

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only  
received OCT 3 1984  
date entered NOV 15 1984

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

Substantive Review

1. Name

historic Clinton Commercial Historic District

and/or common

2. Location

street & number Along sections of Main, Broad, Pitts, Musgrove, and Gary Streets, n/a not for publication

city, town Clinton n/a vicinity of ~~congressional district~~

state South Carolina code 045 county Laurens code 059

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input checked="" type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	n/a in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	n/a being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input checked="" type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: warehouse; vacant

4. Owner of Property

name Multiple Ownership

street & number

city, town \_\_\_\_\_ vicinity of \_\_\_\_\_ state \_\_\_\_\_

5. Location of Legal Description

courthouse, registry of deeds, etc. Laurens County Courthouse

street & number Public Square

city, town Laurens state South Carolina 29360

6. Representation in Existing Surveys

title South Carolina Inventory of Historic Places has this property been determined eligible?  yes  no

date 1979, 1984  federal  state  county  local

depository for survey records South Carolina Department of Archives and History

city, town Columbia state South Carolina 29211

# 7. Description

**Condition**

excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

**Check one**

unaltered  
 altered

**Check one**

original site  
 moved date \_\_\_\_\_

**Describe the present and original (if known) physical appearance**

The Clinton Commercial Historic District is located at the heart of Clinton, South Carolina, a city of approximately 10,000 residents in Laurens County. The historic district encompasses a large section of the city's central business district and is composed of stores, banks, a warehouse, and other buildings related to the commercial life of the city. Of the forty-eight properties within the district's boundaries, thirty-seven, or 77 percent, contribute to its historic character; six of these are of exceptional historic or architectural significance. Buildings in the district display architectural characteristics of the period dating from 1875 to the 1930's, with over half having been constructed or extensively renovated between 1889 and 1912. Several older buildings in Clinton's central business district have experienced mid-twentieth century alterations, but most of the area's buildings remain intact and continue to convey a sense of Clinton's commercial development from the 1880's to the 1930's. The Clinton Commercial Historic District consists of two noncontiguous areas which are composed of similar properties. Development of the southern area dates from the 1910's, whereas the northern area experienced development during the latter quarter of the nineteenth century and the first decade of the twentieth century as well. While transportation routes have traditionally existed in the space between the two historic areas, realignment during the 1970's has altered their original appearance. The space is now occupied by a four-lane highway, a railway bed, a two-lane street, and several parking areas. Visual continuity between the two historic areas is not a factor in the significance of the district. Architectural descriptions of the key properties follow. Additional information on the contributing properties is available in the files of the South Carolina Inventory of Historic Places.

**Key Properties Which Contribute to the Character of the Historic District:**

- 5 J. W. Copeland Building, 102, 100 West Main Street: Two-story, brick, commercial building constructed or extensively renovated between 1894 and 1901. Decorative features include pilasters displaying simulated rustication, bracketed cornice, vents with swags in parapet, egg and dart molding, and cast-iron storefronts.
- 20 First National Bank of Clinton, 101 East Main Street (ca. 1910): Two-story, brick, bank and office building. Decorative exterior features include metal cornice and second story windows with keystones. Second story offices and interior stairwell remain intact. Alterations to the first story exterior somewhat compromise the building's architectural integrity.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		Local History
<b>Specific dates</b>	n/a	<b>Builder/Architect</b>	n/a	

**Statement of Significance (in one paragraph)**

The Clinton Commercial Historic District is a collection of thirty-seven properties centrally located in the city of Clinton, South Carolina. The district is comprised of late nineteenth century and early twentieth century buildings associated with the commercial life of the city. Predominant are store buildings, but the district also contains two bank buildings; a five-section warehouse; a former city hall; a large, industrial building; a masonic temple; and a small, landscaped park. The district is locally significant as a tangible record of the period of Clinton's greatest commercial growth from the 1870's to the 1930's. Buildings in the district display a variety of architectural features, including ornamental brickwork of the Victorian era, pressed-metal cornices and ceilings of the early twentieth century, and geometric designs of the Art Moderne style.

