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: __Piedmont Mill Stores Building__________________________
   Other names/site number: _____________________________________________
   Name of related multiple property listing: ______________________________
   (Enter "N/A" if property is not part of a multiple property listing)

2. Location
   Street & number: ___2-8 Main Street____________________________________
   City or town: __Piedmont_____ State: _SC________ County: __Greenville__
   Not For Publication: [ ] Vicinity: [ ]

3. State/Federal Agency Certification
   As the designated authority under the National Historic Preservation Act, as amended,
   I hereby certify that this 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

_____________________________  ______________________________
Signature of certifying official/Title:                      Date

State or Federal agency/bureau or Tribal Government
In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: ___________________________ Date: ________________

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: ___________________________ 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 □

Sections 1-6 page 2
Piedmont Mill Stores Building
Greenville County, SC

Site
Structure
Object

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

<table>
<thead>
<tr>
<th></th>
<th>Contributing</th>
<th>Noncontributing</th>
</tr>
</thead>
<tbody>
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<td>Buildings</td>
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<td></td>
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<tr>
<td>Total</td>
<td></td>
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</tbody>
</table>

Number of contributing resources previously listed in the National Register: N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

COMMERCE/Department Store

Current Functions
(Enter categories from instructions.)

Work in Progress
7. Description

Architectural Classification
(Enter categories from instructions.)

Commercial Style

___________________
___________________
___________________
___________________
___________________
___________________

Materials: (enter categories from instructions.)
Principal exterior materials of the property:
Foundation: Brick
Walls: Brick
Roof: Other
Other: Cast iron, tin

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

Summary Paragraph

The Piedmont Mill Stores Building is a three-story brick building located on Main Street in the mill village of Piedmont. Set on a hill overlooking a bend in the Saluda River and Garrison Shoals the Mill Stores Building anchors the west end of Main Street. It was built in 1905 to replace wood frame commercial buildings destroyed by fire. Its primary façade is the most elaborate with the inclusion of decorative iron work, arched windows, and an elaborate tin cornice. The remainder of the building is typical of textile mill construction, with brick exterior walls with large windows and a heavy timber interior frame. The building contains four commercial spaces on the first floor and two large recreation spaces on the second.
Narrative Description

The Piedmont Mill Stores building is a three-story square-shaped building constructed of locally made brick in common bond. The primary (south) façade fronts Main Street and has four equally sized commercial storefronts on the first floor. The storefronts were altered at various times in the second half of the twentieth century following the building's sale to independent owners, by the removal of the original wood and glass storefront and the construction of new extruded aluminum storefront as well as more solid wall concepts sheathed in cedar shingles, but the cast iron support columns between them remain intact. These columns are square and atypically large with raised details on the face. The columns support a large steel I beam which supports the second story. The second story of the front façade has eight bays with paired arch-topped windows. The four windows on the west have been bricked in and the windows to the east have been replaced with vinyl. There are brick pilasters on corbeled bases between the second floor windows. The primary façade is capped by a large pressed tin cornice that incorporates corbeled denticulation. This cornice was originally crowned by a large elaborate tin sign that was extant through at least 2012, but was subsequently lost.

The remaining elevations are comparatively simple and lack the ornamental elaboration of the front façade. The other elevations feature large segmental arched windows which consist of paired single hung divided light windows with a divided light transom above, similar to those typically seen in textile mills. The window sashes have been removed but the majority of the frames remain. The west elevation is two stories and had arched clerestory six-pane hopper windows on the first floor with a tall freight door in the second bay from the north. The second floor has ten bays with an entry door fifth from the north. This entry has a decorative metal awning over it supported by two scrolled metal brackets. The entry is accessed by a cantilevered metal exterior stair. The west elevation is topped by a stepped parapet wall.

The rear elevation faces north and is three stories in height on the western half of the building due to the topography of the hill. On the east basement level the third bay from the north is a pair of freight doors while the other four bays are clerestory windows. The second and third floors are eight bay façades with a projecting eave supported by scrolled rafter tails.

