

UNITED STATES DEPARTMENT OF THE INTERIOR
Heritage Conservation and Recreation Service

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY
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Name Historic

Location: Along sections of Boundary, Tarrant,
O'Neal, Drayton, Main, Cromer, Poplar, Lyles, (over)

Common: Boundary Street-Newberry
Cotton Mills Historic District

Classification:

Owner:

Multiple Ownership (see attached sheets)

*located in Drayton,
Tarrant, Main, Cromer,
Poplar, Lyles, O'Neal,
St.*

Representation in Existing Surveys

Inventory of Historic Places in South Carolina
(1979 update)

Description :

The Boundary Street-Newberry Cotton Mills Historic District, located along Boundary Street and west of Boundary Street, exemplifies two distinct types of architecture in Newberry. The district is comprised of a collection of classical and vernacular upper and middle class houses dating from 1857-1898 and a relatively intact late nineteenth century mill village surrounding the still operative 1884 mill.

Significance :

The Boundary Street-Newberry Cotton Mill Historic District is architecturally significant for its extensive collection of classical and vernacular professional class dwellings and mill houses. It is also historically important as a visual reminder of the importance of the mill to Newberry's development and the rise of the professional classes.

Acreage approximately 60

Verbal Boundary Description:

The boundary of the Boundary Street-Newberry Cotton Mills Historic District nomination is shown as the heavy black line on the accompanying map entitled "Boundary Street-Newberry Cotton Mills Historic District" and drawn at a scale of one inch to 200 feet.

UTM Reference Point

A. 17/442753/3792330
C. 17/442060/3791740

B. 17/442940/3791928
D. 17/442180/3792490

Other Information

OCT 21 1980

Academy, Crosson, Charles, and Wright Streets

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Key properties contributing to the character of the district:

1. 808 Boundary Street. Dr. P. B. Ruff House. Built ca. 1850, this two-story Greek Revival mansion is of brick with a hipped roof and massive front portico supported by four full length Doric columns and crested with a wood railing. A single story left porte cochere repeats the portico design in smaller scale. Painted brick quoins and stone window lintels accent the exterior. The cast iron second story balcony balustrade was recovered for use on the house from a demolished antebellum Newberry house during this century. The house was built by Pressley Ruff (1801-90), a distinguished Newberry physician.
2. 734 Boundary Street. Thomas Pratt House. Built ca. 1837, this two-story square weatherboarded dwelling is in the Greek Revival mode. It features a hipped roof and massive full width portico supported by four full length square posts on the facade. A wooden balustrade crests the portico's flat roof. Rectangular multi-paned transoms and sidelights frame central doorways on both stories of the facade. A central wood balcony with geometric balustrade surmounts the first floor doorway to service the upstairs door. A single story porte cochere extends from the left facade with square posts set on brick pedestals. The porte cochere, as well as brick pedestals connecting the portico balustrade, and triple lower facade windows, all appear to be early twentieth century alterations to the house, which was built by Thomas Pratt, a prominent Newberry merchant from 1813 until 1837.
3. 733 Boundary Street. Dr. James K. Gilder House. Built ca. 1890, this two-story Victorian weatherboarded dwelling features two over two sash, original pressed metal roof, multiple gables, and bracketed eaves. Asymmetrical in form, the house displays a gabled projecting left front wing. A front and right wraparound porch shields the first story facade, with a second story balcony extending from the left wing across the right front. Alternating paired and triple slender wooden columns atop paneled wood pedestals connect turned balustrades on both porch and balcony. Corbeled interior chimneys are notable. The house is set on brick piers connected by a recessed brick curtain. Contractor for the house was C. C. ("Cam") Davis.
4. 807 Boundary Street. Thomas F. Harmon House. Built ca. 1870, this one and one-half story, framed cottage features a steep, gabled composition roof and two interior chimneys straddling the roof ridge. A projecting gabled central porch displays four square posts connected by a plain low balustrade. Set on low brick piers, the house has twelve over twelve lights and a central front door framed with square multi-paned transom and sidelights.
5. 819 Boundary Street. Lambert W. Jones House. This ca. 1870 vernacular weatherboarded cottage is of one and one-half stories set on low brick piers. It features exterior end chimneys which extend through the end ridge gables, one over one sash, and a central front door framed with rectangular multi-paned transom and sidelights. The front roof overhangs a recessed front porch having a plain balustrade. Six

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square wood posts, set on brick piers which reach to the porch level, support the front roof and stand clear of the recessed porch floor. Victorian openwork barge boards embellish the side elevations.

