

A Historic Resources Survey of the
Gadsden-Lancaster Streets Corridor
Chester, South Carolina

Final Report



Public History Program
University of South Carolina

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Prepared for

The City of Chester

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Name of Project

The name of the project is *A Historic Resources Survey of the Gadsden-Lancaster Streets Corridor, Chester, South Carolina.*

Boundaries of Project Area

The project area follows along Gadsden-Lancaster Streets, beginning on the border of the existing Chester Historic District. The streets along the perimeter of the survey boundary are roughly Columbia-College Streets, Gadsden Street, to Elliott Street in the mill village, crossing over to Graham Street in East Chester, up Loomis Street and cutting across to Marquis Street to Cemetery Street and back to Lancaster Street. It encompasses the Child-Edwards Quarter, the College Street School area, the Lancaster-East Lacy Streets area, the Springsteen Mill Village, and East Chester. The area also includes the Brainerd Institute site (the only remaining building at Brainerd, Kumler Hall, is listed individually on the National Register of Historic Places). Other important resources in the project area include Carmel Presbyterian Church, a circa 1850 railroad depot, and a small section of commercial buildings along Gadsden Street. One site outside the boundaries of the survey area, Mount Hebron Cemetery, was recorded after research determined it to have been historically associated with the African-American community in Chester.

Number of Properties

The intensive level survey of the project area recorded 229 properties. These are all properties which were built before 1950 and which retain sufficient integrity to be included in the Statewide Survey of Historic Places. The criteria used to determine eligibility for intensive survey are discussed below.

Geographical Area

The project area contains approximately four miles of public roads.

Surveyors

The project research, survey forms, and final report were conducted and prepared by Ginger Berni, Bryan Collars, Katie Eichler, Melissa Hess, Amanda Lee, and Wynne Overton.

All are graduate students in the Public History Program at the University of South Carolina, who enrolled in History 712, "Historic Preservation Practicum," in the Spring 2001 semester. This survey was coordinated by Dr. Robert Weyeneth, Professor of History and Co-Director of the Public History Program, and Daniel Vivian, Survey Coordinator for the South Carolina State Historic Preservation Office.

Beginning and End Dates of the Survey

The project began on 22 January 2001 with a planning and informational meeting conducted by the coordinators of the project. Background research was performed during January and February 2001, and intensive survey fieldwork began in February 2001. Final survey results were submitted in May 2001.

Objectives of the Survey

The objective of the project was to compile a comprehensive inventory of historic properties in the Gadsden-Lancaster Streets area. The recognition of the historic resources in this area has been a long-term goal of the City of Chester and its Historic Review Commission. The City has an ongoing plan to enhance this corridor, which serves as a gateway to the city of Chester from I-77. The planned improvements include entrance signs, landscaping, lighting, and street and sidewalk enhancements. In addition, if the long-term plans for establishment of an Amtrak route are successful, the passenger depot would be located in the project area. The materials compiled by this survey will serve as a documentary record of the historic resources within the Gadsden-Lancaster Streets area at the time of the survey. This report includes a narrative history of the survey area, an evaluation of the properties recorded during the survey, and an inventory of recorded sites.

The project will benefit the City of Chester by increasing public awareness of historic preservation and by encouraging the restoration and reuse of structures within the survey area. The historical overview included in this report should add to the public's appreciation and understanding of these valued resources. Recently this area has suffered from vandalism, and a historic rail depot has been lost to arson. Future threats to the area include a general decline of buildings due to lack of maintenance. Historic preservation programs offer several potential tools for providing a measure of recognition and protection for the area's resources.

This project is part of the Statewide Survey of Historic Places, a program coordinated by the South Carolina State Historic Preservation Office (SHPO). The purpose of this program is to identify all cultural resources in the state and to determine if the surveyed properties meet the criteria for listing in the National Register of Historic Places (NRHP) and for local designation. The Federal government has recommended this process of documentation through the National Historic Preservation Act of 1966 as amended. The Statewide Survey of Historic Places provides the SHPO with information that enables it to review the impact of Federal undertakings on resources eligible for the NRHP. Federal projects require environmental and cultural review permits to proceed, which in turn requires review by the SHPO. In addition, some Federal grants for cultural resources and certain Federal tax incentives for rehabilitation of historic buildings requires a determination of NRHP status. The information developed through the Historic Resources Survey of the Gadsden-Lancaster Streets Corridor gives the SHPO a basis for making these determinations.

Methodology of the Survey

This intensive survey of the Gadsden-Lancaster Streets corridor of Chester followed guidelines established by the State Historic Preservation Office. The project consisted of several parts, which are outlined below.

The project began with background research regarding the historical development of Chester. This research helped to identify, assess, and interpret the above-ground historical resources within the Gadsden-Lancaster Streets area, and it developed the various historic contexts for the survey area. The background research consisted of both archival research and oral interviews with individuals who have demonstrated knowledge of the project area, its history, and its cultural resources. The surveyors placed particular emphasis

on sources that documented the physical growth of Chester, such as maps and plats, as well as previously conducted research on Chester's historic buildings.

This background research led to completion of a historical overview that identified important themes and patterns in Chester's development. The overview serves two important purposes. First, it is an introduction to Chester's history for the general reader. Second, it provides a context within which to identify and assess the significance of the historic resources within the survey area. Eligibility for inclusion in the NRHP and for local designation rests to a large extent on the relationship between a historic property and its historical context. This historical context also allowed the field surveyors to anticipate the presence of certain types of historic resources and to understand their significance while in the field.

The field survey began once the draft historical overview had been developed. The objective was to locate and document all historic resources that were built before approximately 1950. We documented each property that was eligible for survey through the completion of an intensive statewide survey form. We photographed each property using black and white film. The location of all properties in the survey was plotted on Chester County tax parcel maps.

The principal criterion used in identifying historic properties within the project area for intensive survey was the fifty-year minimum age necessary for inclusion on the NRHP and the South Carolina Statewide Survey Program. In addition, the SHPO has determined certain other classes of properties are eligible for intensive survey:

- Buildings, sites, structures, and objects that were constructed after 1950 and have architectural significance or historical associations.
- Natural landscape features that have cultural associations (mountains, rock formations, rivers, river crossings/fords, trees, springs, and caves), man-made landscape features (rice fields, designed landscapes such as parks and gardens, landings, railroad rights-of-way, oak allees, roads, and Indian mounds).
- Properties already listed on the National Register of Historic Places.

The integrity of a historic property is a primary eligibility consideration for intensive survey as well as for the NRHP. In order to have integrity, the SHPO maintains that “the resource must have retained, essentially intact, the physical character from its historic period of significance. It will either have few alterations or will have been maintained with the use of construction materials and methods that are consistent with the original.”¹

Copies of this final report were distributed to the City of Chester, the SHPO, and the National Park Service. Both the City and the SHPO also received a full set of the completed survey cards, containing photographs and architectural descriptions of each of the 229 properties. The survey cards and a copy of this report are available to researchers at the South Carolina Archives and History Center, 8301 Parklane Road, Columbia, SC, 29223. Telephone: 803-896-6100.

¹ South Carolina Department of Archives and History, *Survey Manual: South Carolina Statewide Survey of Historic Places* (Columbia: South Carolina Department of Archives and History, 1990), 4-5.

Historical Overview

Introduction Economic forces played a dominant role in shaping the historical growth and development of Chester and the surrounding area. Agriculture was a key factor in the county's early history. The spread of cotton into the upstate in the early nineteenth century brought profound changes to the region. Increased farming revenues and closer ties to regional markets contributed to the rise of plantation agriculture, and with it a substantial population of African-American slaves to the upstate. The early development of the town was closely tied to its role as a center of agricultural trade and commerce for the surrounding hinterland.