The east elevation is very similar to the west elevation, but originally had clerestory windows and a freight door on the basement level which were bricked in and plastered over when a building (demolished in 2016) was added next door in the mid 1960’s. The decorative canopy remains in place on the third floor, but the exterior stair is no longer extant.

A brick firewall in the middle of the building divides the interior in half. The building is framed in the same way as a textile mill with large columns and beams supporting a thick timber floor plate. The basement level is divided into two spaces and the second floor is divided into four commercial spaces all running front to back. The third floor consists of two large open spaces divided by the central fire wall. The west side has a row of wood columns running down the middle of the space. There is also a rectangular roof monitor in the front half of the east side of this space. The east space is wide open with no columns and the ceiling beams have large metal compression trusses to carry the span of the space. The floor in this room is a maple skating rink.
with the floor laid in an octagonal pattern. These two spaces are linked by a segmental arched double doorway with a sliding metal fire door.

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

**Areas of Significance**
(Enter categories from instructions.)
Commerce
Entertainment/Recreation
Architecture

Period of Significance
1905-1946

Significant Dates

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

Cultural Affiliation

Architect/Builder
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 Piedmont Mill Stores Building is eligible for inclusion in the National Register under Criterion A for its association with the evolution of commerce and recreation in textile communities in South Carolina and Criterion C for Architecture. The Piedmont Mill Stores building was constructed in 1905 by the Piedmont Manufacturing Company. It replaced earlier wood commercial buildings that were destroyed by fire. The mill stores building is unusual in Upstate South Carolina’s mill villages in that it housed multiple independent merchants instead of one single mill-run store. Additionally, it was an early mixed-use building that provided recreational opportunities for the mill’s workforce and their families through multiple phases of evolving popular entertainment. It is the largest and most architecturally elaborate commercial building among the small handful of buildings that make up downtown Piedmont, making it a locally significant example of commercial architecture. The building is also notable for the application of mill construction to a non-industrial building. The Piedmont Mill Stores Building remained an anchor for the community through 1946, when Piedmont Manufacturing was sold to J.P. Stevens and the community began its slow decline.

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

Criterion A: Commerce and Entertainment/Recreation
The Piedmont Mill Stores Building is eligible for the National Register of Historic Places under criterion A for its association with the development of the textile industry in Piedmont, South Carolina. The building was constructed by the Piedmont Manufacturing Company in 1905 to replace a set of wooden commercial buildings that were destroyed by fire in 1904. This building was constructed as the anchor to Piedmont’s commercial core and is an example of the innovation and progress seen in the Piedmont community in the early 20th century.

In 1876, the Piedmont Mill Village was established at Garrison Shoals on the eastern bank of the Saluda River in Greenville County. Mill owner Henry P. Hammett built on his experience working for his father-in-law William Bates at Batesville, South Carolina, in the Batesville Mill and developed a textile manufacturing operation from open wilderness at Garrison Shoals. From 1862 to 1863, Hammett and his father purchased a total of 445 acres to construct his mill, though work on the property was delayed by the Civil War. Piedmont Manufacturing was chartered February 13, 1874, after which Hammett set about creating an entirely self-sufficient community using the raw materials of the land and the labor of hundreds of workers. It should be noted that the workforce at Piedmont Manufacturing Company was exclusively white in the late 19th century, and it very likely remained so throughout the period of significance.

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Producing materials locally allowed Hammett to construct his facility despite the lingering affects of the financial panic of 1873. Hammett also successfully persuaded the Whitin Machine Works of Massachusetts to accept stock in the Piedmont Manufacturing Company in exchange for providing the machinery for the factory. The Piedmont Manufacturing Company began operation in 1876 with 5,000 spindles and 112 looms. The mill was expanded in 1880 and 1900, and a second mill was built on the west bank of the Saluda River in neighboring Anderson County in 1888. This mill was linked with the original mill by a metal pedestrian bridge on top of the dam, the only such example known to exist in South Carolina and still extant. Piedmont Manufacturing was designated a National Historic Landmark on June 2, 1978, because of its role as the “Kindergarten of the Textile Industry,” however the designation was withdrawn in 1986 after Mill number 1 was destroyed by fire three years earlier.