6. Block bounded by Tarrant, O'Neal, Drayton, and Main Streets. Newberry Cotton Mills. Constructed in 1884 as the first fully steam powered textile factory in South Carolina, the earliest portion of the mill consisted of a three story yellow brick rectangular building (200' long and 100' wide) with dual rear ells for steam engine and cotton processing facilities. The original mill, designed by the renowned Boston engineering firm of Lockwood and Greene, covered the northeast side of the block, employed 6,000 spindles and 200 looms, and produced unbleached brown sheeting and shirting. Subsequent additions to the mill occurred in 1895 with mill number two extending the factory south to O'Neal Street, and in 1910 with the construction of mill number three stretching the building west along O'Neal Street to Drayton Street. The original mill was capitalized with \$157,000 in subscription shares of \$100 each, and was financed almost entirely by local investors, among whom R.L. McCaughrin, as first president, and George Mower, as secretary, were especially prominent. The mill's establishment represented Newberry County's first attempt at modern industrialization, and one of the state's most successful efforts in locating cotton manufacturing facilities near the raw material source. Today the mill produces cotton and synthetic yarns.
7. Northwest corner of Main and Drayton Streets. Newberry Cotton Mills Reservoir. Built in 1895 with a capacity of 3 million gallons of water, the reservoir was constructed to meet the power generation needs of the 1,800 horsepower steam engine installed that year to accommodate the expansion of the factory by mill number two. The new expansion required a larger reservoir than the 100,000 gallon reservoir built in 1884 to the rear of the original mill. The expansion doubled the size of the 1884 mill and increased the number of operating spindles and looms from 6,000 to 25,000 and from 200 to 900, respectively. The reservoir also served, initially, as a back-up water supply source for the mill's fire defense system, which included seven hose houses placed at intervals around the mill, as well as interior automatic sprinklers.
8. Southeast corner of Main and Drayton Streets. Newberry Cotton Mills Warehouse. Constructed ca. 1898, this one-story building is frame, with five interior brick fire walls affording six storage compartments. The building, 100 feet wide and 300 feet long, has been in continuous use since its construction.
9. 1209 Drayton Street. Newberry Mills Superintendent's House. Built ca. 1860, this two-story rectangular frame dwelling is weatherboarded and gabled. The facade features three bays on each story, with eight over eight sash single windows flanking central doorways framed by multi-paned transoms and sidelights. Wood Tuscan columns support a gabled second story balcony, which surmounts a full width first story porch. Turned balustrades connect the columns. The first story porch extends left of the house in a screened enclosure. The house has been used continuously as the superintendent's residence since it was purchased by the mill from William Langford in 1891.

