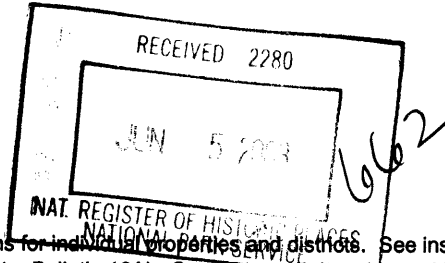


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

historic name Mullins Commercial Historic District  
other names/site number \_\_\_\_\_

2. Location

street & number Along portions of Main, Front, and E. Wine Streets not for publication \_\_\_\_\_  
city or town Mullins vicinity \_\_\_\_\_  
state South Carolina code SC county Marion code 067 zip code 29574

3. State/Federal Agency Certification

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

Mary W. Edmonds 6/3/03  
Signature of certifying official Date

Mary W. Edmonds, Deputy State Historic Preservation Officer, S.C. Dept. of Archives and History, Columbia, S.C.  
State or Federal agency and bureau

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

\_\_\_\_\_  
Signature of commenting or other official Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

entered in the National Register Edson H. Beall 7/20/03  
 See continuation sheet.  
 determined eligible for the National Register  
 See continuation sheet.  
 determined not eligible for the National Register  
 removed from the National Register  
 other (explain): \_\_\_\_\_

for  
Signature of the Keeper Date of Action



Mullins Commercial 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 a grave.
- d a cemetery.
- e a reconstructed building, object, or structure.
- f a commemorative property.
- g less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions)

Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1895-ca. 1945

**Significant Dates**

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

**Significant Person**

(Complete if Criterion B is marked above)

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

**Cultural Affiliation**

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

**Architect/Builder**

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

**Narrative Statement of Significance**

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

**9. Major Bibliographical References**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:  
City of Mullins, Mullins, S.C.

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**10. Geographical Data**

**Acreage of Property** Approximately 12.6 acres

**UTM References**

(Place additional UTM references on a continuation sheet)

Zone Easting Northing	Zone Easting Northing
1 <u>17 660821 3786399</u>	3 <u>17 661014 3786043</u>
2 <u>17 660878 3786343</u>	4 <u>17 660903 3785966</u>

See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title Howard Garland [with the assistance of State Historic Preservation Office Staff]  
 organization City of Mullins date August 20, 2001  
 street & number 161 N.E. Front Street, PO Drawer 408 telephone [843] 464-9583  
 city or town Mullins state South Carolina zip code 29574

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A sketch map for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white** photographs of the property.

**Additional items**

(Check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of the SHPO or FPO.)

name Multiple Owners [see continuation sheets]  
 street & number \_\_\_\_\_ telephone \_\_\_\_\_  
 city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). **Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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National Park Service

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The Mullins Commercial Historic District is a collection of forty-four primarily commercial buildings in the downtown area of Mullins, South Carolina, historically the state's largest tobacco processing and marketing center in the agriculturally-based Pee Dee region. The district is centered along portions of Main, Front, and Wine Streets in downtown Mullins. Thirty-eight buildings contribute to the character of the historic district, while eight are noncontributing. The contributing properties illustrate the development of the downtown as a center of commerce in the town of Mullins and the surrounding area between ca. 1895 and ca. 1945, and reflect the success and impact of tobacco as a lucrative agricultural commodity on the local economy.

The historic resources in this district are representative of commercial, institutional, and governmental architecture in many small rural towns in South Carolina, especially in towns that developed in the late nineteenth and early twentieth centuries. The commercial area features either one- or two-story brick buildings with first-story glass and metal storefronts, second-story double-hung sash windows, brick panels, and corbeled cornices. Many of them retain their original storefront openings and forms, though not their original materials, but storefronts do not determine the contributing or noncontributing status of buildings in the district. Most buildings retain the original elements of the upper portion above the first-story storefront, whether one- or two-story buildings. Several buildings have had their facades altered by the addition of wood or wood/composition-shingle awnings, or the infill of second-story windows. Though the cumulative effect of some alterations classify five buildings as non-contributing, in most instances such alterations do not impair either the individual buildings' architectural integrity or the historic district's ability to convey its character from the period of significance.

Several representative historic resources help define the architectural character and historic significance of this district.

Among them are:

Old Martin Hospital

J.C. Teasley House

Vaughan Hotel

Mullins Library

Old Mullins Post Office

Old Brick Warehouse

Bank of Mullins/Anderson Brothers Bank, 101 North Main Street

Mullins Depot

Anderson Brothers Bank, 102 North Main Street

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The following thirty-eight properties contribute to the character of the district:

- 1. Old Martin Hospital, 143 East Wine Street, 1937** - Designed by Florence architect Leon McDuff Hicks, this two-story stuccoed brick building with plain boxed cornice contains a frame-covered auto entrance with masonry pier supports on right side. Front and sides of building are stuccoed. Centered double entrance at front with molded surround and double-flight masonry stoop with decorative iron balustrade. Windows on both floors are a symmetrical series of double and single units, 1/1 double-hung sash. The facade has two symmetrical slightly-projecting pavilions with single windows within blind arches; Annex building is located to the right rear of property. Portico is on right side of second floor, enclosed by wood-shingle siding. The hospital closed in the mid-1970s; it is currently vacant.
- 2. J.C. Teasley House, 131 East Wine Street, ca. 1894** - Individually listed in the National Register of Historic Places in 2001, for its association with J.C. Teasley, a local pioneer instrumental in the cultivation and marketing of tobacco in the region. A one-story weatherboarded residence, rectangular plan with one interior chimney and rear exterior flue. A hipped roof porch across façade is supported by plain wood posts and features a turned balustrade. A central entrance with a single-leaf, four-paneled door with rectangular transom and sidelights is flanked by single 6/6 double-hung sash windows. A one story gabled ell at the rear may predate the front rooms and central hall. It is currently vacant.
- 3. Vaughan Hotel (Mullins Hotel), 123 East Wine Street, 1921** - A two-story brick building; common bond; two-story hipped roof with porch on façade; first story has round-arched arcade; second story of porch has been glassed in and appears to have new brick piers; Bay ABA; A is single 8/8 light window with lintels and sills; Double-door entrance with multi-paneled doors and fan light set in round-arched opening; corbeled cornice; stepped roof along side elevations; Most side windows are single 6/6 lights and lintels and sills. The Mullins Hotel closed by the mid-1970s; it is currently occupied by the Century House and O'Hara's Restaurant.
- 4. Mullins Library, 210 North Main Street, 1941** - A one-story brick-veneered building laid in running bond. There is a four-columned raised Doric order portico. The main corners of the building have quoined brick corner treatment. Dentil molding in cornice. Two symmetrically placed windows on each side of portico are 8/12, and feature jack arches and underpanels. The entrance is double nine-light with fanlight set in arched opening with cornice above. One decorative window on each side of entrance, each ten-light window has paneled panes. Designed by architect George C. Creighton, Jr., the building was erected in 1941 by the Town of Mullins, under the direction of Mayor James C. Hooks, and the Work Projects Administration [WPA]. On January 3, 1945, former Mullins mayor Ransome J. Williams was sworn in as the state's governor on the lawn of the Mullins Library. It remains in active use as the town library.

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5. **Mayer's Garage, 220 and 228 North Main Street, ca. 1920** - listed on the Sanborn Fire Insurance maps of 1924 and 1930 as a gas filling station and auto repair in rear. Single-story commercial brick structure. Metal arched roof with wooden decking; large open bay occupies left front of structure. Right front has three entrances with double transom with storefront windows and transom (4/2) between; Bay ABABA; Right quarter of building has been modified with canopy. Left side of building dominated by 5/50- pane windows. Majority of interior is open work-space with 15-foot ceilings. Right front quarter of building has offices; both buildings are currently vacant.

6. **Mullins Post Office, 241 North Main Street, ca. 1936** - Constructed according to plans by Louis A. Simon, Supervising Architect of the U.S. Department of the Treasury; a one-story brick, common bond with cast stone water table. Structure has basement. Structure has metal roof and windowed cupola. Cupola has windows on four sides 6/6 with decorative framing and weathervane. The entrance is double six-light metal doors framed by two Doric columns and a single brick segmental arch. There are two 12/12 windows on each side of entrance, with lintels and sills, left and right sides of building have five 12/12 windows. Two windows on James Street side have been partially bricked. Basement has windows with light wells on front and two sides. Right side of building has basement entry door. Left right gable end of building has fanlights. Most window and corner work has been clad in aluminum. Closed as a post office in the mid-1970s; vacant in the mid-1980s; currently owned and occupied by Mullins First Baptist Church as a meeting area.

7. **Old Brick Warehouse, North Main Street, ca. 1905** - Individually listed in the National Register in 1984. This brick one-and-a-half story warehouse has a stepped parapet façade. Rear elevation windows are 2/2 in upper façade, these windows are for offices which are one row deep. The rest of the interior space is open. Windows on lower level also for offices. Other exterior openings are drive-in entrances along façade and rear elevation and loading bays along left and right elevation. Skylights are on the roof. The size of the warehouse almost doubled in the 1960s with addition on the right elevation. Original has tin gable roof with slight slope and addition has flat built-up roof. The construction and foundation are brick. Still in use as a tobacco warehouse.

8. **151 North Main Street, ca. 1900** - This is a two-story brick building with parapet wall; raised semi-circle pediment on parapet; corbeled cornice; there are four segmental-arched 2/2 double-hung sash windows on upper façade [now covered with shutters]; glass windows on lower level with brick below and vertical wood planks above. This building has housed a printing company, hardware store, telephone exchange, life and trust company, and beauty college; it is currently vacant.

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9. **Jowers Building, 149 North Main Street, ca. 1910** - This building has a corbelled cornice with four 2/2-arched windows with sills separated by brick pilaster. The first floor has a recessed centered entrance with single light double doors with flanking plate glass windows on each side and divided light transoms overall. A single-leaf entrance to a stairway accessing the second floor is set off by a decorative cast iron pier and features a single light transom. This building has housed a furniture store, hardware and paint store, and thrift shop; it is currently undergoing rehabilitation.

10. **Anderson Theater, 137 and 143 North Main Street, ca. 1920; altered ca. 1945** - Both buildings have a continuous modern wood frame, shingled awning. 137 Main Street is a two-story building with simple cornice. Lower floor has asymmetrical recessed entrance with two sets of double 12 light wooden doors. Left side of first floor has single six-light door (to second floor) with transom. Upper floor has four 1/1 wood sash windows with sill, with brick soldier belt courses above and below. 143 North Main, the right side of theater and the main theater building, is a two-story, modestly Art Moderne style stucco and brick building with plain cornice and recessed first floor entrance and double entrance doorway. The façade of this segment was heavily modified ca. 1945, with four large and two small pilasters with the four major ones extending to the base of the building (one as a free-standing pier). Upper floor has two windows (6/6) with aluminum awnings. There is evidence of second-story windows (now infilled with brick), two brick soldier belt courses identical to those on 137 Main Street, and metal anchors for signage or metal centerpiece for the theater. 137 North Main Street housed the Anderson Theater for African Americans during segregation, while 143 North Main Street housed a combination theater and drug store in the 1920s, then the Anderson Theater for whites only by the 1940s; both buildings are currently being rehabilitated.