While Piedmont’s elevated siting at Garrison Shoals on the Saluda offered a natural power source to run the mill, the location offered no preexisting infrastructure aside from the river. In order to establish the town of Piedmont, the mill proprietors built a brick works, saw mill, and iron works to create the materials necessary to build the community. In addition to the mill, the company constructed housing for the workforce in phases, beginning with a school, a union church, and a series of frame commercial buildings. Piedmont was the first large scale textile mill town in the Upstate and the mill owners chose to build a traditional downtown with separate buildings for various trades and suppliers instead of one large mill store that was operated by the mill and provided a broad variety of supplies for the workers. In Piedmont, these supplies were broken out by suppliers and included mercantile shops, dry goods stores, millinery and furniture shops, a barber, lawyers, a coffin manufacturer, and a post office.

The community also needed outlets for recreation for its mill workers and their families. Piedmont was isolated and its citizens could not easily access other communities during their short leisure time. Hammett was clear that the role of the mill was to create profit for the owners, and any benefit to the community was incidental and secondary. However, in order to be profitable, the mill owners recognized that they needed to keep their workers content in order to avoid costly strikes. Mills like Piedmont developed so-called “Wellfare [sic] Work” programs to provide recreation and community building outlets for their workers. These programs also helped the mill recruit new workers by providing incentives to move to Piedmont. In Piedmont the mill constructed a large Queen Anne style Young Men’s Christian Association (YMCA) adjacent to the mill for the men working there. It included a hot shower, rooms for civic meetings, and even a museum. They also constructed a bowling alley and gymnasium adjacent to the YMCA to provide recreational opportunities. These buildings have been lost to time and fire, and a more modern community building was constructed in the 1940’s which contains two gymnasiums, a post office, magistrate court, a community room, and a museum.

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3 Piedmont Mill No. 1, National Register Nomination, 1978
5 Piedmont Mill No. 1, National Register Nomination, 1978
6 Preservation South, LLC, National Register District Survey Piedmont SC, 2014, Pg 8
On December 2, 1903, a fire that originated on the roof of the Babb Furniture Co. Store spread throughout the Piedmont business district, destroying most of the buildings. The resulting commercial void was filled by 1905, when Piedmont Manufacturing finished work on a new Mill Stores Building. This building was constructed to be fireproof with the use of brick firewalls and a sprinkler system. It was also constructed to be a mixed-use building which was not common in mill villages of the time. It is likely that the building was designed by renowned local mill architect Joseph Sirrine. Sirrine’s firm designed many of the mills in the Upstate, including Piedmont Mills 2, 3, and 4. He was responsible for the design of the Orr Mill Store in Anderson, SC, which is a half-width version of the Piedmont Mill Stores Building.

On the first floor and the basement level, the building continued Piedmont Manufacturing’s history of renting space to local merchants instead of having one large mill store. It is interesting to note that the merchants in the building did accept mill script for purchases like a traditional mill store which was backed and reimbursed by Piedmont Manufacturing. Meanwhile on the upper floor the west side of the building contained a Masonic hall while the east held a trilogy of entertainment uses over the years. Initially this portion of the building held an opera house, which in the late 19th and early 20th century was a place for live performances of any kind not specifically opera. While most large cities had opera houses at the time, and some elaborate examples remain in towns like Abbeville and Newberry, it is unusual for a small mill community to have such a space. A survey of mill communities in the Upstate shows that only Katherine Hall (c. 1912) in Ware Shoals contains a surviving performance space in a completely mill-owned and -developed town. Later the east half of the second floor was converted to serve as a skating rink. A maple floor with clipped corners was installed and remains intact. Skating was a popular past time in America in the early twentieth century having been first introduced in the late nineteenth century and going through periods of resurgence. The space was later converted to a movie theatre in the 1930s with the installation of stadium seating and a projector, which are no longer extant. Movie theatres reached their peak in popularity in the United States around 1930 and Piedmont would have been the on the forefront of cinema at the time.

