for the Pacolet Manufacturing Company.

The building is constructed of brick laid in seven-to-one American bond, but with the variation that the bonding course consists of alternating stretchers and headers. A stone watertable surrounds the building and acts as a beltcourse separating the floors visually on the two-story section of the building. The building's square plan is covered by a symmetrical, hipped roof and features a central entrance. The main entrance to the building, located in the center of the façade, features single-paned glass and wooden paired doors and single-paned side and corner lights and a two-light transom. The large segmental arched entrance is slightly recessed between banded or rusticated brick panels and features a compound, gauged brick jack arch and keystone. Flanking the main entrance are milkglass globed sconces. Also located to either side of the main entrance are paired, two-light, single-hung sash with transoms. Each window is within a segmental arched opening with gauged brick jack arch with brick keystone and stone sill. Most of the windows are of the same pattern, except for a single one of the same description in the front portion of the right elevation, and the small windows on either side of the building where the restrooms are currently located. These windows were also large paired two-light, single-hung sash originally, but were changed when the restrooms were added to ensure privacy. The building has two polygonal bay windows, one on the left elevation and one on the right elevation. These two bays are located toward the front of the building and are parallel to each another. Each polygonal bay contains four two-light, single-hung sash windows.

There are a total of four entrances to the building. A second entrance to the main level is located on the right [east] elevation. A stair with stepped brick enclosure leads to this entrance, as the sidewalk along this side of the building slopes downhill with Montgomery Avenue. The third entrance is the only exterior entrance to the lower level of the building. Large double-doors with a single-pane window in each are located on the lower level of the left [west] elevation, to the left [north] of a retaining wall at the site. Another entrance to the main level on the left [west] elevation features single-pane windowed double-doors with a two-light transom.

The roof, clad with clay Spanish tile, is a low-pitched hip roof with flared eaves and decorative exposed rafter tails. Two flared and hip roofed dormer vents pierce and punctuate the building's roofline on both the east and west elevations. These vents may have originally been windows, changed when the HVAC unit was added to the building.

One of the more interesting architectural elements on the building's site is a curving cast stone or concrete pergola that stretches from the main level entrance on the left [west] elevation along a walkway. The exact date of construction is not known, but from early photographs of the building, it can be deduced that the pergola was added some time between 1920 and 1927. It is most likely the

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 6

Pacolet Mill Office
Name of Property
Spartanburg County, South Carolina
State and County

work of noted landscape architect Earle S. Draper of Charlotte, North Carolina, who is known to have designed Victor Park and a mill village expansion in Pacolet about 1929.¹ The pergola at one time was covered with ivy that has been removed because it was damaging the pergola. This added feature gives the building distinctiveness rarely found in mill villages, and also connects the mill office with its surrounding landscape. The pergola and the designed landscape both contribute to the significance of the property.

The Pacolet Mill Office appears to have been constructed in the side of a hill. From the front view of the building, the lower floor is hidden from view. In fact, nearly half of the building appears to be underground. This is most evident when viewing the building from the west and south sides. From there it is easy to see how much of the building is in view. It is also from these views that two more unique aspects of the building can be seen: the curved retaining wall and the steps.

The long retaining wall extending from the west elevation was constructed at the same time as the office, which is actually the second building used as offices for the Pacolet Manufacturing Company. The original building was destroyed when the Pacolet River flooded in 1903. Though the exact location of this building is not known, it was in close proximity to where the current building stands. This wall was built onto the present structure in case of another such flood. Just as with the pergola, this wall was once covered in ivy.

Along the grounds of the building are two sets of concrete stairs. These stairs lead down the hill to an area where the company store once stood. At the top of the hill, these stairs meet into one staircase that leads back to the building. As with the pergola, these stairs were added most likely as part of Draper's landscape plan for the town in the late 1920s. Photographs show that a staircase did exist prior to 1920, but it was a straight, single, stair.

Since its construction in 1908 the building has served as offices for the Pacolet Manufacturing Company, and its subsequent owners, the Milliken Corporation. It has also been used as a bank, post office, personnel office, and is now (2004) the Town Hall for the Town of Pacolet.

Little has changed since its construction in 1908. Some interior finishes remain, including window and door surrounds, transoms, and an elaborate cast iron pedimented bank vault door surround. In 2000 restrooms and air conditioning units were added. The upper level is used as the offices for the Town of Pacolet, and the lower floor is undergoing plans to become a museum for the Pacolet area.

¹ Charles E. Aguar, University of Georgia, Athens, GA to Julie Turner, South Carolina Department of Archives and History, Columbia, SC, 19 September 1989, State Historic Preservation Office Subject Files, South Carolina Department of Archives and History, Columbia, SC.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8

Page 7

Pacolet Mill Office

Name of Property

Spartanburg County, South Carolina

State and County

The Pacolet Mill Office is eligible for listing in the National Register of Historic Places under Criterion C for Architecture. The two-story brick building, designed by Lockwood, Greene & Company perhaps as early as 1905, was built in 1908 as offices for the Pacolet Manufacturing Company.²

John H. Montgomery, Joseph Walker, and C.F. Fleming organized the Pacolet Manufacturing Company in 1881. In that year they bought land at this site on the Pacolet River, then known as Trough Shoals, believing that the river could furnish power for a textile mill.