11. **Mullins Enterprise Building, 135 North Main Street, ca. 1910** - Two-story brick structure with modified first floor. Parapet has brick cornice with dentils. Upper floor has two-brick segmental arched windows modified with wood plank enclosures. Three brick pilasters divide façade into two parts; each window inset is topped by double corbelled cornices between the pilasters. Lower floor is heavily modified with vinyl siding, fixed multi-paned windows with louvered faux shutters. The entrance is recessed on the left of the façade. Some of the façade's decorative metal work by George L. Mesker Ironworks of Evansville, Indiana, survives. Lower left of façade has a historic stairway to second floor. Built as a dry goods store; housed the *Mullins Enterprise* from the 1950s to 1991 and the *Star-Enterprise* (created from a merger of the *Mullins Enterprise* and the *Marion Star*) from 1991 to 2000; it is currently being rehabilitated.

12. **133 North Main Street, ca. 1910** - This is a two-story brick building constructed as two separate buildings that were joined together at a later date. Two sets of double windows, 2/2, are on right of upper façade with radiating arch above each. Three single windows with an arch are on the upper left façade. Pilasters are between all the windows. Lower storefront windows have been heavily modified, with recessed doorway to right side and a continuous flat metal awning. This building has housed several department/discount stores; it is currently vacant.



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13. **117 North Main Street, ca. 1910** - Two-story brick building with upper floor featuring a stepped cornice dominated by three arched windows with sill; single pane replacement windows modified from original. Upper façade divided into three parts by brick pilasters with stepped cornice between each. First floor centered modern storefront door is fully recessed and heavily modified. Signboard is metal sheeting. This building housed Western Auto from the late 1950s to the mid 1980s; it is currently owned by Anderson Brothers Bank.

15. **Bank of Mullins/Anderson Brothers Bank, 101 North Main Street, ca. 1910** - [1913 Sanborn Fire Insurance map listed this building as the Bank of Mullins, Albert and Buck, architects, C.W. McCoy, builder.] Building became Anderson Brothers Bank in the 1930s. This building, which extends along Northwest Front Street, was built in the Beaux Arts or Renaissance Revival style. The building sits on a stuccoed flared plinth that is capped with a torus molding. Its walls are of a rusticated red brick laid in Flemish bond. The lower portion or base of the building is divided by a white belt course at the frieze level of the entry door. The Main Street façade is a symmetrical composition consisting of a central entry with broken arched pediment flanked on each side with a pedimented and molded sign panel. The central entry is framed with Tuscan columns, a frieze, and a broken pediment with a central roundel. A large single arched metal-framed window [altered from wood muntins in the 1940s] is engaged to the entry pediment and is capped with bold white radiating cast stone voussoirs. To either side of the central window is a white cast stone cartouche. The Northeast Front Street elevation is three bays of large arched windows, which match the central window of the North Main Street façade and define the banking hall inside. This elevation's treatment is similar to that on North Main Street and each large window features radiating brick voussoirs with bold white keystones and is flanked by a white cast stone cartouche identical to those on North Main Street. Below each large arched window, executed in wood originally and replaced in the 1940s with metal windows, is an under panel with an ornately-surrounded small six-paneled window. The building terminates in a bold white classical entablature with an architrave, roundel-adorned frieze and projecting, modillioned cornice above which a brick parapet capped with a simple white coping. Behind the main building is an addition that is raised on the same flared plinth and on the first floor consists of two original doorways and a small window between them. The left door has been infilled with glass block. A new canopy has been added over the right door. On the second floor of the addition are two large brick bordered windows infilled with glass block. The glass block was added in the 1960s. The main material of the addition is red brick laid in Flemish bond, but it is not rusticated. The addition is terminated with a simplified entablature and is topped by a brick parapet and white coping.

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17. **110 and 112 South Main Street, ca. 1920** - listed on 1924 Sanborn Fire Insurance map as drugstore. This structure is a two-story brick building with a brick denticulated cornice. Upper floor is in five parts separated by brick pilasters. Windows are currently boarded, but each has a diamond brickwork panel above. First floor façade is separated into two storefronts with both sides altered from original. Each storefront has projected awnings; neither is original. Decorative brick treatments are above the boarded windows. This building has housed several businesses, including a drugstore and a jewelry store; it is currently occupied by Norma's Alterations and Trophy Shoppe.

18. **114 South Main Street** - This structure is a two-story building with a brick dentiled cornice. Upper floor is separated into three parts by brick pilasters. Each part contains one 6/6 wood sash window. The bottom floor façade has been heavily modified with brick and a recessed single entrance to the left side. This building has housed an optometrist's office; it is currently occupied by a certified public accountant.

19. **118 South Main Street, ca. 1910** - 1913 Sanborn Fire Insurance map listed this building as Tonics News & Grocery. Two-story brick building with brick cornice. Upper floor is separated into three sections by brick pilasters. Each section contains brick corbels and one segmental arched brick window with cast stone sill. The windows are boarded. First floor has a single recessed entrance with display windows and transom across the entire front. A recessed door on the right of the façade gives second floor access. Sign over beginning of staircase "Volunteer States G.B. Stackhouse." Front of building has wooden awning. It has housed several businesses, including a grocery and several department stores; it is currently TiGress, Inc. beauty salon.

22. **126 and 132 South Main Street, ca. 1910** - the 1913 Sanborn Fire Insurance map lists 126 South Main as a clothing store. This structure is a one-story building with a brick façade and dentiled cornice. The frieze contains six stepped brick recessed panels. The center features a recessed doorway framed by two metal pilasters, and three-over-one transom/display windows to each side of the recess. The building has also housed a grocery store and a specialty store, and currently is Best Buy Beauty Supply. 132 South Main was listed on the 1913 Sanborn Fire Insurance map as a millinery shop. This building is a one story bricked structure with a full recessed entrance. The façade is heavily modified with wood shingles. The upper façade has a dentiled cornice and a frieze with six stepped brick recessed panels. The building has housed a meat market and a clothing store; it is currently occupied by Nadine's Dress Shop.