Additional Information:

The city of Clinton was founded in 1852 on the Laurens Railroad, which was then under construction. In September of that year, twenty-eight lots were sold, and the town soon developed into a trading center for the surrounding agricultural area. The name Clinton was chosen to honor Henry Clinton Young of Laurens, who was active in the movement to construct the railroad.<sup>1</sup>

Clinton remained a village during the Civil War and Reconstruction; major growth did not occur until the post-Reconstruction period. During the 1880's the population increased from 459 to 1,021, in part as a result of the establishment of Thornwell Orphanage in 1875 and Clinton College (now Presbyterian College) in 1880.<sup>2</sup> Business directories for this decade show the village as an active trading center.<sup>3</sup> Only one building (#8) from this period remains intact within the boundaries of the historic district.

During the 1890's and early 1900's Clinton's population continued to grow rapidly, reaching 3,272 in 1910.<sup>4</sup> The establishment of Clinton Cotton Mills in 1896 and Lydia Cotton Mills (near Clinton) in 1902 contributed to this population increase and undoubtedly contributed to the "boom" that Clinton's downtown experienced during this period.<sup>5</sup> A business directory from 1900 contains forty-one entries, including a bank, two weekly newspapers, a telephone company, and numerous general merchandise, drug, dry goods, and grocery stores.<sup>6</sup> Over one-half of the buildings in the district were constructed or extensively renovated between 1889 and 1912. Often these new brick or concrete block buildings replaced more primitive, frame structures or were built on previously undeveloped land.<sup>7</sup>

# 9. Major Bibliographical References

See Continuation Sheets

# 10. Geographical Data

Acreege of nominated property approximately 8 acres

Quadrangle name Clinton

Quadrangle scale 1:24000

### UMT References

A 

1	7	4	1	9	2	2	3	3	8	1	4	9	6	0
Zone	Easting				Northing									

B 

1	7	4	1	9	1	9	2	3	8	1	4	5	8	5
Zone	Easting				Northing									

C 

1	7	4	1	8	8	9	8	3	8	1	4	5	8	2
Zone	Easting				Northing									

D 

1	7	4	1	9	0	3	0	3	8	1	4	9	5	0
Zone	Easting				Northing									

E 

Zone	Easting				Northing									

F 

Zone	Easting				Northing									

G 

Zone	Easting				Northing									

H 

Zone	Easting				Northing									

**Verbal boundary description and justification** The boundary of this nomination is shown as the red line on the accompanying map entitled "Clinton Commercial Historic District" and drawn at a scale of 100 feet to the inch. The nominated property includes the largest concentration of significant properties with the smallest number of non-contributing in this area of Clinton.

### List all states and counties for properties overlapping state or county boundaries

state n/a code n/a county n/a code n/a

state n/a code n/a county n/a code n/a

# 11. Form Prepared By

name/title John C. Blythe, Jr., Historic Preservation Planner

organization Upper Savannah Council of Govern- ments date 11 July 1984

street & number P. O. Box 1366 telephone (803) 229-6627

city or town Greenwood state South Carolina 29648-1366

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

*Charles E. Lee* 9/15/84

title Charles E. Lee

State Historic Preservation Officer

date

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I hereby certify that this property is included in the National Register

*Patrick Andrews*  
for Keeper of the National Register

date 11/15/84

Attest:

Chief of Registration

date

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- 30 The Bee Hive Dept. Store, 122, 120 Musgrove Street (ca. 1910-12): One-story, brick, commercial building. Decorative exterior features include cast-iron storefronts and pressed-metal cornice. Interior features include a pressed-metal ceiling, ceiling fans, skylight, and original display cases.
- 33 City Station, 110 Musgrove Street (ca. 1906): Two-story, brick, commercial building constructed as the Clinton City Hall/Fire Station. Decorative features include pressed-metal hood moldings over second story windows, pressed-metal cornice, and brick ornamentation on facade.
- 36 Jacobs & Co. Building, 123, 125, 127 East Main Street (ca. 1914, 1920): Two-story, brick, commercial/office/industrial building with full basement. Decorative features on the facade include recessed primary entrance with Doric columns, cornice with block modillions, and pedimented parapet with balustrade. A large rear wing was built in 1920. A nonhistoric addition has been attached to the east elevation of the rear wing.
- 42 Masonic Temple, 119, 121, 123, 125 South Broad Street (ca. 1921): Two-story, brick building constructed to house two commercial establishments, a motion picture theatre, and a masonic temple. Decorative features on the facade include second-story windows with concrete corner blocks, arched windows and entrances, and metal cornices.

Other Properties Which Contribute to the Character of the Historic District:

- 1 L. H. Davidson Store, 204 West Main Street (ca. 1891): Commercial building.
- 3 106 West Main Street: Commercial building constructed between 1889 and 1894.
- 4 104 West Main Street: Commercial building constructed between 1889 and 1894; the brick facade dates from circa 1930.
- 7 107 North Broad Street: Commercial building constructed between 1894 and 1906; the facade dates from circa 1936.
- 8 Young's Pharmacy, 109 North Broad Street (ca. 1875): Commercial building.

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- 11 207 West Pitts Street: Commercial building constructed between 1912 and 1922.
- 12 201, 203, 205 North Broad Street: Commercial building constructed or extensively renovated circa 1907.
- 13 J. Isaac Copeland & Bro. Store, 210 North Broad Street (ca. 1910-12): Commercial building.
- 16 The Commercial Bank, 202, 200 North Broad Street (ca. 1910): Commercial building and bank.
- 19 110 North Broad Street (ca. 1902): Commercial building.
- 21 Copeland-Stone Co. Building, 103, 105 East Main Street: Commercial building constructed circa 1891-92. The facade dates from circa 1940.
- 23 103, 105, 107 East Pitts Street: Commercial building constructed between 1906 and 1912.
- 25 209 Musgrove Street (ca. 1919): Commercial building.
- 26 202 Musgrove Street (1911): Commercial building.
- 27 200 Musgrove Street: Commercial building constructed between 1906 and 1912.
- 28 Utopia Building, 130, 128, 126 Musgrove Street (ca. 1906-08): Commercial building.
- 31 118, 116 Musgrove Street: Commercial building constructed between 1912 and 1922.
- 32 Cold Buster Building, 114, 112 Musgrove Street: Commercial building constructed between 1906 and 1912.
- 34 Sumeral Building, 106 Musgrove Street: Commercial building constructed between 1894 and 1901.
- 35 Briggs Block, 104, 102, 100 Musgrove Street (ca. 1896): Commercial building.
- 37 129 East Main Street: Commercial buiding constructed between 1906 and 1912. Alterations to the storefront somewhat compromise the building's architectural integrity.

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- 38 Intersection of North Broad, East Main, and Musgrove Streets: Landscaped park with Confederate Memorial, erected in 1910.
- 39 113 South Broad Street (ca. 1930's): Commercial building.
- 40 115 South Broad Street: Commercial building constructed or extensively renovated between 1922 and 1930.
- 41 117 South Broad Street: Commercial building constructed between 1922 and 1930.
- 43 127 South Broad Street (ca. 1935): Commercial building.
- 44 200 South Broad Street: Commercial building constructed between 1922 and 1927.
- 45 [107?] Gary Street: Commercial building constructed between 1922 and 1927.
- 46 109 Gary Street (1926): Commercial building.
- 47 115 Gary Street (1915): Commercial building.
- 48 112, 110, 108, 106, 104 Gary Street: Warehouse built in five sections during the 1920's and 1930's.