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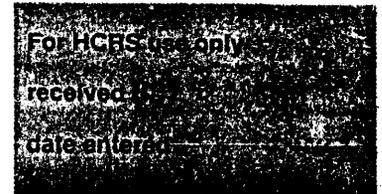
10. Willowbrook Park. A 5.1 acre site bounded by Drayton Street, Poplar, Lyles, and Cromer Streets, Charles Street, and Academy and Crosson Street. The park has been operated since 1951 by the city of Newberry, which acquired it by donation from the Mill. Tennis courts, sheltered picnic facilities, and playground fixtures now offer a variety of recreational opportunities to area residents along the tree shaded site, which is traversed longitudinally by a meandering stream. Willowbrook Park was established in 1909 for recreational use of the factory operatives. A central feature from 1909 to 1912 was a bandstand, where concerts were performed three times weekly during the spring and summer by the mill employees' band. The band was the first textile mill band to be organized in the South Carolina Upcountry, and was begun in 1906 by the mill, which provided instruments and musical instruction for the members.
11. Newberry Cotton Mills Village. A thirty-six acre area southwest of the Newberry Mills, bounded on the northeast by Drayton Street, on the southeast by O'Neal Street, on the southwest by North Scott's Creek, and on the northwest by Cromer Street, Lyles Street, and Willowbrook Park. The village includes eighty-one one-story and twenty-six two-story frame mill houses, constructed between 1884 and 1910 by the mill for the factory operatives and their families. The first thirty-two houses were built in 1884-1885 flanking Wright Street along three blocks. Eighteen were duplex six-room dwellings, and fourteen were three room houses. The larger, two story building was a modified saltbox, consisting of a two-story-rectangular block with single story rear shed rooms, and a one-story projecting hipped roof porch on the facade. Two interior chimneys straddled the roof ridge. The smaller home was an end gabled cottage, two rooms wide with a rear ell, having a single central interior chimney and a shed front porch extending centrally from the roof. Both house porches displayed slender square chamfered posts. These two basic house types were repeated with some variation in successive expansions of the village in 1887 (ten two-story houses and ten one-story houses), in 1895 (fifty-six houses), in 1896 (sixteen houses), and the remainder in 1910. The houses were sold by the mill in the late 1940's to individual owners. Original forms of the houses have remained unchanged, although many of them have been covered with asbestos shingles. Original porch posts in many instances have been replaced with modern cast iron posts.

The surviving one-story mill houses are:

1201 Charles Street
 1203 Charles Street
 1205 Charles Street
 1207 Charles Street
 1209 Charles Street
 1206 Charles Street
 1210 Charles Street
 1209 Davis Street
 1205 Davis Street
 1213 Davis Street

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The surviving one-story mill houses , continued:

1206 Davis Street
 1210 Davis Street
 1205 Langford Street
 1209 Langford Street
 1213 Langford Street
 1206 Langford Street
 1210 Langford Street
 1214 Langford Street
 1218 Langford Street
 1205 Academy Street
 1209 Academy Street
 1213 Academy Street
 1301 Poplar Street
 1305 Poplar Street
 1309 Poplar Street
 1401 Poplar Street
 1405 Poplar Street
 1409 Poplar Street
 1308 Poplar Street
 1404 Poplar Street
 1408 Poplar Street
 1412 Poplar Street
 1401 Drayton Street
 1405 Drayton Street
 1409 Drayton Street
 614 Lyles Street
 616 Lyles Street
 620 Lyles Street
 622 Lyles Street
 619 Cromer Street
 621 Cromer Street
 644 Cromer Street
 700 Cromer Street
 503 Main Street
 509 Main Street
 513 Main Street
 521 Main Street
 525 Main Street
 531 Main Street
 601 Main Street
 605 Main Street
 609 Main Street
 613 Main Street
 619 Main Street
 621 Main Street
 703 Main Street

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The surviving one-story mill houses, continued:

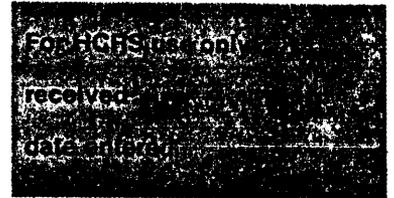
502 Main Street
508 Main Street
514 Main Street
518 Main Street
524 Main Street
530 Main Street
521 O'Neal Street
525 O'Neal Street
507 Wright Street
513 Wright Street
515 Wright Street
519 Wright Street
531 Wright Street
502 Wright Street
508 Wright Street
512 Wright Street
516 Wright Street
520 Wright Street
530 Wright Street
600 Wright Street
604 Wright Street
608 Wright Street
612 Wright Street
618 Wright Street

The surviving two-story mill houses are:

620 Cromer Street
701 Main Street
409 Wright Street
415 Wright Street
421 Wright Street
701 Wright Street
709 Wright Street
717 Wright Street
725 Wright Street
402 Wright Street
408 Wright Street
414 Wright Street
420 Wright Street
626 Wright Street
702 Wright Street
708 Wright Street
716 Wright Street
726 Wright Street
401 O'Neal Street
409 O'Neal Street
417 O'Neal Street
425 O'Neal Street
605 O'Neal Street

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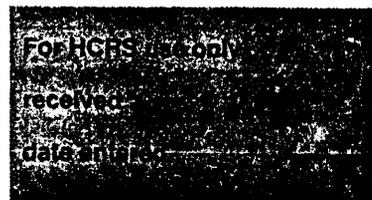
The surviving two-story mill houses , continued:
611 O'Neal Street
625 O'Neal Street
701 O'Neal Street

Other properties contributing to the character of the district:

12. 1005 Drayton Street. Newberry Mill Barber Shop. Built ca. 1919, this one-story red brick building features stepped side rooflines and a two bay facade composed of a left arched window and right arched doorway. Both bays are surmounted by lunettes and framed with brick voussoirs and keystones. Two widely spaced string courses embellish the upper facade. Side windows are recessed horizontal single panes above concrete sills. A brick addition extends the rear. The shop was operated as a private concern.
13. No street address. Southeast corner Drayton and O'Neal Streets. Newberry Mills Boarding House. Constructed in 1910, this two-story frame building, weatherboarded, has a hipped roof and flat single story porch extending from the front (Drayton Street) and right (O'Neal Street) elevations. A gabled balcony porch projects from the central facade, and a flat dormer projects from the right roof slope. The lower porch is screened. The building was used for unmarried mill operatives as the second factory boarding house.
14. 800 O'Neal Street. A one-story brick commercial building, painted white, currently vacant. The facade has two store fronts with display windows.
15. 924 Drayton Street. A two-story yellow brick commercial building, with plate-glass display windows on the first floor, topped by a full-width transom, and with four arched windows on the second floor. The building was erected ca. 1930, as a grocery store for the mill village. Proprietors were W. B. and Dave Thornton.
16. 922 Drayton Street. Built ca. 1900, this one-story weatherboard cottage is rectangular, under a gabled composition roof, with a projecting hipped porch supported by turned wood posts. A central doorway on the facade is flanked by single six over six windows. A turned balustrade connects the four porch posts.
17. 916 Drayton Street. A one-story bungalow, frame, sheathed in weatherboard with wooden pillars on brick piers supporting the porch roof.
18. 808 O'Neal Street. Built ca. 1870, this frame cottage is one-story with central interior chimney and end gabled roof extending over the full width front porch. Four square posts support the porch roof and are set on porch floor height brick piers. The three bay facade displays single six over six sash flanking a central doorway which is framed by vertical multi-paned transom and sidelights. Asbestos shingles cover the original weatherboarding. The porch posts appear to have been originally freestanding, and anterior to a recessed porch floor.
19. 924 O'Neal Street. Mazyck. Built ca. 1870, this weatherboard one and one-half story frame cottage features three bays on the facade. The central front door is framed with vertical sidelights and a four paned transom. Flanking single windows have six over six sash. Supported by six wood posts set on brick pedestals, the full width

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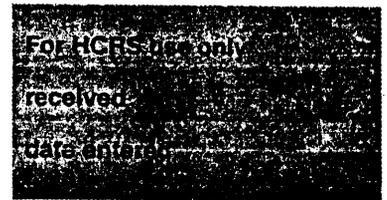
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porch roof is an extension of the end gabled roof, which is pierced by two central interior chimneys straddling the ridge, and a single central front dormer. Tripartite windows appear in the front roof slope dormer and end gables. The porch displays a plain wood balustrade. A brick curtain wall and right single story wing are modern additions.