Agriculture would remain the foundation of Chester's economy and society well into the twentieth century, but other forces had a powerful influence on the development of the community during the second half of the nineteenth century. Chester was incorporated as a town in 1849, and the following year the arrival of the railroad sparked commercial and industrial growth. Then, after the Civil War, the establishment of textile mills in Chester brought another engine of economic change to the community. With their strong demand for labor, the mills provided jobs for local residents and drew people to the town in substantial numbers. The combined influence of textile mill development and Chester's excellent railroad connections made the period between about 1880 and 1920 an era of unparalleled growth. Development increased markedly in areas on the east and southeast side of the community and along the Gadsden-Lancaster Streets corridor. Cultural institutions such as schools and churches developed, and residential neighborhoods began to take shape on lands that had previously been used for farming on the eastern edge of town. Today, signs of the town's agricultural heritage and the influence of the railroad and the mills are present in the urban landscape of modern Chester.

Overview to 1849 Chester County is located in what the Lords Proprietors of Carolina designated Craven County in 1664. The European settlers were then concentrated in Charles Town and traded with Native Americans to the west. Before being settled by Scotch-Irish in the eighteenth century, the area that would become Chester County served as hunting and fishing ground for two major tribes of Native Americans. The Cherokee lived east of the Broad River, and the Catawba settled west of the Catawba River after migrating south from Canada. The tribes fought bitterly for possession of the land in between the rivers,

now Chester County, but eventually came to an agreement that the land would be shared for the procurement of food and would also serve as a buffer zone between the two tribes.²

A trading post was established in the area by 1732 and Native Americans began to barter with whites. White settlement did not begin in the area until around 1745 when settlers began to move south from Pennsylvania and Virginia and up from Charleston. The primary settlers in the area were Scotch-Irish Presbyterians, but many Huguenots and Germans settled here as well. Two of the earliest churches were Presbyterian, and the counties of Chester, Lancaster, and York were named for three counties in Pennsylvania. After 1745, settlement began to take off in Chester County. Many people were given land grants or purchased land. Ships arrived in Charleston with passengers from Northern Ireland who made their way up to Chester County. The Scotch-Irish were resentful of British interference and fought for independence in the Revolution. Four Revolutionary War battles were fought in the county and it was believed that General Cornwallis camped throughout the area.³

South Carolina's economy was devastated after the war, particularly since the English market was lost. Rice and indigo exportation began to decline temporarily, but they soon increased again along with tobacco exports. As the economy began to regain strength in the 1790s, cotton replaced indigo as a major crop. By the turn of the century, cotton had become the cash crop of the interior, replacing tobacco and indigo. South Carolina experienced a cotton boom between 1794 and 1819 that caused both yeomen and planters alike to prosper. By 1808, cotton had become the major crop for two-thirds of the state. The Chester district had become one of the state's top producers before 1810. Cotton production also increased dramatically with the development of the gin in 1793. The soil and climate were perfect for the crop, and cotton required very little capital investment. Farmers needed land, a few tools, a gin, and a baler. Often, groups of farmers in an area were willing to share a gin.⁴ Cotton transformed Chester County, along with the rest of the South. Planters amassed considerable wealth, many yeomen gained enough purchasing power to buy slaves of their own, and often tenant farmers were able to acquire land as well.

As a result of the new economic opportunities, population began to boom as development increased in Chester. In 1795, a state commission chose land along the hill as the site for a courthouse. Soon after, stores and houses began to develop in the area. Chester's population tripled in the period between the first census in

² Anne Pickens Collins, *A Goodly Heritage: History of Chester County, South Carolina* (Columbia, SC: Collins Publications, 1986), 5.

³ Ann P. Collins and Louise Gill Knox, *Heritage History of Chester County, South Carolina* (Chester, SC: n.p., 1982).

1790 and 1830. The number of slaves increased dramatically, rising from 14 percent of Chester's total population in 1790 to 42 percent in 1830. The expansion of the plantation economy also had significant demographic effects. With the increased slave population, the white population either leveled off or declined.⁵ As cotton became king in the upcountry following the development of the cotton gin, large plantations began to appear in the area. Some belonged to low-country planters who moved west, others to farmers who grew rich off cotton sales.⁶ The area remained primarily agricultural until the incorporation of the town.

As Chester County grew, its local politics and patterns of economic development ran parallel to regional and national trends. The Nullification Crisis, which dominated state and local politics during the early 1830s, was a prime example. South Carolina opposed a tariff placed on imports, believing it benefited the industrial North, but only hurt the southern economy. Citizens in Chester County sent a petition to Congress stating their opposition to the tax. They were willing to pay a tariff that was applied toward national defense, but resented this tariff that they felt took money from farmers to give to manufacturers. The people of Chester County pledged not to purchase northern manufactured goods. As threats to leave the Union rumbled through the state, tensions arose in Chester County. Divisions grew between nullifiers and unionists in Chester County.⁷

Before Chester was incorporated as a town in 1849, it was known as Chesterville. In the beginning, the majority of its structures were on the hill, and several roads radiated out into the county. Gradually, the town began to grow, spreading off the hill. With the rise of plantation agriculture and the revenue it generated, the population of Chester increased dramatically. Soon after the town's incorporation, cotton production increased and the arrival of the railroads and establishment of the mills further sparked commercial and residential growth.

⁴ Walter Edgar, *South Carolina: A History* (Columbia: University of South Carolina Press, 1998), 270-272.

⁵ Charles Kovacic, *South Carolina: The Making of a Landscape* (Columbia: University of South Carolina Press, 1987), 88.

⁶ Collins, *A Goodly Heritage*, 69-70.

⁷ Collins, *A Goodly Heritage*, 78-79.



Figure 4. Cotton gin located on Hinton Street, circa 1910.
Photograph courtesy of *Images of America: Chester County*.

Commercial Development: The Railroad By enabling the spread of cotton culture and the growth of interior southern cities, the locomotive helped to expand the newly incorporated town of Chester. It offered economic opportunity to southern towns that before the railway had few links to the national market. In the postbellum era the railroad had its largest development in the southern states as it also brought the promise of a New South.⁸ As with the rest of the region, the arrival of the railroad in Chester stimulated population growth and industrial development. By connecting Chester to other southern cities, it offered new employment, economic and travel opportunities, and later facilitated the growth of industry.

Chester became a part of the railroad system in 1851 when the Charlotte-South Carolina Railroad, which eventually became the Charlotte-Columbia Railroad, first ran through the new city. The first station in Chester stood at the corner of Lancaster and Walnut streets.⁹ The original freight depot dates to circa 1850 and still exists within the survey area. The early years of the railroad industry in the South were dominated by small companies that owned limited amounts of track. This was also the case for Chester's first rail system. Although the system was small, Chester became an important stop along the line. In 1854 Chester was second only to Charlotte in its total amount of loaded freight. In the same year Chester led in the transportation of

⁸ Edward L. Ayers, *Southern Crossing: A History of the American South* (Cambridge: Oxford University Press, 1995).

⁹ Collins, *Goodly Heritage*, 159-160.

cotton throughout the line, marking the importance of the rail system to the new town.¹⁰ This early system evolved as smaller lines were absorbed by larger, more inclusive rail systems. One of the largest of these in the South was the Southern Railway System that eventually absorbed the Charlotte-Columbia Railroad.

During these early years of the railroad in the United States, the station often became an attraction.¹¹ This was also the case in Chester. Many accounts have been made about the festivities that surrounded Chester's first railway experience, all of which echo the country's excitement over this new form of transportation. Chester's stop on the Charlotte-Columbia Railroad had historical significance beyond the history of southern railways. Chester was a hub for Confederate activity during the final stages of the Civil War. In 1865 soldiers as well as other Confederate leaders found Chester to be the last rail stop. The Confederate Constitution even made its way to the Chester depots, narrowly escaping Union capture in April of 1865.¹²

After the Civil War railroad growth in the South increased tremendously. Between 1865 and 1880 railroad mileage in the South doubled, and between 1880 and 1890 growth tripled, nearly doubling the national average. In 1873 the completion of the Chester and Lancaster Railroad made Chester a junction town.¹³ The new railway was taken over in 1882 by the Charlotte, Columbia, and Augusta Railroad. The entire railroad system was then sold to the Richmond and Danville and eventually became Southern Railway in 1895. The Southern Railway was by 1895 the largest rail system in the South, and eventually the primary railway in Chester. Backed by the Pennsylvania Railroad, the company operated 4,500 miles of line in seven southern states.¹⁴ Chester's connection to this major rail system provided access to commercial hubs that were previously not available to Chester. The Richmond and Danville and later the Southern Railway provided commercial access to Richmond, Atlanta, and Washington, D.C., by 1900, helping to link the Chester economy with the national economy.¹⁵ Chester was, during this time of growth, considered a South Carolina transportation hub with four major lines.¹⁶

¹⁰ *Charlotte and South Carolina Railroad, Annual Report, 1854*, Miscellaneous Communication 19, General Assembly Papers, South Carolina Department of Archives and History, Columbia, S.C.

