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United States Department of the Interior  
National Park Service

Nat. Register of Historic Places  
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 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: Hickman Mill Historic District

Other names/site number: \_\_\_\_\_

Name of related multiple property listing:

N/A

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

### 2. Location

Street & number: SW corner of Marshall Street and Canal Street, bounded by Marshall Street to the North, Canal Street to the East, Hard Street to the South and the Horse Creek on the West

City or town: Graniteville State: SC County: Aiken

Not For Publication:  Vicinity: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 x 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 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 x C \_\_\_ D

<u>Elizabeth M. Johnson</u>	<u>12/30/2015</u>
<b>Elizabeth M. Johnson, Deputy State Historic Preservation Officer:</b>	<b>Date</b>
_____ <b>State or Federal agency/bureau or Tribal Government</b>	

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In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

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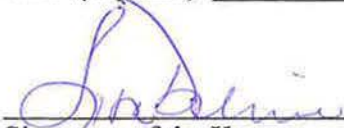
Signature of commenting official: \_\_\_\_\_ Date \_\_\_\_\_

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Title : \_\_\_\_\_ State or Federal agency/bureau  
or Tribal Government \_\_\_\_\_

**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:) \_\_\_\_\_

  
Signature of the Keeper

2/23/10  
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



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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS/commercial style  
LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY REVIVALS/Neo-Classical Revival

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property:

Hickman Mill: Brick

Hickman Memorial Hall: Stuccoed Brick

Graniteville Company Main Office: Brick

Gregg Monument: Granite

Bicentennial Monument: Granite

### 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.)

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### Summary Paragraph

Hickman Mill and the Graniteville Company Main Office are located atop a sloping grade that rises east from Horse Creek. The site is located south across Marshall Street from the 1846 Graniteville Mill (listed in the National Register of Historic Places, 1978; designated a National Historic Landmark, 1978) and is bounded on the east by Canal Street and railroad tracks that serve to separate the industrial operations of the Graniteville Company from the residential and retail buildings of the town. The highest point of the site is along Canal Street, Hickman Memorial Hall being located in the northeast corner and serving as a gateway to the district. The boundaries for The Hickman Mill Historic District include two contributing buildings: the Hickman Mill, a three-story Mill building with a partial basement sited along Horse Creek that was constructed in 1900, and Hickman Memorial Hall, a two-story Neo-Classical community hall with a full basement located at the intersection of Marshall and Canal streets in the northeast corner of the site, constructed in 1908. The district also includes one contributing object, a stone obelisk dating from the late nineteenth century that is sited adjacent to Hickman Memorial Hall. The obelisk commemorates William Gregg, the founder of Graniteville Manufacturing Company. The district boundaries also



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include two non-contributing buildings: a one-story brick administrative building north of Hickman Mill along Marshall Street, and a two-story brick, former commercial building known as the Kenney Building that is located immediately south of Hickman Memorial Hall. Though historically related to the Mill and Hall, their integrity has been so compromised as to render them non-contributing. Additionally a small, stone monument placed in 1976 that commemorates the bicentennial of the American Revolution is located on the northeast lawn of Hickman Memorial Hall and in the vicinity of the Gregg Monument. Its vintage falls outside of the period of significance of the district, and is therefore a non-contributing object within the district.

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## Narrative Description

### Contributing

#### 1. Hickman Mill – 1900 (Contributing Building)

The Hickman Mill was built in 1900 as an expansion of the Graniteville Manufacturing Company production facilities. The Hickman Mill manufactured cotton textiles. The mill has numerous historic and non-historic additions. The current structure is a three-story red brick building with a partial basement that extends forty bays by eleven bays with a low pitch gable roof. Large segmental arch windows define the fenestration; most openings are currently in-filled with brick. The building primarily represents four building periods; the original mill at the north end of the current building was built in 1900, a six bay addition (now the center of the current building) was built in 1942, an eight bay windowless addition in 1955 and a 1974 one-story addition at the southeast portion. The original 158,000 square foot mill was designed by Lockwood Greene & Company and is composed of a heavy timber or ‘slow-burning’ structural system.

#### **Exterior**

##### *Original Mill*

The three-story primary brick mill building from 1900 is twenty-six bays north-to-south and eleven bays east-to-west. The basement floor, which is almost entirely exposed on the north side of the building, repeats the same pattern as the three floors above. The Engine Room extends five bays west from the west facade, adjacent to the sixth, seventh, and eighth bay from the south. The original Boiler Room extends three bays west from the Engine Room and has six bays north-to-south.

Most window openings are bricked in, with those that still remain being paired wood sash six-over-six double-hung windows with transom bar and paired six-light tilt transom windows. These remaining windows are located in the mill staircases. Staircases from the 1900 mill still exist in the northeast corner bay and the seventh bay from the south on the east façade.

The west façade of the original mill has twenty-four visible bays, additional detail, and an above-grade basement level. Five irregularly spaced buttresses support this exterior.

##### *1942 Addition*

The mill building was expanded in 1942 by J. E. Serrine and Company with a 40,000 sq. ft. brick addition attached to the south end of the complex matching the construction and appearance of the original mill. This expanded the original rectangular mill by six bays to the south on the east façade that have in-filled windows that match the original mill. This addition also expands to the west by one bay, overlapping the

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two southernmost bays on the west façade. This overlapping section creates eight bays on the west façade and has recessed brick in-fill in the arched window openings. It was also during this expansion period that a new boiler room was added to the southwest corner of the property adjoining the original boiler room.

A one-story sloping roof basement addition protrudes from the second to the eleventh bays (moving north to south) on the west facade at the basement level. A two-story engine room with a detached boiler room was added near the southern part of the original west façade between 1942 and 1947. A four bay wide (north-to-south) and one-story high mechanical shed sits atop the southern portion of the basement addition, while a two-story mechanical unit supported by stilts spans the basement level and extends five bays to the south. Several more mechanical units of various shapes and sizes span the rest of the original mill building to the south.

#### *1955 Addition*

In 1955, an additional three-story 108,000 sq. ft. brick addition was completed to the south end of the complex. This addition consists of a steel framing system with I-beam columns supporting wood flooring and has no visible bays on the exterior as the original construction was void of any windows or buttress system. There are random openings in some bays for variously sized vents. An addition extends from the south façade on the east side houses a staircase and four-over-four-over-two windows, the top and bottom windows being fixed and the middle window a side-by-side center pivot. A two-story, two-toned metal addition also protrudes from the south façade with three loading door bays on the ground level and ventilation panels in the center of the top section.

#### *1974 Addition*

Lastly, in 1974 a one-and-a-half-story 100,000 sq. ft. warehouse was added to the east elevation of the mill. Of brick construction and having no windows, this building has a low pitch roof, a series of loading doors on the north façade and a covered loading dock on the eastern portion of the south façade. A small entry addition protrudes from the west portion of the south façade.

#### **Interior**

The interior of the original mill was divided into two sections with the weaving, spinning, carding, and cloth rooms at the north end of the building, and the picker house with pickers and slashers at the south end. The two areas were divided by a staircase, elevator, and the rope drive that connected to the engine room and boiler house to the west of the mill. A staircase is located in the northeast corner of the building.

While no industrial machinery remains in the mill building, the original beam system remains throughout. This system consists of four evenly spaced rows of wooden girders that support east-west support beams in both the original 1900 mill and the 1940s addition. Interior brick walls and wooden ceiling boards have been painted on all floors and all sections. With the exception of the basement level poured concrete flooring, wood floors define the top three floors. A portion of the basement in the original mill along the east section of the building is sloping dirt. Broad brick pillars support the first floor in this portion of the mill. The interiors of the 1940s and 1950s additions primarily consist of dirt floors and brick pillars, with the exception of a wide, open hall that runs the western length of the 1950s addition.

The 1970s addition is entirely open space with poured concrete floor, steel I-beam supports, and painted masonry walls. Currently, this space is being used as a recycling processing business and a rooftop structure was built on the eastern portion of the addition to support necessary equipment.

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## **2. Memorial Hall – 1908 (Contributing Building)**

Hickman Memorial Hall was built as a community center for employees of the Graniteville Manufacturing Company. The building was converted to a medical and administrative center for company personnel by 1933 and continued to serve this purpose until mill operations ceased in 2005. The three-story Neo-Classical building sits on a roughly square site that gently slopes from east to west, revealing the basement level on the western elevation.