Mixed-use building such as the Piedmont Mill Stores Building were not typically found in mill communities. Most mills had mill stores for their employees to shop at using mill script (mill backed money) which added to the workers dependence on the mill. The mill then deducted the purchases from the employee’s wages which kept the workers from being able to save money and indebted to the mill preventing them from seeking employment elsewhere. In mill villages located closer to large cities, the mill store was often a small commercial building. Other independent mill communities that were a great distance from a larger town sometimes provided larger commercial space due to the need to sell a broader range of goods, as seen in the “big friendly” in Ware Shoals. These were the exception and not the rule as far as mill communities in the Upstate.

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10 Zavinski, John, 19th Century Opera Houses gave small towns high culture, Life & Times, 2010

11 Bellis, Mary, The History of Roller Skates, Thought Co.com, April 24 2017
Mills frequently provided welfare work programs for their employees to combat unrest in the community. These programs were frequently housed in purpose-built buildings as seen at Mills Mill, Dunean, Pelzer, and most notably at Ware Shoals’ Katherine Hall. Over its years of operation, the Piedmont Mill Stores Building provided masonic meeting space, an Opera House, a skating rink, and a theatre. A mix of uses is not documented at any other mill store building in the Upstate and is most similar to the National Register Listed Pacific Community Association Building in Columbia built in 1903. It is interesting to note that the Pacific Community Association Building was initially built as a company store building and was later converted to a mixed-use building in 1909, when Lewis Parker relocated to Columbia from Greenville to take over the presidency of Olympia Mills. It is possible that he saw the Piedmont Mill Stores Building’s use of space and implemented that when he arrived at Olympia.

The Piedmont Mill Stores Building continued to be an anchor for the mill village and contained a multitude of different shops throughout the years. One of the most well known was the clothing store operated from 1955 to 1999, by Dolly Cooper, a beloved member of the community and member of the South Carolina House of Representatives from 1974 to 1989. Piedmont Manufacturing was sold to massive textile conglomerate J. P. Stevens in 1946 and, like most mill towns in the area, Stevens sold the housing and other buildings including the Mill Stores Building to private owners in the 1950s. By 1977, the Piedmont Mill had ceased production and the town began to decline and by the turn of the twenty-first century the building was empty and in need of repair.

**Criterion C: Architecture**

The Piedmont Mill Stores Building is significant under criterion C as a locally important example of commercial architecture. The design of the building is more indicative of urban commercial buildings in a larger town than in a mill village. It is the oldest extant commercial building in Piedmont and is significantly larger and more architecturally elaborate than its later, one-story neighbors. The architect for the building is not documented but it is likely that prominent Greenville mill architect J. E. Sirrine designed the building. Sirrine designed the Piedmont Mills 2, 3, and 4 for Piedmont Manufacturing. Sirrine also designed the mill store building for Orr Mills in Anderson. That building was a half size version of the Piedmont Mill Stores Building and incorporated the same iron support columns and storefronts, similar arched second story window arrangement, and exterior side entries. The Orr Mill Store was heavily altered on the primary façade in the middle of the twentieth century and burned in the spring of 2019.

Although the building has undergone alterations, many of its most important architectural features are intact. The cast iron columns between the storefronts remain in place, and retain their distinctive raised ornamentation. The arched window openings and the corbelled brick work around them are also extant. The brickwork on the second floor façade gives the impression of an extremely thick wall and gives the building an almost fortress-like quality, originally offset by the large expanses of glass in the arched windows. While the tin parapet sign was lost sometime...