¹¹ Ayers, *Southern Crossing*, 24.

¹² Collins, *Goodly Heritage*, 162.

¹³ William J. Cooper Jr. and Thomas E. Terrill, *The American South: A History* (New York: Alfred A. Knopf, 1991), 474-476.

¹⁴ Burke Davis, *The Southern Railway: Road of the Innovators* (Chapel Hill: University of North Carolina Press, 1985), 29.

¹⁵ Ralph Watson Ford, "The Changing Geographic Pattern of South Carolina's Railroad System: 1860-1902" (MA Thesis, University of South Carolina Department of Geography, 1986), 83.

¹⁶ Collins, *Goodly Heritage*, 162-167.

The emergence of the textile industry and the growth of the railroads during the same era affected development in the areas surrounding Chester's burgeoning commercial center. The town petitioned in 1852 to charter a bank in the city and cited growth directly related to the coming of the railroad as the cause for such a need.¹⁷ In 1889 there was evidence of a passenger as well as the freight depot at the original depot location, and commercial buildings also appeared. Several general stores stood at the corner of Gadsden Street. Throughout the South the emergence of general stores was directly tied to the growth of the railroad system. The railroad made the development of general stores possible by opening up commercial markets that had not previously been available. Between 1889 and 1894 many more tracks were built near the mill. Construction of new railroad offices, repair shops, and industrial buildings took place in the area along the railroad tracks in the years after 1900. By 1917 the old passenger depot had been replaced by a new Union Station.¹⁸

Residential areas surrounding the railroad also saw its effects. As the East Lacy area developed, the railway employed a growing number of its residents. In 1908 the East Lacy neighborhood was home for electricians, car builders, engineers, conductors, linemen, and many more railway specific workers. Most of these workers were employed by the larger railroads like the Southern Railway.¹⁹

The commercial area around the depot and adjacent residential areas experienced growth between the years 1898 and 1904. During this time period more rails led to the Springsteen Mill, revealing the connection between railroad and industrial growth in the South. The existence of both wide and narrow gauge tracks in Chester was clear. Therefore Chester along with the rest of the South had to conform to the railroads gauge standardization of 1885. The effects of a standard gauge were enormous; it helped catapult the South into the national market.²⁰

The twentieth century saw a decline in the southern railroad boom and revealed flaws in the developing economy of the New South. The dominance of agriculture in the South hurt the southern railroad system because of the seasonal demands that resulted from this lifestyle. The declining agricultural economy in Chester after World War I had the harshest effect on the rail system. The effects of this decline in railroad

¹⁷ *Petition of the Citizens of Chester on the Incorporation of a Bank, 1852*, Petitions 1776-1883, 14, General Assembly Papers, South Carolina Department of Archives and History, Columbia, S.C.

¹⁸ *Sanborn Fire Insurance Map of Chester, SC* (New York: Sanborn Map and Publishing Co., 1884...1926).

¹⁹ *Chester, SC, City Directory 1908 Volume I* (Asheville, N.C.: Piedmont Directory Co., 1908).

²⁰ *Sanborn Fire Insurance Maps of Chester, SC*.

construction could be seen in Chester through the limited growth of its main rail depot after 1917.²¹ Economic growth faltered in Chester, as well as a large part of the South, as cotton prices plummeted and crops began to suffer. In 1922 Chester saw production heavily decrease due to low cotton prices, soil erosion, and the devastation of the cotton industry by the boll weevil.²² The close link between the railroad and the cotton industry could be seen in the ties between economic and industrial growth and decline in Chester and throughout the South. These correlations pointed to Chester's dependence on its agricultural economy, primarily cotton.

Industrial Development: Mills and Manufacturing The way of life for the majority of South Carolinians, from the beginnings of the colony until the turn of the twentieth century, was centered around agriculture. As a major cultivator of cotton, it was appropriate that the state's first significant attempt at manufacturing was the production of cotton cloth. Large mills with their accompanying villages were built throughout the state in the 1880s and 1890s. The impact of the mills was felt in each town as a new class of primarily white workers developed that did not previously exist in the agricultural communities. With the increase in population, the mills also did a great deal to facilitate economic development for their respective towns.

Chester, as the county seat with four major railroads, was ideal for the location of a new mill. A group of businessmen that included J.L. Agurs, J.H. Smith, S.M. Jones, George D. Heath, J.J. Hemphill, G.W. Gage, and W.H. Hendrix wanted to duplicate the success of the nearby Fort Mill Manufacturing Company.²³ Thus, in response to this new drive for industry in South Carolina, the Chester Manufacturing Company was created on July 10, 1888. The company charter established the capital stock at \$100,000 with shares valued at \$100 each, and W.H. Hardin was named as the president.²⁴ The mill was a two-story brick structure measuring 300 x 80 feet with a drying room 40 x 70 feet.²⁵ Fourteen cottages were also built in close proximity to the mill for the workers. Progress in the construction was slow, and the mill did not begin operations until 1890 when 19 looms were put into use.²⁶ Soon, 100 more looms arrived, and the first textile mill of Chester went into full production, including a dye works to color yarn.

²¹ Cooper and Terrill, *American South*, 474-476.

²² Collins, *Goodly Heritage*, 254-256.

²³ Louise Pettus, *The Springs Story: Our First 100 Years* (Fort Mill, SC: Springs Industries Inc, 1987), 67.

²⁴ Collins, *Goodly Heritage*, 127.

²⁵ "South Carolina Textile Mills and Villages: A Statewide Survey," State Historic Preservation Office, South Carolina Department of Archives and History, Columbia, S.C., 4.

²⁶ "South Carolina Textile Mills and Villages: A Statewide Survey," 4.

The Chester Manufacturing Company was designed to be a two-phase operation. The first phase was gingham weaving, followed by a spinning operation, which was chartered under the name Catawba Manufacturing Company on June 1, 1892. Before the spinning operation could get underway, Chester Manufacturing suffered a disastrous fire that destroyed about \$90,000 worth of uninsured gingham cloth.²⁷ With the help of a new superintendent, John Gilligen, they managed to rebuild the company. More trouble lay ahead for the mill business as the Panic of 1893 caused the demand for gingham to plummet. In an effort to save his investment, leading southern industrialist D.A. Tompkins, who had designed the spinning mill and provided its machinery, bought and merged the two operations on July 1, 1894.²⁸ In 1898, however, Chester Manufacturing Company was in enough credit trouble to be sold at auction for \$25,000 to a group headed by Colonel Leroy Springs.

Colonel Leroy Springs of Lancaster, South Carolina was soon named president of the new venture, which he renamed the Springsteen Mills after his family's Dutch surname. Springs added improvements almost immediately, including 7,000 spindles, a warehouse to hold 8,000 bales of cotton, and fifty additional mill houses for workers.²⁹ By 1899, gingham cloth from the Springsteen Mill was heralded at the state fair as the finest in South Carolina.³⁰ In 1907 the mill ran 14,000 spindles and 700 looms in the production of staple ginghams. Still, even under the skillful management of Colonel Springs, the company remained in shaky financial straits, with foreclosure or takeover ever imminent. The debt was finally paid in 1915, and during the First World War, the mill was expanded to 16,000 spindles and 375 looms.³¹

Included in Colonel Springs's purchase of the Chester Manufacturing Company was the spinning facility, which was renamed the Eureka Cotton Mill. Later, the name Eureka was used for both the Springsteen plant and the spinning facility. In fact, at the time of Colonel Springs's death in 1931, the Springsteen plant was no longer in operation and was used as a cotton warehouse.³² Also at this time, the Eureka Cotton Mills were merged with other Springs properties in Fort Mill, Lancaster, and Kershaw as part of the new Springs Cotton Mills, and enough capital was raised to rebuild the Springsteen plant.³³ The textile

²⁷ "South Carolina Textile Mills and Villages: A Statewide Survey," 4.