### **Exterior**

The primary (north) façade of the main block of Hickman Memorial Hall is divided into five bays with a grand portico entrance that features four monumental, two-story fluted Roman Doric columns with responding pilasters and corresponding Doric order entablature that spans the three center bays. The frieze features triglyphs and guttae and the cornice is denticulated. The portico is topped by a gable roof, with the gable end creating the triangular pediment of the portico, and features an elliptical traceried window in the tympanum. There is also a balcony on the second story of the portico, and intricate iron railings enclose both the first and second levels. A ten-riser staircase leads from the sidewalk to the first level porch that is attached to the first level of the main building. Two ceiling-hung lanterns are attached to the bottom of the second floor exterior balcony in the east and center bay of the portico. The lantern in the west bay is missing.

Six-over-six wood sash windows are used throughout the main building and the west wing. Many windows retain original materials but are missing windowpanes. In these instances, the windows have been reinforced with a single sheet of glass installed in the interior of the window casing. The five bays of the primary façade each feature windows on the first and second floor, except for the center bay on the first floor, which showcases a double entry door with a large transom window. Each door has a nine-glass panel on the upper half and two vertically rectangular panels with applied molding on the lower half. Thin, non-functional louvered shutters adorn the east and west bay windows. The basement level features six-over-six wood sash windows in the outer east and west bays; the eastern window is invisible at street level due to the slope of the property. The window of the easternmost bay has functional wooden board shutters.

The north façade of the west wing has three uneven bays. The easternmost bay is distinctly offset and disproportionately close to the main building. The six-over-six wood sash windows throughout the west wing on the basement floor are identical to those on the main building, while the first floor windows are shorter and wider than those in the main building due to the fact that this floor was not part of the original construction and was added in the late 1940s. Each of the three bays on both floors all feature windows.

The east elevation of the main building has seven bays. The first and second floors have windows with the exception of the northernmost bay on the first floor that has an entrance door. Accessed by a short, bridged walkway, this exterior door has the same characteristics as the main entrance doors. A three-light transom tops the door and scrolled brackets support a gable canopy. The basement, invisible at street level, has windows in all bays except for the northernmost bay that is covered by the bridged walkway, and the window opening has been brick-filled. From the roof, a centered three-bay gable dormer protrudes. The center bay is horizontally vented while the outer bays have thirty-six pane fixed windows. Below the vent and windows and to either side is wooden siding and above is a heavy triangular gabled pediment with flared eaves.

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The south elevation of the main building has six irregularly spaced bays on all floors. The middle two bays are unevenly close together. The second floor has windows in all bays except for the fifth bay that contains an exterior door accessed by a metal catwalk that is linked to an adjacent building. This door has the same structure as the other exterior doors, while the transom is detached. The first floor middle two windows are boarded up but are framed by a thin molding and a downward curved vent protrudes from them. The basement level has windows in all but the west bay, which shows no outline or frame of a previous window opening. The south façade of the wing has three bays with the east bay having an irregular placement. In the east bay, the first floor has a double sash and the basement level has an exterior entry with a door similar to the others and covered by a wooden post supported canopy.

The west elevation of the main building mimics the east elevation with some exceptions and taking into account the wing. The dormer is identical. This elevation too has seven bays. The second floor has the same wood framed six-over-six windows as the facade and other elevations of the main building. The first floor of the main building has identical windows in the northernmost four bays, while the southernmost three bays are the three bays of the west façade of the wing. These too have six-over-six windows, but the dimensions differ from those on the main building. The basement level is completely above ground level on the west elevation and has windows only in the four southernmost bays (the three southernmost belonging to the wing, but having identical frames as the main building basement level). The northernmost bay is brick with no sign of a window or previous opening. The second bay from the north is framed as the others, but is a paired set of two-over-two windows with a wide wooden mullion supporting the arched opening of the window. The third bay from the north is an exterior ground level entrance with a nine-light over two-panel door with four-paned sidelights and a boarded transom. The canopy is supported by two small fluted Roman Doric columns and corresponding pilasters that mimic the larger portico columns. A shallow triangular pediment surmounts an unadorned entablature.

### **Interior**

The interior of Hickman Memorial Hall largely reflects the plans that were drawn in 1975 for renovations. Throughout the building, dropped ceilings with florescent lighting fixtures prevail. The basement level, entered at the ground level on the west side of the building, is laid out with a waiting room down the corridor on the left and interior rooms that once housed a nurses station with adjoining work room directly ahead of the entrance. The southernmost interior of the building contains a series of eight irregularly sized rooms that are 12'-10" deep and range from 8' 6" to 20' wide that served as offices and medical examination rooms. Most rooms have one south-facing window with the exception of the easternmost room that has an additional east-facing window and the westernmost room that has two south-facing and one west-facing window. An exterior door is located in the room just east of the westernmost room.

A long corridor ("corridor #3" on the 1975 architectural plans) runs almost the length of the main building and wing to serve as access to these rooms, with the exception of a room that is entered from the westernmost end of the corridor. In the wing, tiled bathrooms line the north side of this building extension and are accessed from the corridor. Centrally located in the main building is a 14'-1" x 9' room that is entered from the north side of the corridor. Another interior room is entered from this side of the corridor further east, and a tiled bathroom to the east is entered from this room. A north-south corridor is situated between the two interior rooms and runs from the east-west corridor to the north edge of the main building. At the center of this corridor, yet another corridor opens to the east and leads to an exterior door that opens to a subterranean patio. Off this short corridor, a tiled bathroom lies directly to the south of the exterior door and an entrance for the mechanical room lies on the north side of the corridor near the north-south corridor. The mechanical room still retains many electrical systems and has an exterior door on the eastern wall at the south end. Under the porch of the first level, the basement has exposed painted brick

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walls and a large concrete floor open space that is accessed by the central corridor. Stairs located on the west side of the central corridor ascend south towards the first level of the building.

The main entrance to Hickman Memorial Hall is located at the center of the north facade of the main building on the first floor. It opens into a north-south corridor that runs over half the length of the entire building. Directly inside the main entrance, a door to the east flanked by sidelights leads to a large, mostly carpeted, irregularly shaped room that runs the entire east length of the building. Directly opposite the entry from the corridor to the east is an exterior door with transom. The flooring between these doors is a continuation of laminate tile from the corridor. Two rooms are fully partitioned off in the middle third of the east wall. Doors are located on the west walls of the rooms near the shared partition wall between them. Two more shallow closets are partitioned on the west side of the room near the north entrance. Two square support beams, one to the south of the partitioned rooms and one to the south of the closets, suggest that the partitioned sections follow a plan for load-bearing structural beams.

An interior door on the west wall leads to a carpeted east-west corridor that also meets the central north-south corridor, a door separating them. Two adjacent bathrooms are located just south as one enters the east-west corridor. These rooms have wood-paneled walls, laminate tile floors, and no exterior windows. Three more carpeted rooms are located to the south of the corridor moving from the main building into the wing. The first two rooms are located in the footprint of the main building and have a single window, while the third is located in the wing addition and has a double window. At the west end of the east-west corridor is a room running the length of the western facade of the wing and subdivided with two adjacent rooms at the south accessed through the larger room. A support pillar is located in the center of the open room. A bathroom is located along the remaining north side of the wing addition and accessed from the corridor.

The entrance east of the bathroom leads to another large carpeted room in the main building. The room is open with the exception of a north-south partition wall protruding from the north wall with a door that does not enclose any part of the room, but attaches to a half-wall east-west built-in reception desk that is located in the northeast portion of the room. The glass-paneled door on the east wall just north of the desk leads back to the entry corridor and the main entrance door. The stairs on the west side of the central corridor ascend south to the second floor.

At the top of the enclosed staircase, a glass door to the east opens onto the second floor. This level is largely an open floor plan, recalling its original use as a gymnasium even with subdivided space created by low partition walls. A row of rooms along the east side of the building and partition walls irregularly placed on the west side of the room separate portions of the floor. There are three east rooms, including a bathroom, and there is an additional mechanical room in the southeast corner. In this room, the brick-filled fireplace retains its historic tile surround. There are also other original materials located in this room, such as the largely untouched bead board wainscoting with exaggerated molding. Across a small hallway to the north are two small bathrooms. There is an exterior door with a detached transom on the south wall of this floor that is located just west of the mechanical room.