Buildings Which do not Contribute to the Character of the Historic District:

- 2 Young Block, 200 West Main Street (1878): Commercial building with alterations which compromise its integrity. Alterations include the installation of a new brick and plate glass facade. A pressed-metal ceiling remains intact.
- 6 105 North Broad Street: Commercial building constructed between 1906 and 1912. The facade of the building is recessed behind the plane of the walls of adjacent buildings. The building's distinguishing features have been compromised by modern alterations or have deteriorated.
- 9 111, 113 North Broad Street (ca. 1875): Commercial building with alterations which compromise its integrity. Alterations include the installation of a new brick facade and modern storefronts.

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- 10 201, 203 West Pitts Street: Commercial building constructed as a police and fire department between 1912 and 1917 with alterations which compromise its integrity. Alterations include the installation of a new brick facade and modern storefronts. The storefronts on the Wall Street elevation remain intact.
- 14 208 North Broad Street (ca. 1907): Commercial building with alterations which compromise its integrity. Alterations include the installation of a new brick facade and modern plate glass storefront.
- 15 204 North Broad Street (ca. 1937): Commercial building constructed between 1930 and 1952.
- 17 114 North Broad Street (ca. 1945): Commercial building constructed between 1930 and 1952.
- 18 112 North Broad Street (ca. 1945): Commercial building constructed since 1930.
- 22 107 East Main Street (ca. 1891-92): Commercial building with alterations which compromise its integrity. Alterations include removal of ornamentation and windows from the facade and the application of stucco on the building exterior.
- 24 203, 205, 207 Musgrove Street (ca. 1907): Commercial building with alterations which compromise its integrity. Alterations include construction of a new brick parapet and installation of a modern plate glass storefront for 207 Musgrove Street.
- 29 124 Musgrove Street (ca. 1910): Commercial building constructed as a post office. The facade has been obscured by metal sheathing, and a modern plate glass storefront and large canvas canopy have been installed.



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Clinton steadily grew in population during the 1910's and 1920's; by 1930 the City had 5,643 residents.<sup>8</sup> This growth was reflected in the central business district by the construction of two large buildings, the Jacobs & Co. Building (#36) and the Masonic Temple (#42), as well as the smaller commercial buildings along South Broad and Gary Streets.

A booklet published by the Commercial Club of Clinton in 1922 listed gross sales of retail establishments as \$2.1 million. The city had three banks, twenty dry goods stores, twenty-eight groceries, two theatres, and numerous other commercial establishments, tradesmen, and professionals.<sup>9</sup>

A similar booklet, published in 1930 by the Chamber of Commerce, cited 126 commercial establishments. In describing the town's business advantages, the booklet stated, "As Clinton has never had a bank failure and very few commercial failures, it is considered the wealthiest town per capita in South Carolina and one that enjoys comparative unrestricted retail credit."<sup>10</sup>

Early commercial development in Clinton took place along the first blocks of North Broad and East and West Main Streets. As available lots in these blocks were filled, commercial development began to occur along Musgrove Street, East and West Pitts Street, and the 200 blocks of North Broad, East Main, and West Main Streets. South Broad and Gary Streets experienced commercial development from 1915 until the 1930's.<sup>11</sup> Commercial development in the 1930's included construction of several new buildings (including #43 and #48) in the downtown area, as well as renovation of others (including #7 and #21).