²⁸ Collins, *Goodly Heritage*, 128.

²⁹ "South Carolina Textile Mills and Villages: A Statewide Survey," 5.

³⁰ Collins, *Goodly Heritage*, 129.

³¹ "South Carolina Textile Mills and Villages: A Statewide Survey," 5.

³² Collins, *Goodly Heritage*, 130.

³³ Collins, *Goodly Heritage*, 131.

business that had been amassed by Colonel Leroy Springs passed into the hands of his son, Colonel Elliott White Springs, in 1931.

In the late 1930s, the Springsteen Mill was equipped with new looms, long draft spinning, and automatic spooling and warping. After the late 1940s the mill was periodically modernized for efficiency in the production of consumer textiles. Colonel Elliott Springs even turned over the production of his textile mills to the military from 1943 to 1945 to aid the war effort for which they were awarded the Army-Navy “E” award for excellence of production achievement.³⁴ By 1952 the Springsteen plant produced combed and carded broadcloth with 38,592 spindles, 608 looms, and between 500 to 750 employees. They also began producing the new Springmaid brand name sheets and pillowcases. During the 1950s, Springs Mills began to sell its mill houses to the workers. In preparation for this sale, the mill village at Springsteen was platted and subdivided beginning in 1959.³⁵ Even though Springs Industries continues to thrive today, the Springsteen Mill facility is no longer in operation. However, the mill houses are still used as residences by many of Chester’s citizens.

The structure of the mill villages influenced social conditions of the workers as well as their way of life. Management was forced to provide schools for mill workers’ children after the South Carolina Child Labor Law was passed in 1907.³⁶ They also built churches and supplied preachers, and set aside land for gardens and recreation as well as cow pastures and chicken yards. Many of the mill villages organized baseball teams that challenged neighboring mills. In fact, the Springsteen mill houses built after 1898 were erected on its baseball diamond.³⁷ The schools, churches, and recreation areas were the centers of social activity for the mill workers.

The Springsteen Mill was established during a time of keen interest in cotton mills in South Carolina. With the expansion of the railroad system in the 1870s and 1880s, Chester was more than adequately equipped to support a new industry. Because the Springsteen Mill is within the survey area, its history has been the focus of this project. However, it was not the only textile mill in Chester. J.L. Agurs and T.H. White, two of the original investors in the Chester Manufacturing Company, also chartered the Wylie Mill, which opened in

³⁴ Collins, *Goodly Heritage*, 135.

³⁵ “South Carolina Textile Mills and Villages: A Statewide Survey,” 5.

³⁶ Collins, *Goodly Heritage*, 125.

³⁷ Collins, *Goodly Heritage*, 125.

1900.³⁸ This mill changed ownership and names many times, and finally, while known as the Gayle Mill, it was closed in 1975. Clearly, the growth of Chester had been closely associated with the rise and fall of the textile industry. This fluctuation had a major impact on the economy of Chester and influenced the lives of its residents.

Cultural Development: Schools, Churches, and Cemeteries After the Civil War the South had to face many new challenges, including rebuilding both industry and society. Chester needed to find a way to incorporate the newly freed black population into society. Many efforts of Reconstruction were aimed at educating these freedmen and integrating them into southern society. The postbellum South traditionally relied upon the church and philanthropists to provide their education needs until the turn of the century; this was also the case for southern blacks.³⁹ The emphasis of freedman's aid after the war shifted from general relief to education of blacks. Education was used to help prepare blacks for life as free men and women.⁴⁰ Black education before 1900 was not usually paid for by the public dollar; therefore private and church run black schools were the predominant tool for this education.

In the aftermath of the Civil War, northern churches sent missionaries to the South to educate the freedmen. A strong impact was made by the Methodist, Presbyterian, Baptist, and Congregational churches. The Congregational Churches working through the American Missionary Association had the greatest effect throughout the South, but in Chester the United Methodist Church Board of Missions to the Freedmen took the lead in black education.⁴¹ The evangelical education movement dealt with an issue often overlooked by its secular counterparts, namely religion. The northern Protestants used the education of blacks to instill a sense of Christian duty and perhaps loyalty to a particular type of Protestantism.⁴² The existence of the traditionally black Carmel Presbyterian Church in the survey area reflected this spirit of Christian renewal.

Brainerd Institute, one of the earliest and finest of the many private schools established for freedmen in South Carolina in the years just after the Civil War, was located in Chester. Brainerd was operated from 1868 to 1940 by the Board of Missions of the Presbyterian Church, USA and offered vocational, industrial,

³⁸ Collins, *Goodly Heritage*, 131.

³⁹ Cooper and Terrill, *American South*, 580.

⁴⁰ Ronald E. Butchart, *Northern Schools, Southern Blacks, and Reconstruction: Freedmen's Education, 1862-1875* (Westport, CT: Greenwood Press, 1980), 3.

⁴¹ Butchart, *Northern Schools*, 4.

⁴² Butchart, *Northern Schools*, 34.

mechanical, classical, college preparatory, and teacher training. The surviving building is Kumler Hall, a two-story boys' dormitory constructed circa 1916. The building is significant as the only extant reminder of one of the most successful black educational institutions in the New South.⁴³



Figure 5. Kumler Hall at Brainerd Institute, Site 093 0249.

Brainerd was started in the spring of 1866 at the request of a Mr. Harris. Miss E. E. Richmond, a white New York native, opened the school under the auspices of the Freedmen's Bureau at Brawley's Plantation, five miles from Chester. Miss Richmond was joined by a New Jersey native Miss Caroline I. Kent and the two moved the school into the town of Chester.⁴⁴ In 1868 the Board of Home Missions of the New York Presbyterian Church, USA sent Reverend and Mrs. Samuel Loomis, after whom Loomis Street was named, to upper South Carolina to establish schools and churches at likely places among the freedmen. About this same time the Freedmen's Bureau announced its intention to close the school at Chester. Reverend Loomis, impressed by what he had seen of the northern women's work, convinced the Board of Missions, Freedmen's Division of the Presbyterian Church USA to take over the school. The school was then known as the Chester Mission but shortly thereafter was named Brainerd Mission School and in 1873 Brainerd Institute after David Brainerd, an early Presbyterian missionary among the Indians in Massachusetts.⁴⁵

⁴³ Brainerd Institute, National Register of Historic Places Nomination, State Historic Preservation Office, South Carolina Department of Archives and History, Columbia, S.C.

⁴⁴ Brainerd Institute, National Register of Historic Places Nomination.

⁴⁵ Brainerd Institute, National Register of Historic Places Nomination.



Figure 6. Classroom building at Brainerd Institute that is no longer standing.
Photograph courtesy of *Images of America: Chester County*.

Brainerd occupied several locations before finally settling on the present site, the old DeGraggenreid land, where the mansion house was used as the main building. Other buildings constructed included boys' and girls' dormitories. Brainerd Institute was committed to high standards in its academic program and in the conduct of its pupils. In addition to basic academic courses, each student fulfilled the requirements for one of the major courses of study. Students also attended classes in food conduct and Bible study and were required to attend the Presbyterian Church each Sunday. There were several religious organizations on campus and every student was a member of each one. The young ladies were required to wear sedate uniforms and all students lived by a strict set of regulations.⁴⁶

Perhaps the most important contribution of Brainerd was its role in providing public school teachers for the black community. From 1868 until the turn of the century, Brainerd provided the only schooling available for black children in Chester, and it provided the only high school until the 1920s. Brainerd did attempt to obtain junior college status in the early twentieth century, apparently in an effort to increase enrollment cut by the advent of more and better public schools for blacks. In actuality Brainerd was never really more than a high school, but because it was accredited by the state and its standards were so much higher than any of the public schools, most of its graduates were certified to teach public school.⁴⁷

⁴⁶ Brainerd Institute, National Register of Historic Places Nomination.