Modified bead board wainscoting prevails around the four exterior walls of the second floor. The windows are similar to those on the first, but the three center windows on the north elevation of the building have extended lower sash that reach almost to the floor that can be used to access the exterior portico balcony. The ceiling of the second floor is dropped only in the center to accommodate for HVAC systems, while the remaining ceiling retains original beams running both east-west and north-south. Square florescent lights have been hung in the center of each of the bays created by this pattern. Carpets prevail throughout much of the second floor with the exception of the ceramic tiled bathrooms, the

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exposed wood mechanical room, and a laminate tile space partitioned on the west by walls that do not extend to the full-height ceiling.

### **3. Gregg Monument – c. 1870 (Contributing Object)**

This tall stone obelisk rests on a simple plinth and base and likely dates from the early 1870s to memorialize William Gregg, founder of the Graniteville Manufacturing Company who died in 1867. The inscription reads:

*WILLIAM GREGG,  
THE FOUNDER OF  
GRANITEVILLE.  
BORN FEBRUARY 2, 1800  
DIED SEPTEMBER 12, 1867*

The Gregg Monument was originally erected sometime after William Gregg's death in 1867. The original location was in a garden that sat to the east of the original Graniteville Mill. The purpose of the monument was to memorialize the original patriarch and founder of the Graniteville Manufacturing Company, a man who was largely credited with designing the first Southern textile mill village that was used as a prototype for most of the mill villages throughout the region.

E.B. Reese signed the monument though nothing more is known about the artist at this time. Originally located in front of Granite Mill on Sanborn Maps from 1887 through 1904 it was likely moved to its current location on the eastern side of Hickman Memorial Hall in 1926 when the company was expanding and a new mill building (Gregg Division Mill) was built on the site of the landscape garden. Early photographs of Memorial Hall do not include the monument.

### **Non-Contributing**

#### **a. Graniteville Company Main Office – c. 1920 (Non-Contributing Building)**

The Graniteville Company Main Office is located north of the Hickman Mill. Though close to the north wall of the Mill, the buildings are not connected. The building functioned from the 1920s through 2005 as the office for the Graniteville Company and later Avondale Mills holdings in the area, following that company's purchase of the Graniteville property in 1996.

The Graniteville Company's main office building was built before 1920 to the north of Hickman Mill, a central location for the company's campus. Across the street from the original Graniteville Mill and eventually the Gregg Division Mill (built in 1926), this one story brick building was where most business transactions were managed.

While significant to the growth of the Graniteville Manufacturing Company, the 1974 renovations, including the addition of two wings off the front of the building, a new standing-seam metal roof, and new finishes throughout the interior, brought significant changes which have altered the historic integrity of the building. The office building is a non-contributing element to the district.

Part of the building is shown in the 1920 Sanborn as a nearly square building centered on the north elevation of the Hickman Mill with a significant gap between the mill and the rear wall of the office. A 1935 hand drawn map of the village suggests that the office was still this size at that time. By



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1945, the office had more than doubled in size.

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At some point after 1949 but prior to 1974, rear additions were made to the office but there is little information available to date these changes. The quality of brick and other materials shows that they are not from the last phase of construction. The final additions were made to the front of the building in 1974 and consist of two wings projecting from the east and west sides of the north (front) façade with a single story flat porch and vestibule between them. At this time the rounded dormers of the roof shown in historic photographs were altered to be triangular in shape seen today.

The interior now has prefabricated pine paneling, carpeting and lay-in ceilings throughout.

The 1974 wing additions to the front of the building dramatically altered the look and footprint of the building, greatly diminishing the building's physical integrity and ability to convey its historical significance within the context of the district. This building, therefore, does not contribute to the significance of the district.

#### **b. Kenney Building – late 1930s (Non-Contributing Building)**

South and east of the Memorial Hall building is a two-story brick building known as the Kenney Building and/or the Vocational Engineering Building. This building was constructed by the Graniteville Company as a commercial building, housing a general store on the first floor and executive suites on the second. The building first appears on 1940s Sanborn maps and aerial photographs and functioned as a store. After the current shopping center was developed across Canal Street in the late 1950s, all the stores and houses along Canal Street shown in that photograph with the exception of the Kenney Store. The building had large plate glass windows and a flat canopy along the street.

Built some time between 1935 and 1941, the Kenney Building was part of a group of commercial buildings in Graniteville lining Canal Street. A 1959 photo shows the building housing C. D. Kenney's general store on the first floor and a barber shop and dentist's office on the second floor. In the 1960s, many of these stores were demolished to make way for a strip mall across the street, but the Kenney Building remained. Some time between 1960 and 1974 the Graniteville Company converted the store building for use as a vocational building, making heavy alterations to the building in the process. An undated aerial photograph (taken after the demolition of other buildings but prior to the 1974 addition to the Mill) shows the canopy and storefronts still in place on the building. By 1974, the storefront windows were infilled, the storefront canopy was removed, a fire escape catwalk was attached to the rear of the building, and the interior was refinished including new staircases.

While the building is over fifty years old and functioned as a property of the Graniteville Company, the c. 1974 renovations drastically altered the function and design of the building and render the building as a non-contributing resource to the Hickman Mill Historic District. The building's relationship to other Graniteville commercial buildings is also lost because none of these other buildings remain.

All storefront windows on the east (main) elevation and the north and south elevations have been enclosed with brick. The interior of the building has been altered with the introduction of full height partitions and dropped ceilings to create classrooms. A portion of the original columns and ceiling are visible in the rear of the building where a loading door and steel ramp were introduced in the 1970s. A new steel staircase was inserted in the southeast corner of the building at the same time.

Although the store and Memorial Hall share a fire escape, the 1974 plans for the Memorial Hall changes

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clearly show that the connection was made with a “steel checked plate” and “pipe columns below” at that time between two existing fire escapes.

The context for the building as a commercial building was altered less than fifty years ago with the demolition of the adjacent store buildings and the vocational school that replaced this use does not meet the age requirement to be considered historic. Therefore, the Kenney Building is a non-contributing building to the Hickman Mill Historic District.

**c. Bicentennial Monument -1976 (Non-Contributing Object)**

This simple flat, rectangular granite monument, resembling a headstone, sits atop a raised granite base. It is located on the northeast lawn of Hickman Memorial Hall, in the vicinity of the Gregg Monument. The inscription reads:

*1776-1976*

*IN MEMORY OF THE  
200<sup>TH</sup> ANNIVERSARY OF THE  
UNITED STATES AS AN  
INDEPENDENT NATION  
AND THE AMERICAN PATRIOTS  
WHO FOUGHT FOR THE FREEDOMS  
WE NOW ENJOY  
\*\*\*\*\*  
ERECTED BY THE TOWNS OF  
GRANITEVILLE, VAUCLUSE, AND  
WARRENVILLE  
JULY 4<sup>TH</sup>, 1976*

Across the country in 1976, many communities were honoring the bicentennial of the United State Declaration of Independence, throwing parades, hosting events, and building memorials. Graniteville citizens were no different, and a small Bicentennial Memorial was erected next to Hickman Memorial Hall. The placement was fitting since this building was the hub for many of the community welfare programs and it would contribute to the feeling of civic pride in the shadow of Graniteville’s most monumental building.

The Bicentennial Monument, placed in the bicentennial year of 1976, does not meet the age requirements of a historic resource and has little to no historic significance within the context of the Hickman Mill Historic District. The age of the monument also does not qualify the object for listing and it is not possible to make an argument for its exceptional significance under Criterion Consideration G. It is, therefore, a non-contributing object within the Hickman Mill Historic District.

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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  
ARCHITECTURE  
ENTERTAINMENT/RECREATION

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1900 – 1955

**Significant Dates**

Hickman Mill: 1900, 1945, 1955  
Hickman Memorial Hall: 1908  
Gregg Monument: 1926

**Significant Person**

(Complete only if Criterion B is marked above.)

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

**Cultural Affiliation**

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

**Architect/Builder**

Lockwood Greene & Co. – Hickman Mill  
J.E. Serrine & Co. – Hickman Mill  
MacMurphy & Story – Hickman Hall

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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.)