23. **138 and 140 South Main Street, ca. 1910** - This structure was listed on the 1913 Sanborn Fire Insurance map as a bowling alley. This building is currently a jewelry store. It is one-story brick with brick dentil cornice and two recessed panels in the frieze, with dentil top course. Contemporary brick and glass storefronts heavily modify the lower portion. The structure has entrances to two separate businesses. It is currently occupied by House of Styles and Barringer's Jewelers.

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24. **Hospital Supply Company, 142 South Main Street** - Building is one-story brick, with denticulated cornice and two recessed panels in the frieze, with denticulated top course. The center of the building's storefront has a decorative cast iron column between two recessed storefronts. It has housed several department stores, but more recently Cook's Upholstery and Mullins Finance. It is currently vacant.

25. **109 South Main Street, ca. 1900** - The large building at 109 South Main is listed on the 1908 Sanborn Fire Insurance map as a hardware store. The 1913 Sanborn maps have the same listings. The South Main Street building is a one-story brick building with simple brick cornice. The building has a modern glass storefront with display windows on either side of a recessed double doorway. This building has housed a hardware store in more recent years, but is now vacant.

26. **101 South Main Street [corner of Southeast Front Street], ca. 1900** – building has corbeled cornice same as at 109 South Main Street; originally a bank with a corner entrance; incorporated entrance to barber shop next to 109 South Main; windows enclosed on Southeast Front Street portion; storefront stuccoed about 1984. Building currently houses Al's Pawn and Music Shop.

27. **110, 112 & 114 Southeast Front Street, ca. 1900** – one story, triple storefront, stuccoed brick façade; at far right storefront is a segmental arched window and entrance over which is a segmental arched window niche; appears to have been infill in former alley with driveway entrance; roof collapsed; center section is wider and contains a glass storefront, entrance at left with transom covered with plywood, two recessed window niches with segmental arched heads; at far left is a garage bay with wood plank door, modern glass front with four-light, opaque glass transom above which are two additional segmental arched niches; a corbeled cornice caps the entire building. These storefronts are currently vacant but have housed a salvage shop in more recent years.

28. **116-124 Southeast Front Street** - This is a one-story simple brick façade with simple brick cornice and center brick pilaster separating the building into two commercial structures. The right portion of the building has a wooden storefront façade with a similar door. Storefront windows have been modified. Above the windows are ten transom windows that frame the entire storefront. The left portion of the building has been heavily modified with vinyl siding and a double center door; Two side windows are not original to the building. 116 Southeast Front Street currently houses Williams Used Furniture, while 124 Southeast Front is the Holy Ghost Revival Deliverance Center, Inc.

29. **128, 134, and 136 Southeast Front Street**. - The building is a one-story brick structure with a brick cornice with brick dentils. The façade is divided into three storefronts. The right storefront has been heavily modified from the original and contains a recessed entrance and wooden awning. The centered doorway and windows are not original to the structure. The center storefront is likely original

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treatment, including a center-recessed doorway and four plate glass windows with a row of transom windows above. The left storefront has been heavily modified, and includes a central recessed doorway. The building has housed a florist, an auto supply store, a realtor, and an exterminator.

**30. 140 and 144 Southeast Front Street** - The building is divided into two commercial structures with a common brick façade with simple stepped brick cornice. Façade includes two storefronts, both with diagonally recessed double doors and two display windows to either side. Above plate glass windows and doorways are seven transom windows (transom windows on right entrance have been covered). The building is currently vacant.

**31. 150 Southeast Front Street** – The building is a one-story brick structure with a simple brick cornice. The facade features a three-part store window with a four-part transom on the left and a doorway with replacement door with a single-light transom on the right. A brick-surrounded sign panel is the only adornment to the upper part of the façade.

**32. 156 and 160 Southeast Front Street** - this is a one-story brick building with a simple corbeled brick cornice. The front of the structure has been heavily modified, with the left half formerly featuring an arched doorway that was a garage bay that has been infilled with brick, a pedestrian door and a storefront window. Segmental arched door opening to right of center and segmental arched window at right side of the façade are infilled with plywood. Right façade of building is a simple brick wall with several small openings. This building has housed several specialty stores, most recently Ammons Mercantile Co., but is currently vacant.

**33. 164 Southeast Front Street** - This building is one story brick construction with the left 1/3 of the façade being an addition. Right two-thirds of the building is divided into three parts each framed by four 1/1 modern transom windows. Center section of building has double entrance doors. The left end edition is heavily modified and contains two plate glass windows, a boarded up center entrance and seven 1/1 transom windows like the transom windows on the right two-thirds of the building. The building has been occupied by Dixie Laundry since the 1950s; left portion of building was a shoe shop but is now part of the laundry.

**34. The Dozier Buildings: 180 Southeast Front Street, 182 Southeast Front Street, 102 South Park Street, 110 South Park Street, 114 South Park Street, and 118 South Park Street** - 180 Southeast Front Street is a one-story brick and concrete block façade building with a center recessed double door and plate glass windows on either side. A series of 13 transom opaque glass panels frame the plate glass windows and doorway, the center one over the main entrance being a fixed six-light sash. 182 Southeast Front Street, now housing Old Country Bar-B-Que, is a narrow one-story brick building with a single wood doorway and single plate glass window. 102 South Park Street is a one-story simple commercial structure with an open automobile bay to the left side. Main portion of the building has a center doorway and two plate glass windows to either side. Façade is concrete

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stucco, likely over brick; 110-118 South Park Street are two one-story brick structures. The first building has a diagonal corner double door entrance with a single plate glass window opening facing Park Street. Building is in disrepair and the plate glass window is boarded. Left two-thirds of the building consists of two storefronts. The right storefront has a recessed double-door entrance and four plate glass windows that have been partially modified. Six transom windows frame the storefront façade, some modified. Left side of the building is heavily modified. It contains a central double door with windows on either side. Twelve transom windows above the storefront doorways and windows frame it. The transom windows have been heavily modified. These buildings have housed a variety of department stores, specialty stores, and other businesses through the years.