⁴⁷ Brainerd Institute, National Register of Historic Places Nomination.

With the growing educational awareness of the turn of the century, however, Brainerd's usefulness began to diminish and the institute faltered. Public education came to the forefront of southern minds at the end of the nineteenth century and gradually the development of uniform public school systems began to be applied to black education. This period of educational reform increased the number of public schools and resulted in the growth of secular education in Chester. One result of this growth was the Withrew Manual Training School, a traditionally white vocational school located on College Street dating to 1916. During the 1920s black public education also began to become more common in the South, gradually replacing their religious counterparts.⁴⁸ It was during this time of change that new black public schools began to emerge in Chester, such as Finley High School. In later years as Brainerd ceased to be as necessary to the education of blacks in the area, funds were increasingly hard to obtain. Brainerd closed between 1939 and 1941. The campus was cut up into parcels and sold; the City of Chester bought the Martha Tweed Administrative Building and used it as an elementary school for some years.⁴⁹

With the emergence of Brainerd in Chester came a renewed interest by the New York Presbyterian Home Mission Board in the South Carolina town. In cooperation with Brainerd Institute the Church opened Carmel United Presbyterian church in 1869 on Walnut Street.⁵⁰ The structure, which is still standing today, was completed in 1924, and services were held in Brainerd Institute Chapel while the church was being built.⁵¹ In addition to Samuel Loomis, there have been several important and influential pastors of Carmel Church including Thomas H. Ayers, who served for twenty-five years. Throughout its history, Carmel Church has sponsored numerous charitable programs and celebratory events such as Project Bridge, Meals on Wheels, and Family Day that have had a positive impact on the community. The historically black church was associated with the new black educational institute and provided spiritual guidance for the black students. Carmel Church stands beside another historically African-American institution, Calvary Baptist Church, which was founded in October 1867. The congregation met at locations on Loomis Street and a site on Walnut Street near the Southern Railway turntable before erecting the present building in 1908.

The divisions between black and white cultures in Chester are reflected in the cemeteries in the survey area. A traditionally black cemetery called Mount Hebron Cemetery exists behind Evergreen Cemetery on

⁴⁸ James D. Anderson, *The Education of Blacks in the South 1860-1935* (Chapel Hill: University of North Carolina Press, 1988), 187-198.

⁴⁹ Brainerd Institute, National Register of Historic Places Nomination.

⁵⁰ Collins, *Goodly Heritage*, 180.

⁵¹ Mary Rose Adair, *Carmel Presbyterian Church History* (York, S.C.: Song Shakir Davis Publishers, 1991), 2.

Cemetery Street in the northeastern part of Chester. The Chester Development Company first sold a half-acre of land to the elders of the Chester Associate Reformed Presbyterian Church in June 1893. Then the Hebron Cemetery Association was incorporated in 1894 and the Chester Development Company sold it four acres on an adjoining property in 1897. Almost a century later, in 1979 the two properties were merged as the Chester Associate Reformed Presbyterian Church sold its property to the Hebron Cemetery Association. This cemetery was used by blacks while the white cemetery was still segregated. Today, although the area is covered by thick brush, Mount Hebron Cemetery has visible characteristics that are typical of other African-American cemeteries in the South. The site is scattered with a few traditional headstones; other markers throughout the area indicate the location of burial sites. Items known as grave goods have been used to mark graves; dishes, vases, broken glass and bottles are all examples of this African-American tradition.⁵²

Educational and religious institutions were at the core of cultural life in Chester, and a number of important historic structures survive in the survey area as reminders of this rich heritage. In addition to the Withrew Manual Training School are four properties of special significance in Chester's African-American history: Kumler Hall on the former Brainerd Institute campus, Carmel Presbyterian Church, Calvary Baptist Church, and the Mount Hebron Cemetery.

Residential Growth The development of schools and churches reflected the community's residential growth, and the five residential neighborhoods in the survey area developed as commerce and industry transformed Chester. Neighborhoods began to emerge where once there had been only farmland. From its incorporation in 1849 until 1950 the population grew steadily, and the biggest boom occurred between 1890 and 1910. Chester was fairly evenly divided racially until the turn of the century when the white population gained a clear majority. Chester County, however, maintained a substantial African-American majority until the 1940 census. When the 1870 census was taken, Chester's population stood at 944. By 1890, the population had increased to 2,703; in 1900 census takers reported 4,075 residents; and by 1920, the population had reached 5,557. The growth coincided with Colonel Springs's purchase of the mill and its subsequent development as an industrial enterprise.⁵³ There are five neighborhoods in the survey area: the Springsteen

⁵² For a discussion of the appearance of traditional African-American cemeteries, see: Jamestown Rural Historic District, National Register of Historic Places Nomination, State Historic Preservation Office, South Carolina Department of Archives and History, Columbia, S.C.

⁵³ *Report of the Thirteenth Census of the United States, 1910*, vol. III (Washington, DC: United States Government Printing Office, 1913); Bureau of the Census, *Compendium of the Eleventh Census: 1890*, (Washington, DC: Government Printing Office, 1892); Bureau of the Census, *Fourteenth Census of the United States Taken in the Year 1920*, vol. III (Washington,

Mill Village, the Childs-Edwards Quarter, the College Street School Area, the Lancaster-East Lacy Streets Area, and East Chester.

Springsteen Mill Village

Fourteen homes were located near the mill when Colonel Springs purchased it in 1898. By 1904, when the mill first appeared on the Sanborn maps, more houses had grown around it; this marked the establishment of the mill village. By 1910, the streets in the village had been named. The major growth occurred between 1910 and 1917. The village was listed as Springsteen Tenements, and numerous homes were on the map. The mill village had grown substantially, and while most of the dwellings were approximately the same size, several were quite large. The village continued to grow though never as rapidly as during this period. The residents of the village were primarily white, and all were employed at Springsteen Mill. The proximity of the village to the commercial district on Gadsden Street contributed to the development of businesses in that area. The residents of the village would have been patrons of the grocery stores, barbershops, and service station located along this strip. Though Walnut Street was not a part of the mill village, several large houses were built along it for the mill overseers.⁵⁴

Childs-Edwards Quarter

The Childs-Edwards Quarter, situated immediately south of the mill village, began to develop at the turn of the century. Several fairly large houses appeared along West Lacy, Byrd, and Branch Streets. In 1917 this residential area experienced more growth; the Chester Ice and Fuel Company and the Chester branch of the Southern Cotton Oil Company were both a major presence in the neighborhood. Both businesses employed many residents of this neighborhood and surrounding areas. The major residential growth had taken place by 1926, and the businesses were still active here. The houses were mainly L-plan and rectangular dwellings.⁵⁵ This was a primarily white neighborhood; the residents were truck drivers, carpenters, dressmakers, and railroad employees. Several residents worked for Springsteen, Eureka, and Gayle mills. By

DC: Government Printing Office, 1922); Bureau of the Census, *Twelfth Census of the United States Taken in the Year 1900*, Pt. 1, (Washington, DC: United States Census Office, 1901).

⁵⁴ *Sanborn Fire Insurance Map of Chester, S.C.*, 1884...1926.

⁵⁵ *Sanborn Fire Insurance Map of Chester, SC*, 1884...1926.