The 1846 Graniteville Mill and much of its surrounding village was listed on the National Register of Historic Places as the Graniteville Historic District in 1978 and designated a National Historic Landmark the same year. The Hickman Mill Historic District of Graniteville, South Carolina represents the expansion of the Graniteville Company in the early 20<sup>th</sup> century, its product growth reflected in the mill's construction, and employee services, especially as embodied in Hickman Memorial Hall, an employee community center, and is therefore significant under National Register Criterion A. The Hickman Mill Historic District is also significant under National Register Criterion C for the architectural design of the mill and memorial hall. Designed by prolific mill designers Lockwood Greene & Company, Hickman Mill is a turn-of-the-century mill building that reflects the evolution of mill design at the turn of the twentieth century; Hickman Memorial Hall's ornate Neo-Classical style reflects its purpose as a monument to former Graniteville Manufacturing Company president Hamilton H. Hickman, as well as a community center for the company's employees. While many mill company's provided recreation centers – from baseball fields and parks to brick-and-mortar community centers – this particular version of a community center is a rare example in that it's outward design operated as a memorial to a former mill executive, while its inward function was as a venue for recreational activity for mill employees.

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

**Criterion A: INDUSTRY**

**Graniteville Manufacturing Company & Graniteville Village**

In 1845, Pennsylvania-born watchmaker and silversmith William Gregg (1800-1867) embarked on building a textile mill driven by several defining principles, these principles derived from Gregg's uncle, Jacob Gregg, a watchmaker, manufacturer of textile machinery and Virginia cotton mill owner. William accompanied his uncle when he moved to Georgia to start one of the first textile mills in the South. While Jacob Gregg's mill endeavors failed on the heels of the War of 1812 and an influx of cheap British goods, William Gregg believed that the South was ideal for manufacturing textiles due to abundant waterpower, cheap labor supply, and proximity to raw materials. William Gregg publically criticized the region in a series of newspaper articles for their obsession with politics and subsequent neglect for these resources. He also believed that paramount to the success of textile mills in the South were good machinery, careful planning, and skilled management. It was this type of thinking that helped Gregg in his foray into the manufacturing business when he rescued the Vacluse Manufacturing Company in Aiken, South Carolina, from financial collapse when he took control in 1836.<sup>1</sup>

Gregg was determined to build a textile mill in South Carolina. However, political resistance slowed his progress. After a political fight for the charter for a textile mill in South Carolina (a fight due to a fear of his plan to use white labor and possibly provide recruits for a pro-tariff and antislavery party) Gregg prevailed, however, and the Graniteville Manufacturing Company was completed in Aiken in 1849.

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<sup>1</sup> Christian, Ralph J. "Graniteville Historic District." National Register of Historic Places Nomination Form. Nashville, TN; 1977.

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Gregg was involved in all aspects of the building process, from personal supervision of construction (it is believed he may have actually designed the original mill himself<sup>2</sup>) and personal loans, to the planning and supervision of the mill village that would be necessary to support his endeavor. The model he created has been cited as the “first typical Southern cotton-mill village.”<sup>3</sup>

In addition to his hands-on approach to construction and planning, Gregg’s acute sense of necessary resources placed the plant on Horse Creek, a water source fed by a large number of active springs. With the region’s sand dominant geology, this water was historically some of the cleanest water in the area and was prime for dye-manufacturing operations.<sup>4</sup>

William Gregg died on September 12, 1867 from pneumonia contracted while working in waist-deep water to assist in repairs of the mill’s dam after it had broken during a flood.<sup>5</sup> Hamilton H. Hickman was elected to be Gregg’s predecessor. Under Hickman’s leadership, the company survived a tumultuous time in post-Civil War American textile production. The year 1873 saw three-fourths of mills in America fail.<sup>6</sup> The company survived, however, and even acquired Vaucluse Mill in 1877, the mill where William Gregg had first learned the cotton business. This acquisition was part of Hickman’s emphasis on updating and modernizing mills. He fought idleness during the slowing southern textile economy, which he saw as “demoralizing, disorganizing in its influence, and... calculated to make [workers] discontented.”<sup>7</sup> Hickman oversaw the electrification of the mill in 1891, earning the Graniteville Company the distinguished recognition as the first plant to have electric lights in South Carolina.



**Figure 1: Tracey I. Hickman, n.d. (Gregg-Graniteville Photographic Archive, Gregg-Graniteville Library, Univ. of South Carolina, Aiken)**

The company had experienced major organizational changes in the closing years of the nineteenth century. In the late 1890s, the Graniteville Company had a number of debts that unexpectedly came due and jeopardized the company’s financial security. The holdings were placed in a “friendly receivership” but the sitting president of thirty-one years, Hamilton Hickman, was forced to resign. The company emerged from this period of uncertainty and began a campaign of expansion that included Hickman Mill and Hickman Memorial Hall, both named for the former president.

Hickman’s presidency ended in 1899 and his son, Tracy I. Hickman, was elected to replace him.<sup>8</sup> Tracy Hickman continued his father’s legacy of progress for the mill and quickly commissioned the building of the Hickman Mill in 1900 to expand operations using the most current technologies. In 1900,

<sup>2</sup> Boyd, Jean Clark. *A Pictorial Timeline of Graniteville, South Carolina: 1845-1996*. 2004, 2.

<sup>3</sup> Mitchell, Broadus. “William Gregg.” *Dictionary of American Biography*, Vol. IV, Part 1. New York, 1931, 600.

<sup>4</sup> “GAC Holdings and Community Environmental Company Assets: Graniteville, South Carolina.”

<sup>5</sup> Christian.

<sup>6</sup> McCampbell, Leavelle. “Forward.” *Graniteville: 1845-1935*. 1935.

<sup>7</sup> Downey, Tom. “Vaucluse Mill Village Historic District.” National Register of Historic Places Nomination Form. Aiken, SC; 1995, Section 8, 23.

<sup>8</sup> Boyd. 17-18.



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Hickman Mill was the first major facility expansion to the Graniteville Company property in the town of Graniteville, SC. When operations began at Hickman Mill in 1901, steam powered 20,000 spindles. In 1916, the entire mill was electrified. Hickman Mill also housed the central boiler plant for Hickman Mill, Graniteville Mill and the Gregg Plant at the Graniteville Manufacturing Company.<sup>9</sup>

Construction of Hickman Mill and Hickman Memorial Hall in the first decade of the 20<sup>th</sup> century signified a continued investment in the Graniteville Company and its workers. This addition also expanded the village of Graniteville to accommodate the incoming workforce and 100 new homes were built in what was known as “New Town” between 1901 and 1907. This new stock of housing was located on the east side of Horse Creek, directly east of Graniteville Mill. This increase in population also prompted the Aiken-Augusta Trolley Line to begin servicing Graniteville in 1902.<sup>10</sup>



**Figure 2: Hickman Mill, c. 1946 (Gregg-Graniteville Photographic Archive, Gregg-Graniteville Library, Univ. of South Carolina, Aiken)**

By the dawn of the 20<sup>th</sup> century, the Graniteville Mill had been in operation for more than fifty years and the South Carolina Piedmont cotton mill industry was booming. With mill work becoming a prevalent way of life in the South, many questions were raised about the living conditions for workers, primarily child labor. Worker strikes over wages were also becoming common in mills across the country, especially in the North, but Graniteville leaders boasted that they had no such demonstrations from their workers.

In this time of intense scrutiny for the industry, it was important to demonstrate the positive aspects of mill work. One way to demonstrate the success of a company would be to expand operations using the newest technology available both through architecture and infrastructure. The construction of Hickman Mill at the Graniteville Manufacturing Company signified financial health and a robust and happy work force (whether that was actually the case or not). It was functional in expanding their operations and took advantage of new steam technologies to produce a greater quantity of cotton goods. The new technologies were also used to persuade new workers to move to the town and work for the company.

Mill owners also attempted to appeal to workers, as well as their critics in the South and beyond, by promoting recreational activities among their workforces. For mill owners, promoting sports and recreation—which often necessitated the construction of bleachers, athletic fields, and gymnasiums, among other types of infrastructure—was a way of instilling discipline and exercising control. Mill

<sup>9</sup> Graniteville: 1845-1935. 1935, 25.

<sup>10</sup> *Ibid.* 19-20.

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operatives who were competing on the baseball diamond were not carousing or engaging in other activities that might undermine good order. Athletics also channeled the aggression of the predominately male workforce in a way that built camaraderie and instilled a sense of community that extended to life in the mill village and on the shop floor. Operatives viewed themselves and their families as “belonging” to a mill and that generated a sense of solidarity not only with fellow mill workers, but also with mill bosses—or so management hoped.