Construction of the first of the eventual four mills on the Pacolet River began in 1882. Amos D. Lockwood [1811-1884] designed the mill, and the firm of Lockwood Greene would play an important role in the success of the Pacolet Manufacturing Company. In 1887, an addition was built onto the existing mill, and the original mill became known as Pacolet Mill #1, while the addition was known as Pacolet Mill #2. A third mill, Pacolet Mill #3, was built in 1892, just upriver from Mill #s 1 and 2. By 1896, Pacolet Mills were listed fifth among the largest textile mills in South Carolina, and among the top ten largest textile mills in the Southeast.³

With the growth of the mills came the growth of the community that supported mills. Houses provided to the employees became a village, with the mills providing a company store, bank, and other community buildings. Though the area was still often referred to as Trough Shoals, by 1900 it was a thriving community, built for, and relying on, the Pacolet Manufacturing Company.

All of that changed when the Pacolet River flooded on 6 June 1903, demolishing Pacolet Mill #1 and #2 and badly damaging Mill #3. Many other buildings near the river, in an area known as the "flat," were also destroyed, including the company store and mill offices. Though the mill shut down briefly, by 1905 work was underway to repair Mill #3, and construction had also begun on Pacolet Mill #5, to replace Mills #1 and #2.

Those buildings that were located in the "flat" were also rebuilt, including the mill offices. While the location of the first office is unknown, the second office was built in the "flat," most likely near to the location of the original.

Amos D. Lockwood, one of the founders of Lockwood, Greene & Company of Providence, Rhode Island, in 1882, designed the first mill for the Pacolet Manufacturing Company in that same year, and the firm Lockwood Greene would design a total of five mills for the company by 1905⁴. The firm was also influential in the operations of the Pacolet Manufacturing Company itself, since Stephen Greene,

² John E. Wells and Robert E. Dalton, *The South Carolina Architects, 1885-1935: A Biographical Dictionary* (Richmond, VA: New South Architectural Press, 1992), pp. 107-112.

³ Samuel B. Lincoln, *Lockwood Greene: The History of an Engineering Business* (Brattleboro, Vt.: The Stephen Greene Press, 1960), p. 157.

⁴ Lincoln, pp. 101-104, 254.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8, 9 Page 8

Pacolet Mill Office
Name of Property
Spartanburg County, South Carolina
State and County

co-founder of the firm and former textile mill supervisor himself, was one of the directors of Pacolet Manufacturing. Given this close association with the firm, it is likely that Lockwood Greene also designed the Pacolet Mill Office.

Bibliography

- Aguar, Charles E., School of Environmental Design, University of Georgia, Athens, GA, to Julie Turner, South Carolina Department of Archives and History, Columbia, SC, 19 September 1989. State Historic Preservation Office Subject Files, South Carolina Department of Archives and History, Columbia, SC.
- Dozier, Katherine. *The Pictured Story of the Community Activities, Pacolet Manufacturing, Spartanburg, South Carolina: 1882-1927*. Spartanburg, S.C., 1927.
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- Watson, Ruth Trowell. *Pacolet Mills: A Village Called Trough*, Spartanburg, S.C., 1998.
- Wells, John E., and Robert E. Dalton. *The South Carolina Architects, 1885-1935: A Biographical Dictionary*. Richmond, VA: New South Architectural Press, 1992.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 10 Page 9

Pacolet Mill Office
Name of Property
Spartanburg County, South Carolina
State and County

Verbal Boundary Description

The boundary of the nominated property is shown as the black line marked "Pacolet Municipal Building" on the accompanying Spartanburg County Tax Map # 7172, Sub-Map # 16, Parcel 1.02, drawn at a scale of 1" = 100'.

Boundary Justification

The boundary of the nominated property is restricted to the historic building and the grounds and city lot historically associated with it.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section PHOTOGRAPHS Page 10

Pacolet Mill Office
Name of Property
Spartanburg County, South Carolina
State and County

The following information is the same for all photographs:

| | |
|---------------------------------|--|
| Name of Property: | Pacolet Mill Office |
| Location of Property: | 180 Montgomery Avenue, Pacolet Spartanburg County, South Carolina |
| Photographer: | The Hon. Elaine Harris, Mayor of Pacolet |
| Date of Photographs: | January 2003 |
| Location of Original Negatives: | S.C. Department of Archives & History, Columbia, S.C. |

1. Facade
2. Right elevation
3. Right and rear elevations
4. Left elevation
5. Window detail
6. Facade, entrance detail
7. Roof and dormer detail
8. Entrance interior
9. Second floor interior
10. First floor vault
11. Second floor interior, meeting room
12. Second floor interior, meeting room
13. Second floor vault