1940, the neighborhood had at least two African-American residents, one of whom was a teacher at Finley High School.⁵⁶

College Street School Area

While Chester Public School appeared on maps as early as 1896, the College Street School area did not thrive until several years later. The earliest homes in this district dated from 1894, and by 1917 the area was very heavily populated. Like the Childs-Edwards Quarter, this too was a largely white neighborhood. Many of the residents taught at the high school or were employed at the nearby Ice and Fuel Company and Southern Cotton Oil Company. Several insurance agents also lived in this area. The College Street School area was a fairly small residential neighborhood but the high school was an important educational institution.⁵⁷

Lancaster-East Lacy Streets Area

The Lancaster-East Lacy area is one of the largest neighborhoods in the district and includes several major streets. Lancaster Street developed first, as the expansion of Gadsden spilled across the railroad tracks. By 1910, many large houses stood along Lancaster, between Orchard and Loomis Streets. The Lancaster and Lacy Street areas were well developed by 1917; the southeast corner, around Hinton and Harris Streets, developed last. As in most of the other neighborhoods, the residents were employed mainly by the mills and railroads. In 1940, the police chief, Samuel Weir, lived on East Lacy Street. A few fieldworkers and other laborers also lived in the area. The neighborhood was primarily white but included a few African-American residents by 1940, particularly along Orchard Street and on Lancaster Street near Loomis.⁵⁸ One notable African-American resident was Reverend Thomas Ayers. Born in 1869, Ayers studied at Brainerd and later at Princeton Theological Seminary in New Jersey. He returned to Chester in 1896 to serve as pastor of Carmel Presbyterian Church. Ayers was a leader of the African-American community in Chester, promoting education and civil rights. Dr. James Allen was also a prominent resident of the East Lacy neighborhood. Allen was one of the first black doctors in Chester and also was active in the African-American community.⁵⁹

⁵⁶ *Baldwin's Chester, South Carolina City Directory, Master Edition, 1940-1941, Volume I* (Charleston, SC: Baldwin Directory Company, 1941).

⁵⁷ *Sanborn Fire Insurance Map of Chester, SC, 1884...1926*.

⁵⁸ *Sanborn Fire Insurance Map of Chester, SC, 1884...1926; Chester, South Carolina City Directory, 1940-1941*.

⁵⁹ Elizabeth C. Thompson, *Chester County's Black Heritage* (Chester, SC: n.p., n.d.).

East Chester

The East Chester neighborhood was the last residential neighborhood within the survey area to take shape. Located on the eastern edge of town, it remained vacant or only in use as farmland until well into the twentieth century. Brainerd Institute, on the eastern end of the neighborhood, remained on the edge of the city for many years. The western side of East Chester had become heavily populated by 1917. While houses had been built around Elizabeth Street, White Oak Street, and Steinkuhler Street, the area between Graham Street and Loomis Street remained vacant. Brainerd remained fairly isolated although development was moving in that direction. By 1926, many homes had been built along Loomis Street and a few appeared along Cemetery Street. Development increased over the next few years, and by 1940 the neighborhood had surrounded Brainerd. East Chester was primarily an African-American neighborhood, with the exception of the area west of Steinkuhler Street. The areas from Loomis Street to Cemetery Street and the area north of Graham Street were almost completely African-American.⁶⁰ The 1908 city directory indicated that the residences along White Oak Street were also African-American, but by 1940 this area had become mainly white.⁶¹ The residents of East Chester worked a wide variety of jobs. A number were pastors at the African-American churches in Chester. As in all the survey area, the mills and the railroads employed many people in this neighborhood. Also, there were a number of cooks, laborers, domestics, mechanics, and even a taxi driver. The caretakers for Evergreen Cemetery lived on the edge of the area. Many teachers from Finley High School lived in the neighborhood. Samuel Finley, the principal and namesake of Finley High School lived on Loomis Street. Finley graduated from Benedict College in Columbia, and came to Chester as principal of the graded school. He greatly expanded the enrollment and actively worked for better education across the state. The Reverend David Crosby, a Brainerd graduate, also lived in East Chester. Crosby was not only pastor of the A.M.E. Zion church but he also owned a tailoring business and was involved in real estate in Chester.⁶²

The development of the five neighborhoods in the survey area reflected the industrial and commercial boom in Chester brought by the railroad and the mill. Chester experienced its height of prosperity between 1880 and 1920, and these good times helped to propel the physical expansion of the community during these decades.

⁶⁰ *Sanborn Fire Insurance Map of Chester, SC, 1884...1926.*

⁶¹ *Chester, South Carolina City Directory 1908, Volume I* (Asheville, NC: Piedmont Directory Company, 1908); *Chester, South Carolina City Directory, 1940-1941.*

⁶² Thompson, *Chester County's Black Heritage.*

Chester From the 1920s to 1950 Development throughout the South began to slow after World War I. The war brought prosperity to the region that failed to continue through the following decades. High cotton prices during the war years and the lack of foreign market competition helped the agrarian South to prosper, but when these conditions began to change the southern farming economy was greatly affected. The return to pre-war conditions drastically dropped cotton prices. This economic upheaval was worsened by the boll weevil that plagued cotton crops during the same era. Insecticides ultimately neutralized the threat of this epidemic but resulted in the return of cotton surpluses throughout the South.⁶³ The effects of this economic hardship could be seen in Chester through the lack of significant growth during these times.

The 1930s saw even less economic prosperity in Chester and throughout the South. Disease and crime rates during this era increased dramatically, and the overproduction of cotton continued to hinder economic development. Although South Carolina passed reduction laws trying to combat the cotton surplus, the narrow scope of these laws limited their effectiveness nationally.⁶⁴ The Depression was experienced in Chester on many levels. Chester suffered from not only the national employment crisis but also the effects of falling cotton prices. Chester's main industries rested on the production of cotton, and although the development of hydroelectric power initially helped the textile industry to boom, the lack of a market for cotton goods that existed in the 1930s severely hindered Chester's economy.

The increasing economic problems of the 1930s resulted in the election of Franklin D. Roosevelt and the creation and implementation of the New Deal. Roosevelt attempted to alleviate the problems brought about by the Depression through government intervention. The most beneficial of these acts in Chester was the creation of the Civilian Conservation Corps (CCC) that was enacted under the Unemployment Relief Act of 1933.⁶⁵ Set up for unemployed men from the ages of 18-25, the act enabled men to work for six months at a time for the government doing a variety of conservation acts.⁶⁶ Seventeen camps were set up in South Carolina to house men involved with the CCC. Many of these sites were later integrated into the state park system after the Depression, including Chester's site, which was turned into Chester State Park.⁶⁷

⁶³ Roger Biles, *The South and the New Deal* (Lexington: University of Kentucky Press, 1994), 2.

⁶⁴ Biles, *New Deal*, 19.

⁶⁵ Collins, *Goodly Heritage*, 263.

⁶⁶ Biles, *New Deal*, 70.

⁶⁷ Collins, *Goodly Heritage*, 263.

Chester, along with the rest of the nation, emerged from the Depression as a result of the economic boom sparked by the Second World War. The need for war goods increased production all over the country creating a rapidly expanding economy. The war also resulted in the dissolution of many of the New Deal agencies that provided aid to the poor. Many of the agencies that helped Chester through the Depression years were dismantled, including the Works Progress Administration and the Civilian Conservation Corps.⁶⁸ With the economic prosperity that World War II created, these organizations were seen as unnecessary. In Chester, as well as the nation, the work force was also broadened as a result of the war effort. As more white men were sent to the front, women and minorities got more of an opportunity in the work force. Ultimately the Second World War brought Chester out of the economic hardship of the 1930s, but Chester's growth was undeniably affected by the Depression. Chester saw limited growth during the 1940s. The 1930s and 1940s were not Chester's most prosperous times, as reflected by the lack of any significant new building in the Gadsden-Lancaster Streets corridor. Although a railroad hub and industrial center, Chester's ultimate dependence on cotton hindered the city's development throughout these decades, in contrast to the boom times of the late nineteenth and early twentieth centuries.

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⁶⁸ John M. Murrin, Paul E. Johnson, James M. McPherson, Gary Gerstle, Emily S. Rosenberg, and Norman L. Rosenberg, *Liberty, Equality, Power: A History of the American People* (Fort Worth: Harcourt Brace College Publishers, 1999), 901-902.

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National Register Properties

Kumler Hall is the only remaining structure of the Brainerd Institute. It is a two-story boys' dormitory built circa 1916 and was listed in the National Register of Historic Places in 1983. Although it is currently unoccupied and showing signs of neglect, efforts are underway to renovate the building for use as an African-American cultural museum.