**Figure 3: Looms at Hickman Mill, c. 1956 (Gregg-Graniteville Photographic Archive, Gregg-Graniteville Library, Univ. of South Carolina, Aiken)**

This search for order was intensified by the collective anxiety felt by many within southern society about the unsavory character and unknown origins of the growing mass of “mill people” who were increasingly concentrated just on the periphery of so many southern towns and cities. These fears led to much hand-wringing among townspeople, and it also generated and propelled southern reform movements, including compulsory public schooling and the development of recreational facilities.<sup>11</sup> These and other efforts were aimed at disciplining mill workers and, even more, their children, in order to transform the unruly mob—in the eyes of reformers—into a productive and reliable citizenry. These reformers did not go unchallenged and operatives pushed back, perhaps most vehemently in the area of compulsory education, which they viewed as a threat to paternal authority within the

individual household. Indeed, the rise of Cole Blease can be viewed as the political manifestation of the operatives’ resistance to reform in all of its guises.<sup>12</sup> To the extent, though, that recreation was an extension of these multifaceted reform movements, it was far more readily accepted by mill owners and operatives alike. For their part, mill operatives viewed the construction of recreational facilities like Hickman Memorial Hall as an opportunity to gain access to programs and facilities that they would not be able to afford were they not associated with a mill. In an economic environment where labor was often scarce and mill owners had to compete to obtain, and retain, a skilled workforce, access to such amenities could help sway decisions of mill families on where to settle and work. Hickman Memorial Hall remains as a physical manifestation of the attempts of mill owners to use the built environment to discipline their workforce; and also of how, at the same time, mill workers used what leverage they did possess in order to extract from mill owners access to those amenities that they valued for themselves and their families.

<sup>11</sup> For the connection between recreation, architecture, and reform, though with a more urban and northern focus, see Paula Lupkin, *Manhood Factories: YMCA Architecture and the Making of Modern Urban Culture* (Minneapolis: University of Minnesota Press, 2010).

<sup>12</sup> David L. Carlton, *Mill and Town in South Carolina, 1880-1920* (Baton Rouge: Louisiana State University Press, 1982), esp. 215-272; Bryant Simon, *A Fabric of Defeat: The Politics of South Carolina Millhands, 1910-1948* (Chapel Hill: University of North Carolina Press, 1998), 11-35.

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**Criterion A: ENTERTAINMENT/RECREATION**

**Hickman Memorial Hall**

Since Graniteville’s founding in the 1840s, the company and its workers were inextricably intertwined. Founder William Gregg created a paternalistic model of Southern textile mill villages wherein houses were provided at low cost to workers and many of their needs were attended to by the Graniteville Manufacturing Company itself. When Hamilton H. Hickman became president after Gregg’s death in 1867, he continued this type of organizational welfare, including his insistence that during the hard economic times of his thirty-two year presidency stockholder dividends would be reduced before workers’ pay was affected.



**Figure 4: Hickman Memorial Hall, c. 1910 (Gregg-Graniteville Photographic Archive, Gregg-Graniteville Library, Univ. of South Carolina, Aiken)**

Undoubtedly it was Hickman’s legacy – in concert with turn-of-the-century movements for welfare reform – that led to the building of Hickman Memorial Hall in Graniteville in 1907. Originally, a monument honoring Hickman was planned, but it was later decided “a building devoted to recreational purposes for the people of Graniteville would be more in keeping with the practical ideals of the man they sought to honor.”<sup>13</sup> In 1906, the community organized a petition with 351 signatures asking that a memorial be built to honor the president who resigned in 1899. The petition included a request for a gymnasium and a library to be included in this memorial. Over 2,000 books had already been collected by Graniteville citizens to fill the shelves of a local library, and a donation of \$1,000 had been made towards this purpose.<sup>14</sup>

Hamilton Hickman’s son, Tracy I. Hickman, who was serving as the Graniteville Manufacturing Company president himself, petitioned the board for approval of the project:

If you permit me to carry out the plans already outlined for this building, you will never regret it, and you will find it one of the best paying investments that, as stockholders you could put your money into. The mills to-day that are running successfully are the mills that have satisfied and contented

<sup>13</sup> McCampbell, Leavelle. Graniteville: 1845-1935. Graniteville, SC; 1935, 43.

<sup>14</sup> The origins of the donation are not recorded. Rodman, Mark Alexander. “Graniteville, South Carolina: A Future from the Past.” Cornell University Master’s Thesis. Ithaca, NY; 2000, 93.



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help, and no help can be satisfied and contented that have no means of pleasure and recreation, and this I feel it is our duty to provide for our faithful and worthy people at Graniteville.<sup>15</sup>

While the workers of Graniteville Manufacturing Company asked for these services directly, many mill owners were instituting recreational programs and centers to ensure that workers would not become dissatisfied during labor shortage and seek jobs elsewhere.<sup>16</sup> It was during this era that many Southern textile companies were under fire for child labor practices and were making investments in employee welfare programs such as baseball teams, community centers, pools, and clinics to temper critics and appease workers, while also indebting them to the company. These programs were deemed “welfare work” and began to be popular as early as 1905.<sup>17</sup> Recreation centers like Hickman Memorial Hall were part of a larger control mechanism of the paternalistic Southern mill, constructed to lessen conflict between workers and the company since many of the Northern mills experienced worker strikes.<sup>18</sup>

**Criterion C:**  
**ARCHITECTURE**

The most well known mill-engineering firm during the late nineteenth and early twentieth century was Lockwood, Greene, & Co. Their designs incorporated elements that embodied the best practices of industrial building. These features were included in the design of the Hickman mill which features a heavy timber framing system, low gable roof, large segmental arch windows, heavy brick walls, and division of manufacturing processes into separate portions of the buildings.



**Figure 5: Hickman Mill, n.d. (Gregg-Graniteville Photographic Archive, Gregg-Graniteville Library, Univ. of South Carolina, Aiken)**

<sup>15</sup> Ibid.

<sup>16</sup> Leloudis, James and Kathryn Walbert. “Life in the mill villages.” Like a Family: The Making of a Southern Cotton Mill World. Excerpt from “North Carolina in the New South” (<http://www.learnnc.org/lp/editions/nchist-newsouth/5495>). Accessed August 27, 2015.

<sup>17</sup> National Park Service. “Historic American Engineering Record: Graniteville Mill.” Washington, DC; 1999, 35.

<sup>18</sup> Jamieson, Claire E. “Change in the Textile Mill Villages of South Carolina’s Upstate During the Modern South Era.” University of Tennessee Master’s Thesis, Knoxville, TN; 2010, 48.

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These features allowed for natural light and ventilation to be optimized, as well as provide fire safety measures for the building.

The architecture of the Hickman Mill is congruent with many textile mills built at the time, especially by the esteemed engineering and design firm, Lockwood, Greene & Co. Designing industrial building for mills across the Upstate of South Carolina and the burgeoning textile industry there, Lockwood, Greene & Co. was integral in developing the architectural vernacular of mill design in the region. These buildings rarely strayed in design from a linear brick building, low-pitched roof, and large and repetitious segmental arched window openings for large double-hung sashes to allow for natural light and ventilation.

Hickman Mill was a departure from the original Graniteville Mill that was water powered and designed by William Gregg himself in 1849. It was located uphill from, and independent of, Horse Creek and utilized a rail system that carried textiles to the doors of the steam-powered plant. It demonstrated progress and the use of all available innovation at the turn of the century. The Lockwood, Greene & Co. ethos for industrial architecture, designing for efficiency while utilizing local supplies, was integrated into their design of Hickman Mill. The mill demonstrated the Lockwood, Greene & Co. trademark elements that were designed to make manufacturing processes streamlined and flexible.<sup>19</sup>

Subsequent additions to the Hickman Mill indicate the expanded functionality needed for the growing Graniteville Manufacturing Company. In 1945, the architecture firm of J.E. Sirrinc & Co., Engineers was commissioned to design an addition to the southern end of Hickman Mill. It is highly likely that this was the second time that architect Joseph Emory Sirrinc had been involved in the design of the mill, as he was an employee of Lockwood, Greene & Co. in 1900. His addition was similar in style to the original design, perhaps a product of his training with his former employer. In 1955, another addition was made to the southern terminus of the mill, this time straying from the original and 1945 addition designs that used abundant natural light. This phase of construction rendered the building virtually windowless, except for windows in the stair halls.