**35. Mullins Depot, 1901** – Built by the Atlantic Coast Line Railroad, this depot is listed on the 1903 Sanborn Fire Insurance map as a passenger and freight depot; the 1913 Sanborn map notes the addition of a stock pen. In August 1998 The South Carolina Tobacco Museum became a tenant in the Old Mullins Depot. The Greater Mullins Chamber of Commerce has been at the front of the depot since 1983.

**36. Anderson Brothers Bank, 102 North Main Street, ca. 1890** - Front of the two-story building was likely built as a general merchandise, but is listed on the 1913 Sanborn Fire Insurance map as a bank. The Northeast Front Street side, or rear, was listed on the 1913 Sanborn as a feed store. The 1924 Sanborn map lists a bank in the front and an insurance shop in the rear office. The building is a ca. 1890 two-story late Victorian commercial building. The North Main Street side is two bays wide and has a 45-degree angled entry bay located on the right hand street corner. The original cast iron, glass and prismatic glass-tile transomed storefront is still intact. The first and second floors are divided by a brick belt course. On the second floor a flat brick pilaster flanks each window bay. These pilasters support a simple frieze capped by a cornice. Below the frieze and between the pilasters is a row of corbelled dentils. The Southeast Front Street side façade is five bays wide on the first floor and is eight bays wide on the second floor. The first floor bays are two windows, a door and two windows. The second floor of eight bay windows matches the front façade in every detail and is divided from the first floor by the same belt brick course.

**37. 104 North Main Street, ca. 1890** - This is a two-story brick late Victorian commercial building. The original first floor storefront has been replaced with a ca. 1970 central double door which has a Colonial Revival frame. The central door is flanked each side by a single panel glass and aluminum framed window. The storefront is surrounded by ca. 1940 black Carrara glass. The first and second floors are separated by a brick belt course. The second floor has a central brick bordered signage panel and is flanked on each side by a four over four windows. The façade terminates with a brick denticulated cornice. Over the years, this building has seen a variety of uses. The 1913 Sanborn Fire Insurance maps list the building as a jewelry repair shop. 1924 Sanborn shows an insurance office located at 104 North Main and the 1930 Sanborn map lists the building as for a drugstore. The building is currently vacant.

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38. **106 North Main Street** - This property is listed on the 1913 Sanborn map as a dry goods store. This is a one-story brick structure with a curvilinear pediment and brick parapet with simple coping. Frieze contains shallow, recessed brick name panel. Storefront has a single recessed entrance centered to the structure with plate glass windows in an asymmetrical pattern on either side of the doorway. The building has also housed a jewelry store and a drug store, but most recently Cook's Upholstery; it is currently vacant.

39. **114 North Main Street** – This property is listed as a barbershop on the 1913 Sanborn map. Similar, if not identical, in design to 106 North Main Street, this is a one-story brick structure with a centered door and asymmetrical plate glass window details. It has housed several specialty stores. Currently, the Performing Arts Academy dance studio is located in the building.

44. **134 North Main Street** – This one story building is the left 1/3 segment of the B.C. Moore's façade; it is a brick building with a double corbeled brick cornice. The building has a metal awning and a double commercial door right of center with plate glass windows.

45. **146 North Main Street** – The 1924 Sanborn Fire Insurance map list this building as part of a hotel. A two-story common bond brick structure with a brick cornice. The upper floor has four 1/1 windows. A metal awning and two center doorways and plate glass windows dominate the lower façade. It has also housed a cleaners; it is currently occupied by Stitches Unlimited.

46. **152 North Main Street** - This two-story structure is currently being rented as a loft apartment. It is a brick structure stepped brick cornice. Brick pilasters divide the upper façade. Two arched windows are currently boarded. Recessed entrance and windows on first floor modified from original. There is a plate glass window in the lower level with metal awning. The 1913 Sanborn Fire Insurance map shows this building as part of a general store. The 1924 Sanborn shows building as part of a hotel. From the 1930s to the 1960s the building housed a service station; it is currently an apartment.

The following eight properties do not contribute to the character of the district:

14. **Anderson Brothers Bank, 101 North Main Street, ca. 1910** – ca. 1998 facade of dryvit stucco obscures historic building.

16. **108 South Main Street, ca. 1910** - 1913 Sanborn Fire Insurance Map listed this building as a furniture store. Heavily modified commercial building. This structure is one-story plain cornice. It has housed several business, including a furniture store, insurance business, and automotive parts store. It is now divided into two commercial units each with separate entrances and plate glass windows, but is currently vacant.

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20. **122 South Main Street, ca. 1910** - 1913 and 1924 Sanborn Fire Insurance maps list this building as a drugstore. This building is a single story structure with stepped brick cornice. The upper façade is divided into three sections by brick pilasters each with corbeling. The entrance is heavily modified with new brick and storefront windows; it is occupied by the Howard B. Smith Insurance Agency.

21. **124 South Main Street, ca. 1910** – One-story brick structure with modern brick veneering; currently occupied by Carolyn's E.W. Services, Etc., Ann's Fashions, and Distinguished Gentlemen Barber Shop.

40. **116 North Main Street** - This building is listed on the 1913 Sanborn Fire Insurance map as a general store. This is a one-story brick structure with a heavily modified façade. The façade is a modern metal one with metal awning and glass storefronts. There is a doorway to the right of the building; it is currently occupied by Security Finance.

41. **118 North Main Street** - 118 North Main Street is listed on the 1924 Sanborn Fire Insurance maps as part of a motel; it is a small brick façade with German siding infill in storefront, a canvas awning, plate glass window and plate glass door at far right of storefront. It later housed the offices for Carolina Power and Light.