20. Open lot. Southeast corner of Tarrant Street and Main Street
21. Vacant lot. South side of Tarrant Street
22. 832 Boundary Street. Built ca. 1910, this two-story asymmetrical residence is of weatherboard in the Victorian vernacular mode. The central house block sits under a hipped roof of pressed metal shingles, with front and left rear projection gables. Between the rear-left projection and facade is a left second floor sleeping porch screened above a weatherboard enclosure. The lower front facade displays a hipped roof porch with Ionic colonette supports. Windows have one over one sash.
23. 908 Boundary Street. This ca. 1870 one and one-half story classic revival weatherboard cottage is gabled and has dormers with cornice returns flanking a central projecting pedimented porch having two square wooden posts. The facade's five bays consist of two six over six sash windows flanking a central doorway. The doorway is framed by heavy reeded molding surrounding multi-paned transom and sidelights. Interior chimneys are set in the rear roof slope.
24. 900 Boundary Street. Built ca. 1905, this two-story Victorian dwelling is asymmetrical and of weatherboard with two over two sash. The facade displays a one-story wraparound porch, which shelters two staggered left projections which are anterior to a rectangular gabled block with rear ell. The porch features slender turned wood posts connected by a plain rail and a simple frieze.
25. 824 Boundary Street. This ca. 1920 yellow brick residence is of two stories under a green tile hipped roof with front lunette dormer. The lower facade displays a right bay and a left projecting gabled entranceway with wood Tuscan column supports. A left elevation single story porch is open, on a raised brick platform, with columns matching the front porch.
26. 820 Boundary Street. A.M. Bower Cottage. This ca. 1875 weatherboard cottage is one-story with shingled hipped roof of sheet metal. A projecting central porch is supported by simple wood square posts, with a plain porch railing. The central doorway is surrounded by rectangular multi-paned sidelights and transom. Sash on flanking single windows are six over six. Foundation piers are rectangular granite blocks. A one-story addition extends to the right rear.
- 27. 726 Boudnary Street. This ca. 1900 Victorian cottage is of one story and of weatherboard under a hipped roof which breaks into a front right cross gable. A front and left wraparound porch displays slender Tuscan colonettes connected by a turned balustrade.

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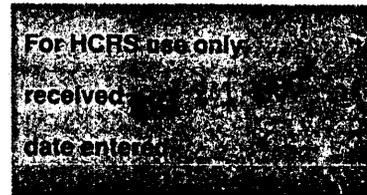
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28. 722 Boundary Street. This ca. 1910 weatherboard residence is rectangular of two stories under a low gabled roof. A hipped wraparound porch, with turned balustrades and Tuscan colonettes above wood pedestals, shelters the lower front and side elevations. Three paired two over two windows pierce the upper front facade while the lower facade displays a single front doorway flanked by single two over two windows.
29. 724 Boundary Street. Built in 1900, this Victorian vernacular residence is asymmetrical and weatherboarded under a multi-gabled roof. The facade features a rectangular block behind two staggered left front projections with gable returns. A one-story front and right wraparound porch displays a turned balustrade connecting turned slender posts. The shed porch is broken by a pedimented projecting entrance, which is repeated at the right porch corner. Window sash are two over two.
30. 723 Boundary Street. Thomas Neal-Clary House. Built ca. 1895, this two-story weatherboard dwelling is a vernacular Italianate house featuring heavy eave brackets on both front gabled left projection and recessed right wing. A bracketed rectangular bay with hipped metal roof extends from the projection's lower facade. Windows are six over six sash. The right wing displays a hipped roofed porch having a plain balustrade and slender chamfered wooden posts. A brick curtain wall connects the low brick piers of the foundation.
31. 817 Boundary Street. One-story square weatherboard dwelling under a high hipped sheet metal roof. A hipped porch spans the front and left side with slender wood turned posts. A central door is flanked by single side windows. Unoccupied and in a seriously deteriorated state when the survey began, the house is now undergoing restoration in recognition of the historic character of the neighborhood.
32. 709 O'Neal Street. A two-story frame house, sheathed in weatherboard, with a gable roof. The building has an L-shaped plan with a one-story porch in the angle of the L. The porch roof is supported by paired wooden pillars on brick piers. The building was built ca. 1900.
33. 717 O'Neal Street. A two-story square frame building, sheathed in weatherboard, with a pyramidal roof. A small louvered dormer pierces the front slope of the roof. The house has a one-story porch on the facade, with tapered wooden pillars on brick piers supporting the porch roof.
34. 725 O'Neal Street. A two-story frame weatherboarded residence, with a gable roof running perpendicular to the facade, and irregular fenestration. A one-story porch spans the breadth of the facade.
35. 718 O'Neal Street. A one-story central hall ca. frame residence, sheathed in weatherboard, with a central cross gable in the roof, and a porch spanning the breadth of the facade. The house was built ca. 1900.