### **History of Lockwood, Greene & Co.**

Founded in 1882 in Providence, Rhode Island, Lockwood, Greene & Company was an engineering and design firm that became one of the most influential and mill design firms in the country during the industrial boom around the turn of the century. The original partners were Stephen Greene, John W. Danielson, and Amos D. Lockwood, who had been designing mills in South Carolina as early as the 1870s.<sup>20</sup> The firm operated primarily out of Boston, Massachusetts, but established an office in Greenville, South Carolina, in 1898. The firm continued to operate its southern office from Greenville until 1924 when offices were moved to the Lockwood Greene & Company designed Montgomery Building in Spartanburg, South Carolina.

Other South Carolina mills designed by Lockwood Greene & Company listed on the National Register of Historic Places include Vaucluse Mill in Aiken County (c. 1877 and part of the larger Vaucluse Mill Village Historic District), Columbia Mills in Richland County (c. 1893), Monaghan Mill in Greenville County (c. 1900), Drayton Mill in Spartanburg (c. 1902), Pacolet Mills Cloth Room and Warehouse in Spartanburg (c. 1906), and Oakland Mill in Newberry County (c. 1910). In addition, the firm contributed designs for non-mill buildings in Spartanburg where they housed their regional office. Some of these

<sup>19</sup> Fourscore Years: A Record of Lockwood, Greene & Co.'s Contribution to Industrial Engineering. Lockwood, Greene & Co. Boston, MA; 1912.

<sup>20</sup> Meek, Martin E. and Bill Cooper. "Drayton Mill." National Register for Historic Places Nomination Form. Spartanburg, SC; 2012.

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buildings on the National Register include the Montgomery Building (c. 1924), the American Legion Building (c. 1936), and an addition to the Frank Evans High School in 1925.

### **History of J.E. Sirrinc & Co., Engineers**

From 1895 to 1903, Joseph Emory Sirrinc (1872-1947) was an industrial designer at Lockwood Greene & Company in Greenville, South Carolina. He left the firm in 1903 to open his own office rather than accepting a partnership offer from the firm. Some consider him to be South Carolina's most important industrial architect and engineer.<sup>21</sup> While J.E. Sirrinc did compete with Lockwood Greene & Co. for commissions for mill construction in and around the state, Sirrinc's best-known work may be additions to existing textile mills (many of them Lockwood Greene & Co. designs) and textile related buildings. Those listed on the National Register of Historic Places in South Carolina include Woodside Cotton Mill in Greenville County (c. 1902), the Carolina Supply Company building in Greenville County (c. 1913), Old Textile Hall in Greenville County (c. 1917), the Company Store and Office Building at Drayton Mills in Spartanburg County (c. 1919), Republic Theater in Chester County (c. 1922), the Greenville Chamber of Commerce Building (c. 1925), and a 1940s addition to the Southern Bleachery & Print Works in Greenville County.

### **Hickman Memorial Hall**

Hickman Memorial Hall, a two-and-one-half story Neo-Classical Revival building, was designed by the architecture firm of MacMurphy & Story of Augusta, Georgia. Augustus Mitchell MacMurphy and Joseph B. Story practiced from 1887 until 1912. Their repertoire primarily included churches, schools, and commercial properties built in the Augusta area. In 1905, they designed St. Mary Help of Christians Church (listed in the National Register of Historic Places on March 25, 1982) in Aiken, South Carolina, near Graniteville. Shortly after, in 1907, they were commissioned for the building of Hickman Memorial Hall. It was during this time that they also were hired to work on a \$150,000 addition to the Bon Air Hotel in Augusta, one of the most prominent projects for this partnership. Other South Carolina projects included the 1911 remodeling of the Farmers' Bank in Edgefield.<sup>22</sup>



**Figure 6: Hickman Memorial Hall, c. 1910 (Gregg-Graniteville Photographic Archive, Gregg-Graniteville Library, Univ. of South Carolina, Aiken)**

<sup>21</sup> Ibid.

<sup>22</sup> Wells, John E. and Robert E. Dalton. The South Carolina Architects 1885 – 1935: A Biographical Dictionary. Richmond, VA; 1992, 113.



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The high design of the building stands in stark contrast to the mill buildings surrounding it. Its architecture is a nod to the “big house” of the southern plantation, which served to reinforce the role of the social services offered within as a paternalistic offering from the company to its workers. It also fit into the architectural vernacular of the period that has been classified by architectural historians as a “search for order in a culture that was becoming more and more complex.”<sup>23</sup> The neo-classical movement at the turn of the 20<sup>th</sup> century was greatly influenced by a national aesthetic for civic buildings that were popularized by the Daniel Burnham designs for the 1893 Columbian Exposition in Chicago.

Hickman Memorial Hall served as a multi-purpose recreation center for the employees and community of Graniteville when it first opened in April 1908. Columbia, South Carolina journalist August Kohn wrote in 1907 “without exaggeration I regard this as the handsomest club house building of any in the State of South Carolina.”<sup>24</sup> The four monumental columns and neo-classical detail distinguished the building from the surrounding industrial architecture. Inside the basement housed a swimming pool and bowling alley, the first floor a banquet room and library, and the second floor was a gymnasium.<sup>25</sup> In addition, the building touted game rooms, billiard and pool tables, showers, and also played host to social functions such as dances.<sup>26</sup> (Coincidentally, Graniteville Manufacturing Company founder William Gregg had prohibited dancing during his supervision of the company and its employees from 1845 until 1867).<sup>27</sup>

By 1944, the building served as the Employment Center for the Graniteville Company (“Manufacturing” was dropped from the company name in 1937) where employee health screenings were conducted and other administrative functions were housed.<sup>28</sup> Changes were proposed to the layout of the building in 1944. These changes were presumably part of a larger four-year renovation of the Graniteville Company’s assets that included updating the houses owned by the company with modern conveniences and conducting needed repairs.<sup>29</sup> The renovations to Hickman Memorial Hall included subdividing the basement and first floor of the interior space and moving the stair from the eastern interior section of the building to the central entrance hall in order to house a number of medical services as well as offices for the paymaster, real estate staff, and police. In addition, many subdivisions were made for segregated “white” and “colored” waiting rooms and bathrooms.<sup>30</sup> The maple floors and wood ceilings remained exposed throughout most of the first and second floors, however the large “paymaster’s department” on the first floor was noted as having acoustic ceiling tile by 1944.

During renovations in the late 1970s, the stair was again moved, this time from the east side of the entrance hall to the west side.<sup>31</sup> This work also included adding acoustic ceiling tiles throughout the building to provide room for added insulation, sprinkler systems, and florescent lighting fixtures. Carpet was added to office spaces, ceramic tile to bathrooms and resilient tile to entryways, waiting rooms and medical offices. This renovation also called for a reorganization of the office spaces for the basement and

<sup>23</sup> Roth, Leland M. A Concise History of American Architecture. New York, NY: 1979, 172.

<sup>24</sup> NPS, 35.

<sup>25</sup> Boyd, Jean Clark. A Pictorial Timeline of Graniteville, South Carolina: 1845-1996. 23.

<sup>26</sup> McCampbell, 43.

<sup>27</sup> Christian, Ralph J., National Register of Historic Places Inventory - Nomination Form: Graniteville Historic District, Nashville; 1977, 5.

<sup>28</sup> Steadman, Mae. A History of Graniteville. North Manchester, IN; 1998, 12.

<sup>29</sup> Boyd, 36.

<sup>30</sup> The “white” and “colored” distinctions were erased in the 1970s renovation. Barnwell, Proposed Alterations & Additions: Hickman Hall, Architectural Drawing. Greenville, SC, 29 Feb, 1944; File No. 127, Drawing No. 4145-P-1, J. E. Serrine & Co. Engineers.

<sup>31</sup> FEA, Renovations to Hickman Hall for the Graniteville Company, Architectural Drawing. Aiken, SC, Jan, 1975; Job No. 7403, Alexander-Moorman and Associates.

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first level as well as adding additional office spaces to the second floor. This 1970s scheme is the current layout of the building.