Evaluation of Recorded Properties

The fieldwork team surveyed 229 properties in the project area. The greatest concentration of buildings is in the East Chester neighborhood, which contains 170 houses, 87 of which retained sufficient integrity to be

included in this survey. Houses are the dominant building type; of the 229 buildings surveyed, 203 (88 percent) are either single or multiple family residences. Nine commercial buildings were surveyed, representing 4 percent of the survey. The remaining properties include two churches, a cotton gin, a cotton mill complex (not recorded due to lack of historic integrity), six warehouses, two schools, and a cemetery.

During the course of the survey we assessed all of the historic buildings for eligibility for inclusion in the National Register of Historic Places (NRHP) and for inclusion in a local historic district. Evaluations of significance, in terms of eligibility for the NRHP and for local designation, must be based on several criteria. Age, integrity, and condition are significant baseline factors in determining the significance of a historic resource. These factors must then be assessed within a historic context. The different categories within which the buildings were considered for eligibility are discussed below. The following discussion assesses five general categories of historic structures: transportation, commercial, manufacturing, institutional, and residential.

Transportation The city of Chester emerged as a transportation center for the upcountry with the arrival of the Charlotte-South Carolina Railroad in 1851. This connection put Chester in touch with the rest of the state, region, and country, and with the various economic and social forces that swept the nation in the late nineteenth and early twentieth century. The coming of the railroad contributed directly to the organization and construction of the commercial, manufacturing, and residential areas in the survey area. Buildings and structures associated with this important trend remain extant in the survey area. Among these are the Thomas and Howard Company warehouse (site 093 0260) and the original Charlotte-South Carolina Railroad freight depot (site 093 0259). Other sites in the survey area are now utilized as warehouse space by Oliphant and Company (sites 093 0261 and 093 0265).

The original Charlotte-South Carolina Railroad freight depot is located at the intersection of the railroad crossing and Gadsden Street. The core of the depot still retains its original integrity, including even hand-hewn rafters in the roof structure. Several additions to the depot reflect the importance the railroad played in the growth of Chester as an economic center of this region of South Carolina. *We recommend site 093 0259 as eligible for the National Register of Historic Places under Criterion A: Community Transportation and Commerce and Criterion C: Architecture.*



Figure 7. Southern Railway Freight Depot on Gadsden Street, Site 093 0259.



Figure 8. Inside view of Southern Railway Freight Depot, Site 093 0259.

Commercial Access to the outside world provided by the railroad enabled entrepreneurs to see opportunities for commercial development. One of the first of these in the survey area was James Pagan who acquired property along Lancaster Street in the early 1850's and owned a residence in the survey area. None of James Pagan's commercial properties survive, as residences now occupy the portion of Lancaster Street where those properties stood. The survey of the Gadsden-Lancaster Streets corridor identified nine commercial properties. The bulk of these are concentrated near the end of Gadsden Street adjacent to Chester's present downtown historic district in the "Valley." The remaining commercial properties are located near the railway depot and are associated with the cotton industry. Among these are Chappel's Cotton and Coal Brokerage (site 093 0258), the Gullet Cotton Gin (site 093 0126), the Southern Cotton Oil Company complex, (site 093 0263), and the Chester Ice and Fuel Company (site 093 0262). Due to the lack of architectural integrity we do not recommend the commercial structures in the Gadsden-Lancaster Streets corridor for local designation.

Manufacturing While Chester was first a transportation and commercial center, it gained regional importance in the late nineteenth century as a manufacturing center. The Springsteen Mill is the best known of Chester's manufacturing sites in the survey area. The mill itself has lost a great deal of its historical integrity and was not included in the present survey. The houses of the Springsteen Mill village, as discussed below, have been recommended eligible for local designation as a historic district. The only other manufacturing complex in the survey area is the Moffat Manufacturing Company (site 093 0267), which remains only as a shell of the original structures. The facades retain a measure of their historic character but due to their lack of sufficient architectural integrity we do not recommend the manufacturing structures in the Gadsden-Lancaster Streets corridor for local designation.

Institutional Institutional buildings, including churches, government buildings, and libraries, are vital to the health of a community. They represent lasting, systemic features of a community which often survive the passage of time and generations of residents. Architecturally, institutional buildings in rural areas sometimes represent the closest approximation to national, academic styles since more money and effort are put into their design and construction as compared to other buildings.

Four institutional buildings and one site were identified in the survey of the Gadsden-Lancaster Streets corridor. Of the four buildings, two are churches and two are schools. The churches were built in 1908 and 1924; the earliest is the Calvary Baptist Church (site 093 0216), which is located at the intersection of Walnut and Springs Streets. Extensive alterations to Calvary Baptist Church include a 1970s-era rear addition, replacement stained glass windows, and a remodeled porch. These alterations dramatically reduce the architectural integrity of this church. Carmel Presbyterian Church (site 093 0217) was erected in 1924 to replace an older structure. The two schools represented in the survey area are the Withrew Manual Training School (site 093 0150) built in 1916, and Kumler Hall at Brainerd Institute (site 093 0249), which was also built about 1916. Both churches and the Withrew School have been altered to some extent. Withrew Manual Training School is recommended for inclusion in the College Street School area historic district, which is discussed below. The single site included in the survey is Mount Hebron Cemetery (site 093 274), located northeast of the main survey area. This historically black cemetery was officially organized in the 1890s. However, a number of graves at the site appear to date from earlier decades. *We recommend the City of Chester consider the Mount Hebron Cemetery (site 093 0274) for local designation due to its value as a historically significant African-American site in Chester.*



Figure 9. Gravesite at Mount Hebron Cemetery, Site 093 0274.