42. **Mullins Department Store: 122, 130 and 132 North Main Street** - These three buildings now stand as one department store. 130 North Main Street is listed in the 1913 Sanborn Fire Insurance map, but no use for the building is listed. 122 North Main Street is listed on the 1913 Sanborn map as a drugstore. The 1913 Sanborn Map shows 130 North Main was a bakery. The original wooden floors are still in use today. (120 North Main Street) The first building is a small one-story brick structure with simple brick cornice. Façade has been modified with wood siding and includes a single doorway and plate glass window. (122 North Main Street) This is a brick one-story building with brick cornice and recessed name panel in frieze. This building has a modified storefront and is now part of the Mullins Department Store. (130, 132 North Main Street) This building has a double entrance storefront. Two recessed double doorways with plate glass windows to either side. It is a one-story brick structure with a simple brick façade. The buildings are currently occupied by the Mullins Antique Mall.

43. **134 North Main Street** - The 1924 Sanborn Fire Insurance Map shows 134 North Main Street being used as a pressing shop. This address, 134 North Main Street, contains two sections very different in character, the large segment to the right being noncontributing. This is a heavily modified one-story building with metal awning. Right side of building has a plain brick façade and two recessed entrances with plate glass windows to either side. It is currently occupied by B.C. Moore's.

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The Mullins Commercial Historic District is significant under Criterion C as an intact collection of late 19<sup>th</sup> and early 20<sup>th</sup> century commercial and other public buildings illustrating the growth and development of Mullins from its beginnings as a railroad town to its prominence as the leading tobacco market in South Carolina for most of the twentieth century. This two-and-one-half block area includes buildings constructed between 1895 and ca. 1945, during the boom period of the tobacco culture in the Pee Dee. The district is also architecturally significant as a typical example of commercial development and evolution in a small Southern town in the agriculturally rich coastal plain or Pee Dee section of South Carolina during the first half of the twentieth century. The district's buildings reflect the one- and two-part commercial blocks found in towns throughout the nation and represent stylistic influences ranging from late Victorian period examples displaying elaborate brick-corbeled cornices and pediments to the more simplified and minimalist Depression-era examples with typical low relief detailing and vertical piers.

The town grew up around a stop on the Wilmington and Manchester Railroad and was named for William Sydney Mullins, who promoted the great potential for a railroad line through Marion County. Agriculture made the Pee Dee and tobacco made Mullins. The history of tobacco in the Mullins area began in 1894 when local physician C.T. Ford planted a small plot of tobacco in his backyard. Ford's experiment proved that tobacco could be a profitable crop and local farmers soon took notice the next year when William H. "Buck" Daniel planted eight acres of tobacco on his farm near the old water mill. When he shipped the year's crop to Danville, Virginia and received a good price for it, several farmers in the area began growing tobacco as a cash crop in the spring and summer of 1896. Daniel hired J.C. Teasley, an experienced tobacco expert from North Carolina, to come to Mullins and help train farmers in growing, harvesting, and selling the "bright leaf" then realizing high prices in Virginia and North Carolina.

By 1900 Mullins boasted four tobacco redrying plants and three tobacco warehouses, sold four million pounds, and had become the largest tobacco market in South Carolina in only four years. On average more farmers sold their tobacco here than in any other city or town in the state. Though Dillon, Latta, Marion, and Nichols also built several tobacco warehouses, as did towns in Florence, Sumter, and other Pee Dee counties in the first three decades of the twentieth century, farmers generally got better prices for their tobacco in the Mullins markets.

The tobacco boom contributed significantly to the growth and development of businesses and residential neighborhoods in Mullins, with banks, dry goods stores, grocery stores, department and specialty stores, drugstores, hotels, and other businesses concentrated in a two-and-one-half block area north and south of the railroad. The first tobacco festival here, held in 1932, attracted more than 20,000 people and became an annual event held until 1966. One citizen recalls, "when the tobacco markets were open Mullins was like Broadway on a Saturday night."<sup>1</sup>

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<sup>1</sup> Howard Garland, Interview, Mullins, S.C., 8 August 2000; Mullins Centennial Commission, *Mullins 1872-1972: "The City*



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Mullins Commercial Historic District

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**Additional UTM References**

	Zone	Easting	Northing
5	17	660784	3785938
6	17	660713	3785993
7	17	660713	3786168
8	17	660615	3786201
9	17	660604	3786292
10	17	660685	3786364

**Verbal Boundary Description**

The boundary of the nominated property is shown as "Mullins Commercial Historic District" on the accompanying district map.

**Boundary Justification**

The nominated property includes thirty-eight contributing properties and eight noncontributing properties along portions of Main, Front, and Wine Streets in Mullins, the historic commercial core of the town.

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Mullins Commercial Historic District

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Property Owners

Contributing Properties

1. Old Martin Hospital, 143 East Wine Street

Leila C. Anderson

P.O. Box 852

Mullins, S.C. 29574

2. J.C. Teasley House, 131 East Wine Street

Jane Clay Hammond

1841 Wilton Road

Cleveland Heights, Ohio 44118

3. Vaughan Hotel (Mullins Hotel), 123 East Wine Street

Leila C. Anderson

P.O. Box 852

Mullins, S.C. 29574

4. Mullins Library, 210 North Main Street

City of Mullins

P.O. Box 408

Mullins, S.C. 29574

5. Mayer's Garage, 220 and 228 North Main Street

Cornelius Mayers

207 Azalea Drive

Mullins, SC 29574

6. Mullins Post Office, 241 North Main Street

First Baptist Church

303 North Main Street

Mullins, SC 29574

7. Old Brick Warehouse, North Main Street

J.R. Battle & Co. Inc.