### **Additional District Context**

The company and town continued to expand until the early 1980s when some mills began to cease operation and community services were halted (and absorbed by Aiken County).<sup>32</sup>

Avondale Mills, one of the nation's largest denim manufacturers, purchased the Graniteville Company in 1996. Avondale Mills was operating in Graniteville when a catastrophic railway accident on January 6, 2005 derailed two trains south of Hickman Mill, releasing hazardous gases and chemicals into the surrounding area, subsequently killing nine people and injuring more than 250 people due to chlorine exposure. The accident forced an evacuation of Graniteville and the closing of the plant. More than 1,600 employees were displaced virtually overnight. Both Avondale Mills and the U.S. Environmental Protection Agency brought lawsuits against the responsible rail company, Norfolk Southern, as the once pristine Horse Creek was irreversibly contaminated and Norfolk was deemed to be in violation of the Clean Water Act.

Today, all of the buildings sit unused with the except for a portion of the Hickman Mill. ReCleim, an appliance recycling facility, has been operating in the 1974 addition of the mill since 2014.

In 2008, a Graniteville referendum produced a two-to-one vote to forego incorporation with the villages of Warrentonville and Vaocluse. The 2010 census reported a population of 2,600 in Graniteville.

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<sup>32</sup> Boyd, 45.

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Hickman Mill Historic District  
Name of Property

Aiken Co., S.C.  
County and State

**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: Graniteville-Gregg Archive, University of South Carolina - Aiken

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

**10. Geographical Data**

**Acreeage of Property** 11.86

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates (decimal degrees)**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

- |                         |                        |
|-------------------------|------------------------|
| 1. Latitude: 33.566065° | Longitude: -81.809584° |
| 2. Latitude: 33.563554° | Longitude: -81.809560° |
| 3. Latitude: 33.563400° | Longitude: -81.808200° |
| 4. Latitude: 33.565817° | Longitude: -81.807758° |
| 5. Latitude: 33.565028° | Longitude: -81.810035° |
| 6. Latitude: 33.564509° | Longitude: -81.809813° |

Hickman Mill Historic District  
Name of Property

Aiken Co., S.C.  
County and State

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: |
| 5. Zone: | Easting : | Northing: |

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

The Hickman Mill Historic District property is bounded to the north by Marshall Street, west by Horse Creek and a former railroad spur, south by Hard Street, and east by Canal Street as shown in Aiken County Tax Parcels 068 18 19 003, 068 18 19 005, 068 18 19 006 068 18 19 006, and 068 1819 007 and indicated by the heavy red line on the accompanying tax map labeled "Hickman Mill."

**Boundary Justification** (Explain why the boundaries were selected.)

This boundary includes all significant historic features pertinent to Hickman Mill and Hickman Memorial Hall excludes those nearby structures that are not.

---

**11. Form Prepared By**

name/title: Katherine Ferguson, Junior Associate  
organization: MacRostie Historic Advisors, LLC  
street & number: 3 Broad Street, Suite 301  
city or town: Charleston state: SC zip code: 29401  
e-mail kferguson@mac-ha.com  
telephone: 843-779-3630  
date: September 8, 2015

Hickman Mill Historic District  
Name of Property

Aiken Co., S.C.  
County and State

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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 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:** Hickman Mill Historic District

**City or Vicinity:** Graniteville

**County:** Aiken

**State:** South Carolina

**Photographer:** Richard Sidebottom  
MacRostie Historic Advisors, LLC  
3 Broad Street, Suite 301  
Charleston, SC 29401

**Date Photographed:** May 2015



Hickman Mill Historic District  
Name of Property

Aiken Co., S.C.  
County and State

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

Photograph 1 of 38:

Hickman Mill – looking SW from Marshall Street

Photograph 2 of 38:

Hickman Mill – looking E across Horse Creek

Photograph 3 of 38:

Hickman Mill – looking SE at Engine Room and additions

Photograph 4 of 38:

Hickman Mill – west elevation of 1900 mill, looking E

Photograph 5 of 38:

Hickman Mill – west elevation of 1940s addition, looking NE

Photograph 6 of 38:

Hickman Mill – west elevation of 1950s addition, looking SE

Photograph 7 of 38:

Hickman Mill – south elevation of 1950s addition and 1974 warehouse, looking NW

Photograph 8 of 38:

Hickman Mill – east elevation of mill and warehouse addition, looking SW across railroad tracks and Canal Street

Photograph 9 of 38:

Hickman Mill – basement, looking SE in 1940s one-story addition toward original mill west wall

Photograph 10 of 38:

Hickman Mill – first floor, looking S in 1900 mill

Photograph 11 of 38:

Hickman Mill – first floor, looking NE to 1970s office and connection between 1940s and 1950s addition.

Photograph 12 of 38:

Hickman Mill – 1974 warehouse addition, looking NE

Photograph 13 of 38:

Hickman Mill Historic District

Aiken Co., S.C.

Name of Property

County and State

Hickman Mill – second floor, looking S from end of 1900 mill into 1940s and 1950s  
Addition

Photograph 14 of 38:

Hickman Mill – third floor, looking NE at north end of 1900s mill

Photograph 15 of 38:

Hickman Mill – interior of Engine Room, looking SW

Photograph 16 of 38:

Hickman Mill – 1940s Boiler Room, looking NE

Photograph 17 of 38:

Hickman Mill – 1940s Boiler Room, looking S

Photograph 18 of 38:

Hickman Memorial Hall – north elevation, looking S from Marshall Street

Photograph 19 of 38:

Hickman Memorial Hall – looking SE toward intersection of Marshall and Canal Streets

Photograph 20 of 38:

Hickman Memorial Hall – south elevation, looking N

Photograph 21 of 38:

Hickman Memorial Hall – west elevation, looking E

Photograph 22 of 38:

Hickman Memorial Hall – west wing, looking S

Photograph 23 of 38:

Hickman Memorial Hall – basement, looking E in corridor

Photograph 24 of 38:

Hickman Memorial Hall – first floor, looking S in central corridor

Photograph 25 of 38:

Hickman Memorial Hall – looking SE in east room

Photograph 26 of 38:

Hickman Memorial Hall – second floor, looking S in main space

Photograph 27 of 38:

Hickman Memorial Hall – second floor, detail of original trim and wainscoting, looking  
NW

Hickman Mill Historic District  
Name of Property

Aiken Co., S.C.  
County and State

Photograph 28 of 38:

Gregg Monument – looking S

Photograph 29 of 38:

Gregg Monument – inscription detail, looking S

Photograph 30 of 38:

Bicentennial Monument – looking SW

Photograph 31 of 38:

Main Office Building – north elevation, looking S

Photograph 32 of 38:

Main Office Building – west elevation, looking E

Photograph 33 of 38:

Main Office Building – east elevation, looking W

Photograph 34 of 38:

Kenney Building – south and east elevations, looking NW

Photograph 35 of 38:

Kenney Building – west elevation, looking E

Photograph 36 of 38:

Kenney Building – ground floor

Photograph 37 of 38:

Kenney Building – interior room

Photograph 38 of 38:

Kenney Building – stairs

### **Index of Figures:**

Figure 1: “Tracey I. Hickman, third president of the Graniteville Manufacturing Company,” n.d. Gregg-Graniteville Photographic Archive, Gregg-Graniteville Library, University of South Carolina, Aiken. Digital Image Copyright, 2014, University of South Carolina Aiken.

Figure 2: “Hickman Division Mill of the Graniteville Manufacturing Company at Night,” J.F. Sofge (photographer), c. 1946. Gregg-Graniteville Photographic Archive, Gregg-Graniteville Library, University of South Carolina, Aiken. Digital Image Copyright, 2014, University of South Carolina Aiken.

Hickman Mill Historic District  
Name of Property

Aiken Co., S.C.  
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Figure 3: "Looms at Hickman Mill," 1956. Gregg-Graniteville Photographic Archive, Gregg-Graniteville Library, University of South Carolina, Aiken. Digital Image Copyright, 2014, University of South Carolina Aiken.

Figure 4: "Hickman Hall," c. 1910. Gregg-Graniteville Photographic Archive, Gregg-Graniteville Library, University of South Carolina, Aiken. Digital Image Copyright, 2015, University of South Carolina Aiken.

Figure 5: "Hickman Division Mill of the Graniteville Manufacturing Company," n.d. Gregg-Graniteville Photographic Archive, Gregg-Graniteville Library, University of South Carolina, Aiken. Digital Image Copyright, 2015, University of South Carolina Aiken.