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36. 714 O'Neal Street. Built ca. 1875, this one-story frame cottage is sided with weatherboards under a gabled roof with a pyramidal roof covering a rear ell. Features are eave brackets and a pedimented projecting front porch with scroll eave brackets. A three bay facade displays six over six sash and a central doorway framed with square sidelights and glass segmental arched transom. A modern brick curtain wall connects low brick foundation piers.
37. 1300 Drayton Street. A one-story frame residence, with a central hall plan and two exterior end chimneys, and a one-story porch spanning the breadth of the facade. The porch has a hip roof supported by wooden posts, with a balustrade running between the posts. The house was built ca. 1890.
38. No address. Drayton Street Willowbrook Employees Club House of the Newberry Cotton Mills. Constructed in 1930s supplementing Willowbrook Park for employees' use, this one story brick building features open side pavilions supported by grouped square wood pillars above a brick wall. The Flanking pavilions frame a square central block and rectangular rear extension giving the building a "T" form under hipped roofs. The facade displays triple molded arched entranceways with keystones. The clubhouse was used by employees until 1949 for weekday recreational programs and special programs on Saturday nights.
39. 1203 Drayton Street. A one-story frame bungalow with a pyramidal roof and a central hip-roof dormer. The roof extends over a front porch, and is supported by four tapered wooden pillars on brick piers.
40. Vacant lot. North side of Poplar Street, between Lyles Street and Cromer Street
41. Vacant lot. Southwest corner of Poplar Street
42. Vacant lot. North corner of Cromer and Academy Streets
43. Vacant block. Bounded by Academy, Main, Langford, and Wright Streets; Site of the old Academy building, demolished 1978.
- Noncontributing properties:
44. 800 Boundary Street. This 1940s one-story brick residence is modern classic revival: gable rectangular core with right recessed carport and left recessed open porch. A broad pedimented front porch is supported by four Tuscan colonettes.
45. 915 Tarrant Street. Irreversibly altered two-story weatherboard mill workers house.
46. 822 O'Neal Street. A two-story frame residence, clad in contemporary aluminum siding.
47. 818 O'Neal Street. A two-story frame residence, with a one and one-half story addition on the north side, and numerous alterations.
48. Drayton Street. Ca. 1930 "Shotgun" house with California Bungalow front porch.