P.O. Box 211

Nichols, SC 29581

8. 151 North Main Street

Anderson Brothers Bank

P.O. Box 310

Mullins, SC 29574

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9. Jowers Building, 149 North Main Street  
Mullins Salvage Shop Inc.  
738 Kitty Lane  
Florence, SC 29501

10. Anderson Theater, 137 and 143 North Main Street  
Mullins Activation Committee  
P.O. Box 413  
Mullins, SC 29574

11. *Mullins Enterprise* Building, 135 North Main Street  
Mullins Activation Committee  
P.O. Box 413  
Mullins, SC 29574

12. 133 North Main Street  
Theodis Hayes  
C/o The George Agency  
P.O. Box 395  
Mullins, SC 29574

13. 117 North Main Street  
David Anderson  
Anderson Brothers Bank  
P.O. Box 310  
Mullins, S.C. 29574

14. Anderson

15. Bank of Mullins/Anderson Brothers Bank, 101 North Main Street  
Anderson Brothers Bank  
P.O. Box 310  
Mullins, SC 29574

17. 110 and 112 South Main Street  
Norma C. Culpepper  
110 South Main Street  
Mullins, SC 29574

18. 114 South Main Street  
Leesa C. McRae  
P.O. Box 349  
Mullins, SC 29574

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Mullins Commercial Historic District

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19. 118 South Main Street  
Tolanda S. Griffin  
100 Montgomery St. #23G  
Jersey City, NJ 07302

22. 126 and 132 South Main Street  
Betty J. Bailey  
126 South Main Street  
Mullins, SC 29574

Betty S. White  
132 South Main Street  
Mullins, SC 29574

23. 138 and 140 South Main Street  
Nancy B. Williams  
140 South Main Street  
Mullins, SC 29574

24. Hospital Supply Company, 142 South Main Street  
J. Wayne George  
P.O. Box 395  
Mullins, SC 29574

25. 109 South Main Street  
City of Mullins  
P.O. Box 408  
Mullins, SC 29574

27. 120 Southeast Front Street  
Mollie Williams  
124 Southeast Front Street  
Mullins, SC 29574

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Mullins Commercial Historic District

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28. 116-124 Southeast Front Street

Pastor Lucius Dykes

124 Southeast Front Street

Mullins, SC 29574

29. 128, 134, and 136 Southeast Front Street

M.A. & Nabilie A. Bishara

1321 Horseshoe Road

Mullins, SC 29574

30. 140 and 144 Southeast Front Street

J.W. McLellan

2218 Old Corner Court

Marion, SC 29571

31. 150 Southeast Front Street

Ammons Mercantile Inc.

P.O. Box 587

Mullins, SC 29571

32. 156, and 160 Southeast Front Street

Ammons Mercantile Inc.

P.O. Box 587

Mullins, SC 29571

33. 164 Southeast Front Street

Carlyle W. & Joyce Taylor

P.O. Box 62

Nichols, SC 29581

34. Dozier Buildings, 180 and 182 Southeast Front Street, 102, 110, 114, and 118 South Park Street

Martha B. Dozier

2922 Highway 501

Marion, SC 29571

35. Mullins Depot

Carolina Southern Railroad

36. Anderson Brothers Bank, 102 North Main Street

Anderson Brothers Bank

Box 310

Mullins, SC 29574

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Mullins Commercial Historic District

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37. 104 North Main Street  
Anderson Brothers Bank  
Box 310  
Mullins, SC 29574

38. 106 North Main Street  
Mary Alice J. Cameron  
P.O. Box 7069  
Myrtle Beach, SC 29577

39. 114 North Main Street  
Jerry Mitchell  
115 Pee Dee Circle  
Marion, SC 29571

45. 146 North Main Street  
Jerry W. Townsend  
P.O. Box 601  
Mullins, S.C. 29574

46. 152 North Main Street  
Pee Dee Properties of Nichols  
P.O. Box 118  
Nichols, S.C. 29581

**Owners of Noncontributing Properties**

14. Anderson Brothers Bank, 101 North Main Street  
Anderson Brothers Bank  
Box 310  
Mullins, SC 29574

16. 108 South Main Street  
Gregory Lynn Almond  
320 West 83<sup>rd</sup> Street Apt. 7-G  
New York, NY 10024

20. 122 South Main Street  
Edward M. and Gloria Spivey  
P.O. Box 367  
Mullins, S.C. 29574

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Mullins Commercial Historic District  
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21. 124 South Main Street  
E W Service Etc. Inc.  
P.O. Box 672888  
Houston, TX 77267

40. 116 North Main Street  
Mary Alice J. Cameron  
P.O. Box 7069  
Myrtle Beach, S.C. 29577

41. 118 North Main Street  
Moore Brothers  
101-105 South Grace St.  
Drawer 72  
Wadesboro, N.C. 28170

42. Mullins Department Store, 122, 130, and 132 North Main Street  
Donald L. & Patsy G. Brown  
P.O. Box 937  
Mullins, SC 29574

43. 134 North Main Street  
Mary Alice J. Cameron  
P.O. Box 7069  
Myrtle Beach, S.C. 29577

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Section number Photographs Page 24 Mullins Commercial Historic District  
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The following information is the same for each of the photographs:

Name of Property: Mullins Commercial Historic District  
Location of Property: Mullins, Marion County, South Carolina  
Name of Photographer: Howard Garland  
Date of Photographs: August 2001  
Location of Original Negatives: South Carolina Department of Archives and History, Columbia