Architecture: The Clinton Commercial Historic District contains buildings which utilize elements of a variety of architectural styles. Many of the buildings display decorative brickwork, cast-iron storefronts, and/or pressed-metal ornamentation which were popular during the late nineteenth and early twentieth centuries. An outstanding example of the use of these elements is the Bee Hive Dept. Store (#30) which has a cast-iron facade, pressed-metal ceiling, and carved wood display cabinets. Other noteworthy examples are the J. W. Copeland Building (#5), the J. Isaac Copeland & Bro. Store (#13), the Commercial Bank (#16), and the City Station (#33). The First National Bank of Clinton (#20), the Jacobs & Co. Building (#36), and the Masonic Temple (#42) are examples of three different types of commercial buildings which utilize elements of the neoclassical style. The Utopia Building (#28) is a massive commercial building which was built of molded concrete blocks in the first decade of the twentieth century. Also noteworthy are

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three buildings (#46, #47, and #48) constructed by D. E. Tribble & Co. whose facades feature yellow and red brick laid in Flemish bond. The Clinton Commercial Historic District also contains two buildings which illustrate the influence of the Art Moderne style. The Copeland-Stone Co. Building (#21) is especially noteworthy with its sandstone and marble facade, while the less ornate building at 107 North Broad Street (#7) has an unusually designed storefront, featuring saw-tooth display areas, structural glass, and terrazzo floor.

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FOOTNOTES

<sup>1</sup>Karolyn Ann Freeman, "A Historic Preservation Plan for Clinton, South Carolina" (M. A. thesis, Middle Tennessee State University, 1981), pp. 5-7; Laurensville (S. C.) Herald, 20 August 1852, 17 September 1852.

<sup>2</sup>Ben Hay Hammet, "His Dreams Built Great Institutions," The Presbyterian College Report, January 1980, pp. 4-5; Thornwell Jacobs, ed., Diary of William Plumer Jacobs (n.p.: Oglethorpe University Press, 1937), pp. 173-179, 223-228; U. S., Department of Commerce, Bureau of the Census, Thirteenth Census of the United States . . . 1910: Population, 3:645; U. S., Department of the Interior, Census Office, Statistics of the Population of the United States at the Tenth Census (June 1, 1880), p. 329; U. S., [Department of the Interior, Census Office], The Statistics of the Population of the United States. . . Ninth Census (June 1, 1870), 1:259.

<sup>3</sup>R[oss] A. Smith, comp., The South Carolina State Gazetteer and Business Directory for 1880-81 (Charleston: n.p., 1880), pp. 305-306; Ross A. Smith, comp., The South Carolina State Gazetteer and Business Directory. . . for 1883 (Charleston: Lucas & Richardson, 1883), p. 283; Ross A. Smith, comp., The South Carolina State Gazetteer and Business Directory. . . for 1886-7 (Charleston: Lucas & Richardson, 1886), pp. 184-185; South Carolina State Gazetteer and Business Directory for 1890-91 (n.p.: n.p., n.d.), p. 173.

<sup>4</sup>U. S., Department of Commerce, Thirteenth Census. . . 1910, 3:645.

<sup>5</sup>William P. Jacobs, ed., The Scrapbook: A Compilation of Historical Facts About Places and Events of Laurens County, South Carolina ([Clinton: Jacobs Press], 1982), p. 655.

<sup>6</sup>Young & Co., Young & Co's Business and Professional. . . Directory of the Cities and Towns throughout the State of South Carolina (Charleston: Young & Co., [1900]), pp. 203-204.

<sup>7</sup>Sanborn Map and Publishing Company, Insurance Maps of Clinton, South Carolina, 1884, 1889, 1894, 1901, 1906, 1912.

<sup>8</sup>U. S., Department of Commerce, Bureau of the Census, Fifteenth Census of the United States: 1930: Population, 1:992.

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<sup>9</sup>Commercial Club of Clinton, S. C., "Wide Awake" Clinton, S. C. (Clinton: Jacobs & Co., 1922).

<sup>10</sup>[Clinton, S. C.] Chamber of Commerce, Wide-Awake Clinton, South Carolina (Clinton: Jacobs & Co., [1930?]).

<sup>11</sup>Sanborn Map and Publishing Company, Insurance Maps of Clinton, South Carolina, 1884, 1889, 1894, 1901, 1906, 1912, 1922, 1930.

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