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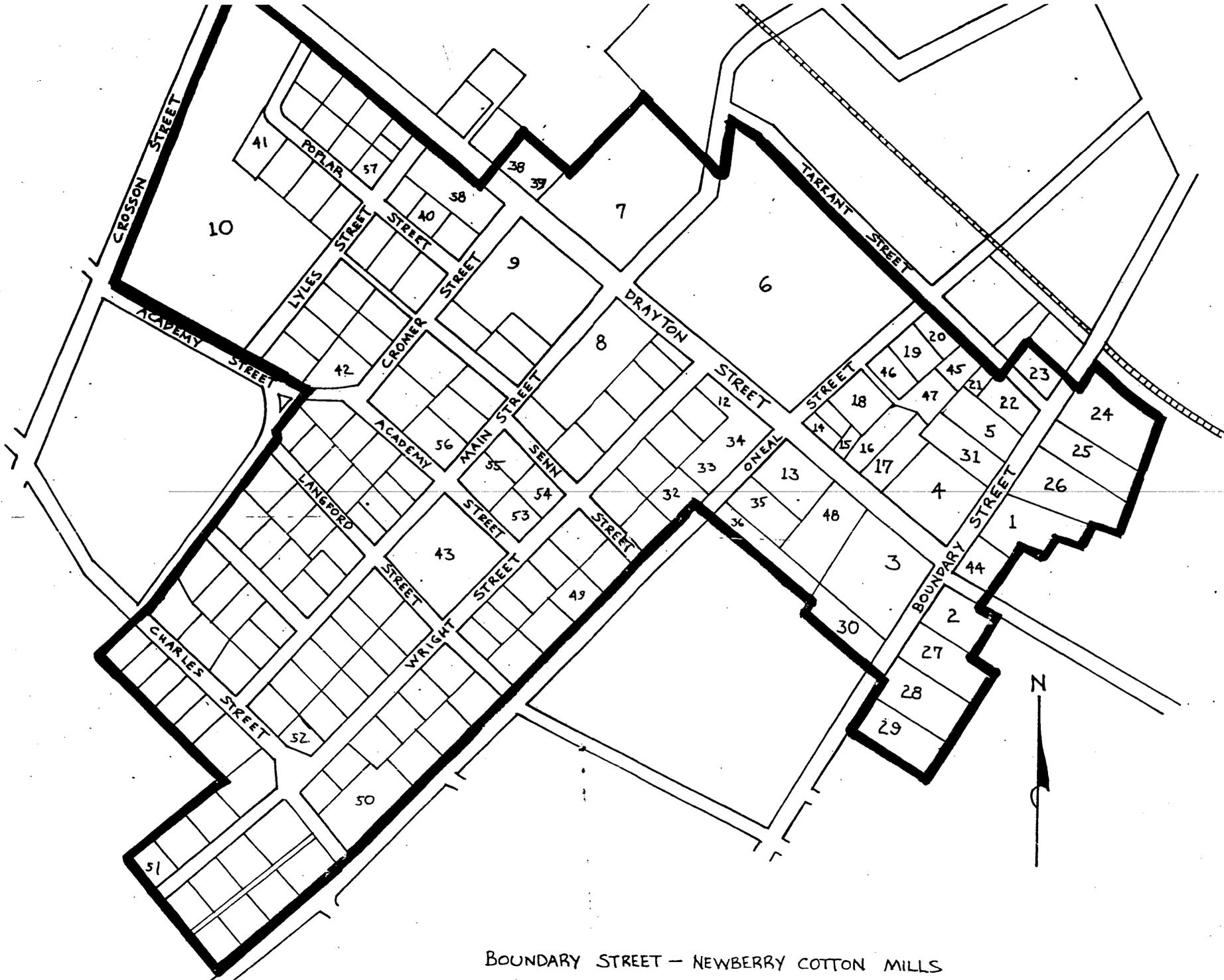
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49. No address. Second lot from the corner of Senn and O'Neal Streets. One story Jim Walter dwelling with unfinished interior. Unoccupied.
50. Corner, O'Neal and Charles Streets. O'Neal Street Methodist Church. Contemporary brick building with church parsonage.
51. 401 Wright Street. Modern frame dwelling with vertical siding.
52. Corner, Wright and Charles Streets. Modern Jim Walter one-story dwelling with hipped roof.
53. 619 Wright Street. Three room frame cottage which has been refaced with modern vertical siding.
54. 625 Wright Street. One-story modern brick dwelling.
55. 620 Main Street. Contemporary brick veneered split level house.
56. Northwest corner, Academy and Main Streets. Baptist Church. Contemporary brick building with steeple.
57. Parking lot. Northwest corner of Poplar and Lyles Streets.
58. 1307 Drayton Street. Mayer Memorial Lutheran Church. Modern brick edifice.



BOUNDARY STREET - NEWBERRY COTTON MILLS