Figure 6: "Hickman Hall," c. 1910. Gregg-Graniteville Photographic Archive, Gregg-Graniteville Library, University of South Carolina, Aiken. Digital Image Copyright, 2014, University of South Carolina Aiken.

**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.





# Hickman Mill

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## Hickman tract

Parcels owner by Graniteville Restoration Partners or related entities:

- 068-18-19-003
- 068-18-19-005
- 068-18-19-006
- 068-18-19-007

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Printed: Jun 10, 2015



# Hickman Mill Historic District

Graniteville, Aiken Co.



33.566065°, -81.809584°

191  
33.565817°, -81.807758°

33.565028°, -81.810035°

33.564509°, -81.809813°

33.563554°, -81.809560°

33.563400°, -81.808200°

Google earth

© 2015 Google

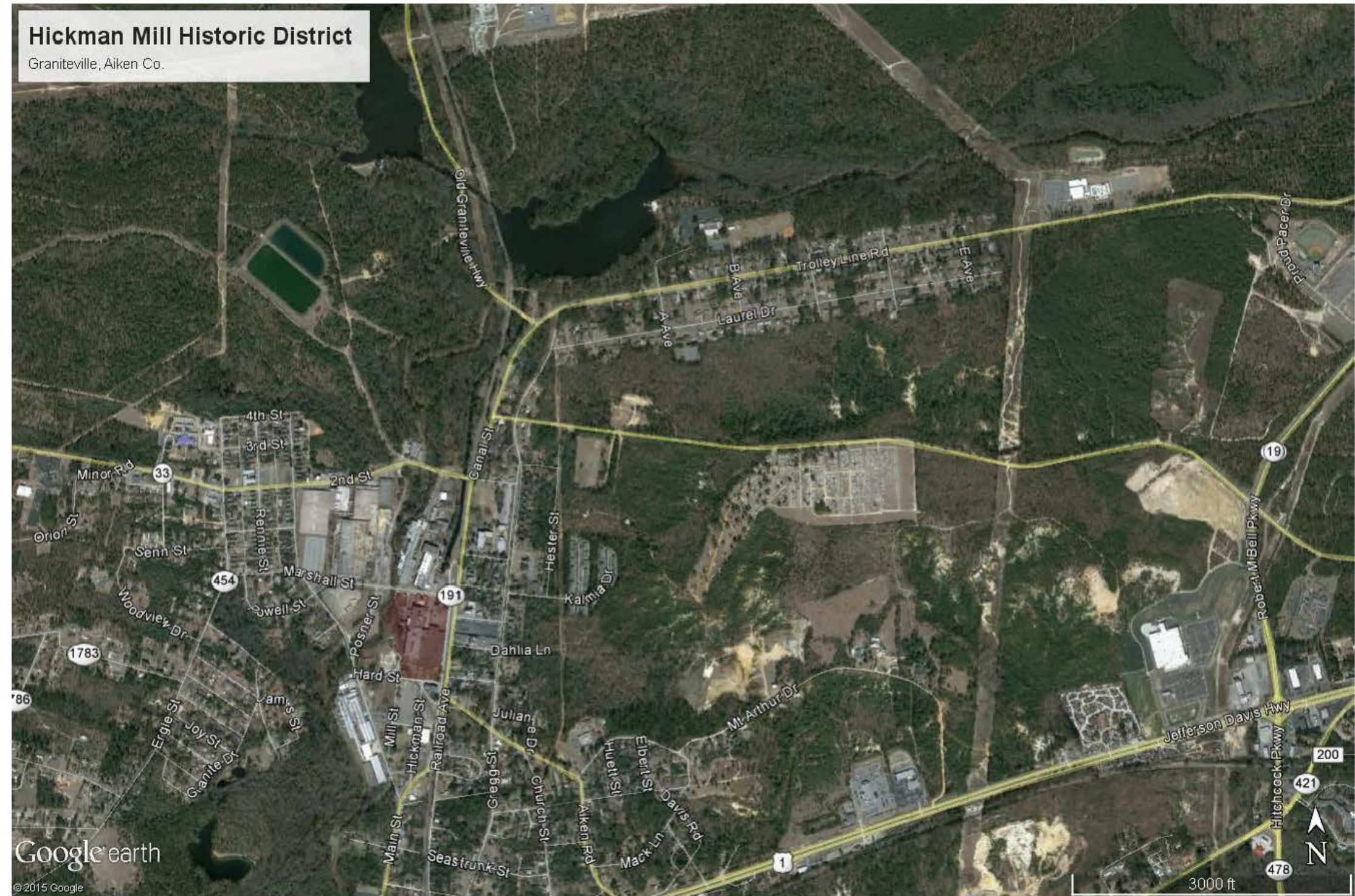


600 ft



# Hickman Mill Historic District

Graniteville, Aiken Co.



Google earth

© 2015 Google

3000 ft















































Blue folder or clipboard attached to a pillar.

Inventory list or document on the floor.

NOTICE sign on the green machine.

Small label on the blue object in the foreground.





























1852  
BANKERS BUILDING  
DESIGNED BY  
JAMES H. HUNTER  
AND  
ERECTED BY  
JAMES H. HUNTER  
AND  
JOHN W. HUNTER  
1852

NO. 10

1852  
BANKERS BUILDING  
DESIGNED BY  
JAMES H. HUNTER  
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AND  
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JAMES H. HUNTER  
AND  
JOHN W. HUNTER  
1852



























APPLICANTS FOR EMPLOYMENT  
WILL BE REQUIRED TO  
UNDERGO A DRUG SCREENING  
TEST AS A CONDITION  
OF EMPLOYMENT

PERSONNEL  
AND  
INSURANCE

















GREGG

WILLIAM GREGG  
THE FOUNDER OF  
CRANFITEVILLE  
BORN FEBRUARY 2 1830  
DIED SEPTEMBER 12 1907





IN MEMORY OF THE  
200TH ANNIVERSARY OF THE  
UNITED STATES AS AN  
INDEPENDENT NATION  
AND THE AMERICAN PATRIOTS  
WHO FOUGHT FOR THE FREEDOMS  
WE NOW ENJOY



ERECTED BY THE TOWNS OF  
GRANTEVILLE, VAUCLUSE AND  
WARRENVILLE  
JULY 4TH, 1976



































UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Hickman Mill Historic District

MULTIPLE NAME:

STATE & COUNTY: SOUTH CAROLINA, Aiken

DATE RECEIVED: 1/08/16 DATE OF PENDING LIST: 2/09/16  
DATE OF 16TH DAY: 2/23/16 DATE OF 45TH DAY: 2/23/16  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000046

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT 2/23/16 DATE

ABSTRACT/SUMMARY COMMENTS:

*A & C*  
*Local level*  
*architecture, industry, recreation*  
*1910-1955*

RECOM./CRITERIA *A & C*

REVIEWER *W. J. ...*

DISCIPLINE *H/2*

TELEPHONE \_\_\_\_\_

DATE *2/23/16*

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

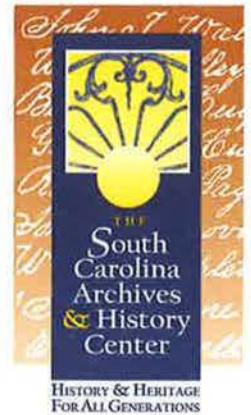
If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



December 30, 2015

Paul Loether  
National Register Chief  
U.S. Department of the Interior  
National Park Service  
1201 Eye (I) Street, NW (2280)  
Washington, DC 20005

RECEIVED 2280  
JAN 08 2016  
Nat. Register of Historic Places  
National Park Service



Dear Mr. Loether:

Enclosed is the National Register nomination for Hickman Mill Historic District in Aiken County, South Carolina. The nomination was approved by the South Carolina State Board of Review as eligible for the National Register of Historic Places under Criteria A and C at the local level of significance. We are now submitting this nomination for formal review by the National Register staff. The enclosed disk contains the true and correct copy of the nomination for Hickman Mill Historic District to 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) 896-6182, fax me at (803) 896-6167, or e-mail me at [efoley@scdah.state.sc.us](mailto:efoley@scdah.state.sc.us).

Sincerely,

A handwritten signature in black ink, appearing to read 'Ehren Foley', is written over a horizontal line. The signature is fluid and cursive.

Ehren Foley, Ph.D.  
Historian and National Register Co-Coordinator  
State Historic Preservation Office  
8301 Parklane Rd.  
Columbia, S.C. 29223