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12 Wells, Steven, Pacific Community Association Building National Register Nomination, 2007, Pg. 9
13 Milford June “Dolly” Cooper, Obituary, Anderson Independent Mail, April 26, 2009
14 Sirrine, 60 Years of Plant Designing, The Greenville News, June 26, 1962, Section G
after 2012, the tin cornice remains largely intact. The overall aesthetic of the cornice is rigidly geometric and features a design of repeating rectangles in relief above a corbeled base, but the four brackets are pressed with highly detailed floral designs. These elements distinguish the building architecturally and it remains the best example of early 20th century commercial architecture in Piedmont.

The massiveness and strength conveyed in the design of the building’s exterior are not just for show, but actually reflect the construction method of the building. The Piedmont Mill Stores Building was built using mill construction, meaning it was built in the same way as a heavy industrial building. Mills, which had to hold thousands of pounds of machinery, feature thick masonry walls and massive wood support beams and columns. Mills were also designed with very large windows to maximize light for workers. These elements are also present in the Piedmont Mill Stores Building, even though it was never meant to endure heavy industrial activity, making it an interesting example of mill construction applied to a non-industrial building. The use of mill construction in the building is a physical manifestation of the link between this building the mill itself and demonstrates a common sense “build what you know” approach by the mill owners. The construction method was likely also a response to the loss of the previous commercial buildings on the site to fire. In the aftermath of that disaster, mill construction offered an incredibly sturdy and durable alternative to a simple wood frame building. The use of an industrial construction method for this commercial building therefore reflects the need for practical, safe, and permanent structures in an early 20th century mill village.
9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)


Preservation South, LLC, National Register District Survey Piedmont SC, 2014.


Sanborn Map Company. Piedmont, Greenville County, South Carolina maps.

Sirrine, 60 Years of Plant Designing, *The Greenville News*, June 26, 1962, Section G.

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: __________________________________________

Historic Resources Survey Number (if assigned): ______________

10. Geographical Data

Acreage of Property 6

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: 34.703355    Longitude: -82.461221
2. Latitude:               Longitude:
3. Latitude:               Longitude:
4. Latitude:               Longitude:

Verbal Boundary Description (Describe the boundaries of the property.)
The boundary of the property is the footprint of the building.

**Boundary Justification** (Explain why the boundaries were selected.)
The building is what is historic the surrounding parking lot, sidewalk and rear hillside do not contribute to the significance of the building.

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**11. Form Prepared By**

date: __April 9, 2019____

e-mail: preservationsouth@bellsouth.net

telephone: __770-894-2981____

city or town: Greenville

state: __SC____

zip code: __29602____

organization: _Preservation South, LLC ____________________________

street & number: __PO Box 1595_____________________________________

name/title: _Kyle Campbell with SHPO assistance__________________________

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: Piedmont Mill Stores
City or Vicinity: Piedmont

County: Greenville  State: SC

Photographer: Kyle Campbell

Date Photographed: September 6, 2018

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

1 of 12. South Façade
2 of 12. Southwest oblique
3 of 12. Cornice Detail
4 of 12. Cast iron column detail
5 of 12. Interior commercial bay
6 of 12. Opera House/ Movie theatre space
7 of 12. Skating rink floor
8 of 12. Second floor fire door
9 of 12. West second floor space
10 of 12. Roof monitor
11 of 12. Rear Façade
12 of 12. Northeast Oblique

Index of Figures
1 of 3. Historic postcard view
2 of 3. Historic store front post card image

**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.
Piedmont Mill Stores Building

October 18, 2019

Greenville County GIS
Greenville County GIS Division, Greenville, SC  29601

Disclaimer: This Map is not a LAND SURVEY and is for reference purposes only.      Data contained in this map are ... contained in this map.  Greenville County assumes no legal responsibility for the information      contained in this map.