1. Old Martin Hospital, 143 East Wine Street
2. J.C. Teasley House, 131 East Wine Street
3. Vaughan Hotel, 123 East Wine Street
4. Mullins Library, 210 North Main Street
5. Mayer's Garage, 220 and 228 North Main Street
6. Mullins Post Office, 241 North Main Street
7. Old Brick Warehouse, North Main and Wine Street
8. 151 North Main Street
9. Jowers Building, 149 North Main Street
10. Anderson Theater, 137 and 143 North Main Street
11. *Mullins Enterprise* Building, 135 North Main Street
12. 133 North Main Street
13. 117 North Main Street
14. Anderson Brothers Bank, 101 North Main Street (Noncontributing)
15. Anderson Brothers Bank, 101 North Main Street
16. 108 South Main Street (Noncontributing)
17. 110 and 112 South Main Street
18. 114 South Main Street
19. 118 South Main Street
20. 122 South Main Street (Noncontributing)
21. 124 South Main Street (Noncontributing)
22. 126 South Main Street
23. 132 South Main Street
24. 138 and 140 South Main Street
25. Hospital Supply Company, 142 South Main Street
26. 109 South Main Street
27. 116 Southeast Front Street
28. 124 Southeast Front Street
29. 134 Southeast Front Street
30. 140 and 144 Southeast Front Street
31. 150 Southeast Front Street
32. 156 and 160 Southeast Front Street
33. 164 Southeast Front Street



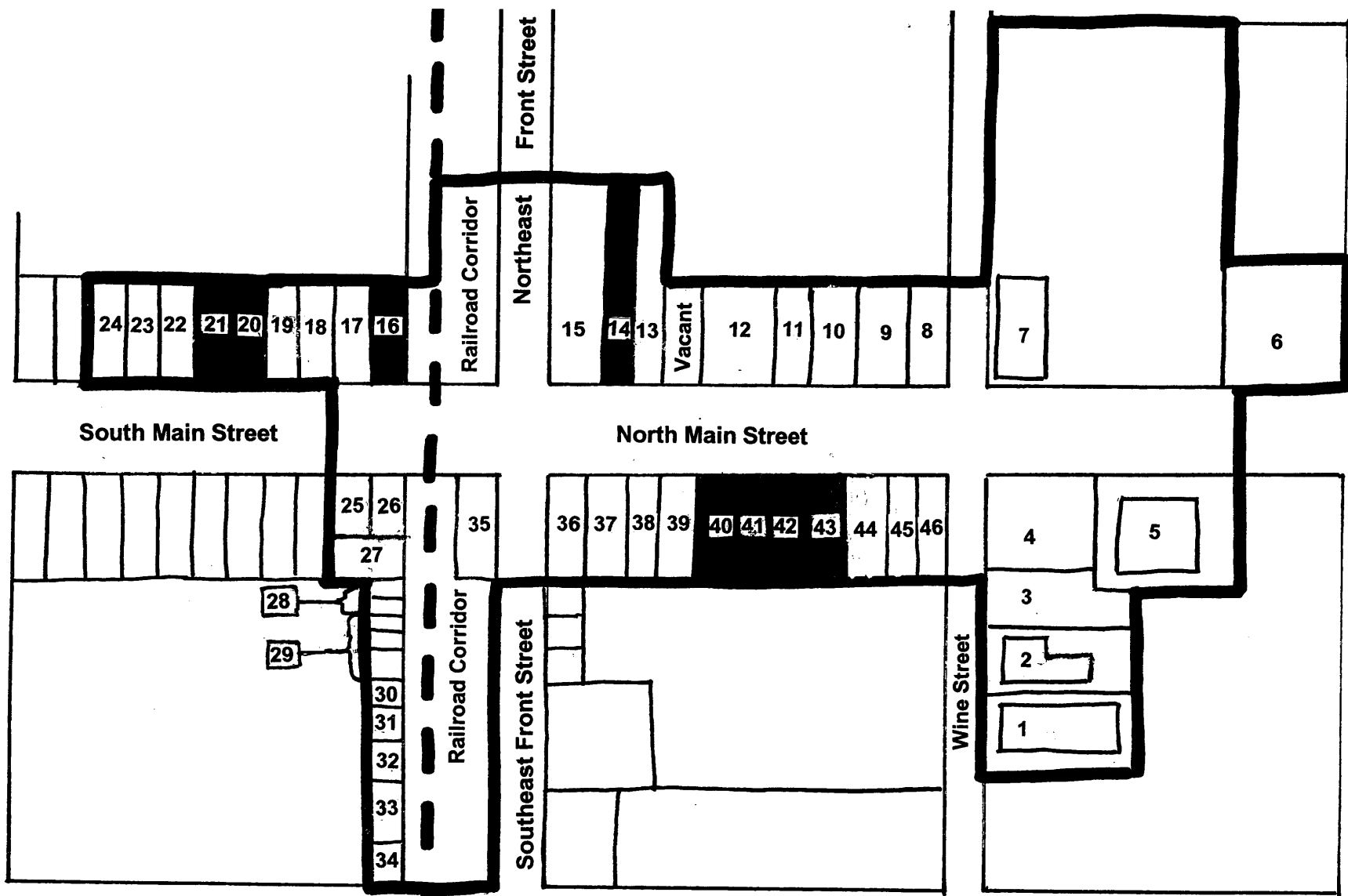
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Mullins Commercial Historic District  
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34. The Dozier Buildings, 180 and 182 Southeast Front Street
  35. Mullins Depot
  36. Anderson Brothers Bank, 102 North Main Street
  37. 104 North Main Street
  38. 106 North Main Street
  39. 114 North Main Street
  40. 116 North Main Street (Noncontributing)
  41. Mullins Department Store, 122, 130, and 132 North Main Street (Noncontributing)
  42. 134 North Main Street (Noncontributing)
  43. 134 North Main Street (Contributing Part of B.C. Moore's)
  44. 146 North Main Street
  45. 152 North Main Street
  46. Streetscape, West side of South Main Street
  47. Streetscape along Southeast Front Street



## Mullins Commercial Historic District

NOTE: Numbers are keyed to district inventory in Section 7 of the National Register nomination.



District Boundary



Noncontributing Property