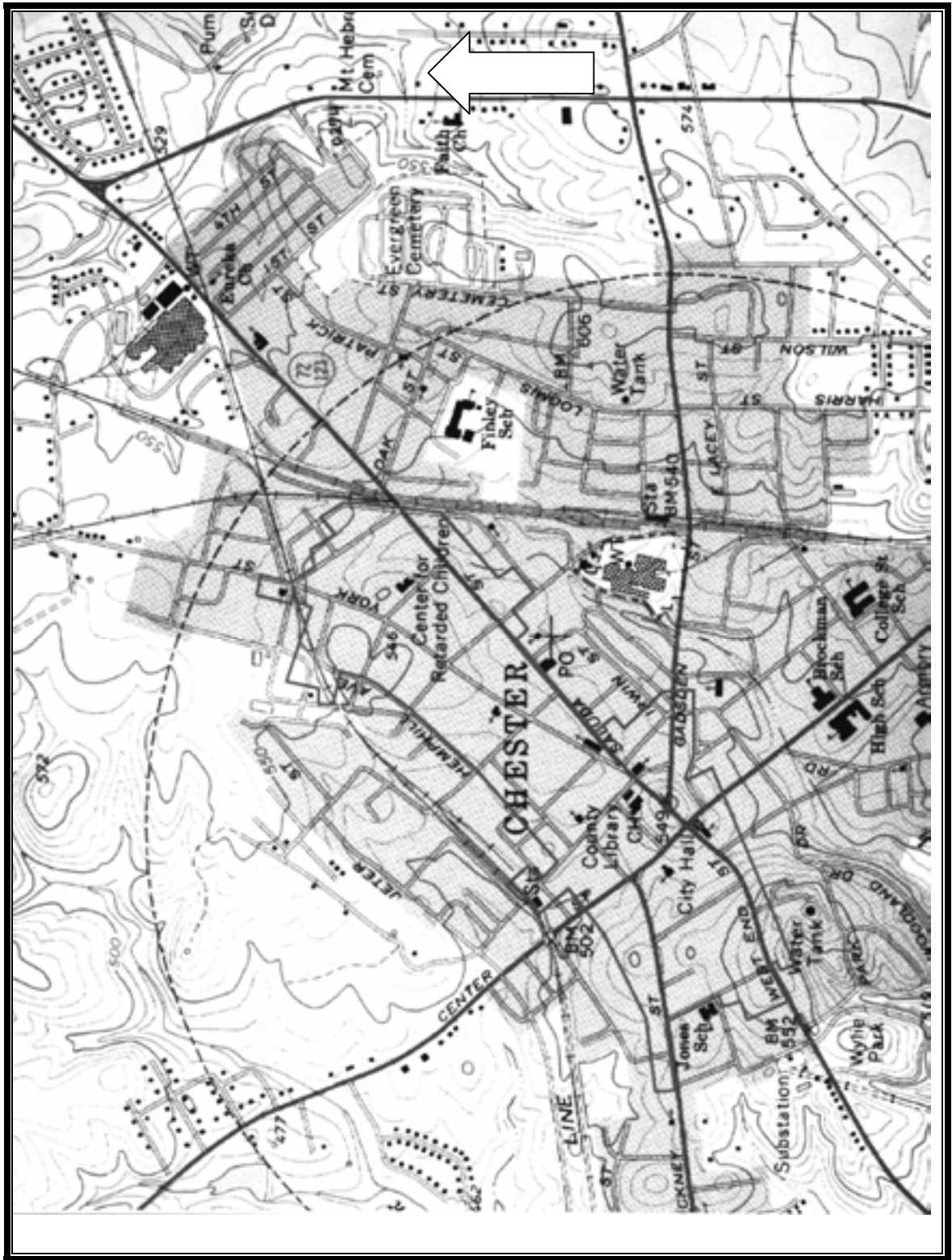


Figure 10. Map showing location of Mount Hebron Cemetery, Site 093 0274.

Carmel Presbyterian Church was the primary church associated with the students, faculty, and citizens of the Brainerd Institute community in East Chester. The building reflects an African-American community in Chester that was as affluent as any other in the state of South Carolina during the period it was built. The church's construction utilized the local community's own abilities, creativity, designs and building skills rather than hiring out those services from local white artisans. The result was a building influenced by distinctive national styles and community tastes. Significant features of the Carmel church include Romanesque Revival influences, such as large bell towers on the main façade, fully engaged buttresses and a Craftsman-influenced stacked header belt course of ornamental brickwork. Despite recent modifications, the church retains a high level of architectural integrity, and its historical association with Brainerd Institute makes it an important resource. *We recommend Carmel Presbyterian Church (site 093 0217) as eligible for the National Register of Historic Places under Criterion A: African-American Education and Criterion C: Architecture.*



Figure 11. Carmel Presbyterian Church, 134 Walnut Street, Site 093 0217.

Kumler Hall (site 093 0249) on the grounds of Brainerd Institute was listed on the NRHP in 1983. It still retains its importance to the East Chester community and the city of Chester as a whole.

Residential The first residences in the survey area were built during the early 1850s and coincided with the arrival of the railroad in Chester. Five houses were identified which predate the Civil War. Most of

the historic houses in the survey area were built in the early to mid-twentieth century. Of the 203 single and multiple family dwellings identified in the survey, 127 (55 percent) were built in or after 1900. Twenty-nine were built between 1860 and 1890 and forty-two were built in association with the rise of the mill.

Of the five antebellum homes identified in the survey area, four reflect Greek Revival elements in their construction. Greek Revival houses often have a wide band of trim beneath the eaves, mimicking the entablature of Greek temples. Full-facade or full-height entry porches with columns are common, although more subtle examples have small entry porches or no porch and columns at all. Many have side-gabled or hipped roofs. In some instances, houses in this style are oriented so that the gable end becomes the front facade; these most closely resemble their prototype Greek temples.⁶⁹

The Pagan House (site 093 0066), built in 1854, is an example of a raised Greek Revival cottage. The Wrenn House (site 093 0095.00), built circa 1854, the Knox Cottage (site 093 0081), built in 1857, and the Fayssoux Cottage (site 093 0093), built in 1857, all have a central pedimented portico as is typical of the Greek Revival style although these residences are not of the raised cottage form. The Wrenn House is the only Greek Revival style brick home in the survey area and the date of construction is based on a date imprinted on a window frame. All four of these homes have been altered to some extent. The Pagan House has lost much of its architectural integrity due to the infill of the piers supporting the house, and the addition of storm windows and vinyl siding. The Fayssoux Cottage has had similar alterations. Both the Pagan House and Fayssoux Cottage lack sufficient architectural integrity to be individually eligible for the National Register but are recommended as contributing resources to a potential National Register historic district. Despite loss of integrity, both of the foregoing properties are among the most architecturally sophisticated in the survey area. These properties might qualify for individual listing if their historic appearance were restored through the removal of siding and other character altering elements. The extensive alterations to the Wrenn House, the reworked porch and rear addition, have permanently compromised its historic architectural integrity.

The Knox Cottage (site 093 0081) is an excellent example of Greek Revival style cottage. The house retains its original clapboard siding, six over six windows, main door with transom and sidelights, and substantial exterior chimneys. Its date of construction in 1857 relates it to the period of growth in Chester that was brought on by the arrival of the railroad. The porch was altered sometime in the late nineteenth century

⁶⁹ Lee McAlester and Virginia McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, Inc., 1984), 6.

when the pedimented front facing gable was added to a shed roof. *We recommend the City of Chester consider the Knox Cottage (site 093 0081) as eligible for the National Register of Historic Places under Criterion C: Architecture.*



Figure 12. Knox Cottage, 167 East Lacy Street, Site 093 0081.

The Pagan-Wilson House (site 093 0080) was built in the style known as the Carolina farmhouse which is often referred to as an I-house plan. Although the I-house was also a popular folk form throughout the nineteenth and early twentieth centuries, it was more often used by moderately wealthy rural families. These two story, rectangular side gable houses were two rooms wide with a central hallway and one room deep, often with a one-story ell across the rear elevation. The Pagan-Wilson house deviates from this pattern in what is known as the double-house variant and is two rooms deep. Houses of this sort were quite popular throughout the South, and, like the Greek Revival style, drew upon notions of balance and symmetry from the eighteenth and early nineteenth century. James Pagan built this house in 1855 and it was historically known as Oakland due to the numerous oak trees on the property. In its present state the house is not eligible to be individually listed in the National Register due to the addition of modern vinyl siding. If the siding were removed and the architectural integrity of the property restored, the house might well be individually eligible.

The Queen Anne style was fashionable in American architecture during the late nineteenth century. This is the house style that many people associate with the term “Victorian.” It is perhaps the most picturesque of the styles of the late nineteenth and early twentieth centuries, and is often the most irregular in

plan. The surfaces of these houses were enlivened through a variety of means, including projecting bay windows, patterned shingles, spindles, and half-timbering. The great interest of Queen Anne houses is in the details, where eclectic decorative work can appear at nearly any juncture or on nearly any surface. Rooflines of Queen Anne houses can be very complex, with multiple cross gables often creating a jumbled appearance, while towers of various shapes rise above the roofs. One-story porches tend to appear on Queen Anne houses, and often wrap around several sides of the house. The porches offer additional avenues for decoration, including elaborate turned work, decorative brackets, and single or grouped columns of varying sizes.

We identified over twenty Queen Anne houses in the survey area. All were built between 1875 and 1895. Some of these clearly show the rich ornamentation that is associated with this style, while others show a more basic adaptation. Three residences that exemplify the style are at 120 Lancaster Street (site 093 0094), 129 College Street (site 093 0134), and 128 College Street (site 093 0136). The property at 128 College Street is a fine example of the style with textbook architectural details including verge board detailing, chamfered columns with scroll sawn brackets, turned baluster railings, and two entrances on the porch with flanking paired colonnettes. The house at 129 College Street has four two-story polygonal bays, two that flank the main door on the front elevation and one on each side elevation. The main entrance is a double door flanked by colonnettes. A Victorian era fence surrounds the lot.



Figure 13. Queen Anne style home, 129 College Street, Site 093 0134.

The residence at 151 Lancaster Street (site 093 0256), built circa 1890, is another prominent example of the Queen Anne style. This stately home set back from Lancaster Street features hexagonal embracation,

triplet windows in a nine-over-one sash, and a substantial entrance bay. Early twentieth-century additions, most likely in the 1930s, include Neoclassical styling and an entry bay and port cochere on both the east and west elevations. Later modifications include modern porch supports at the main entry door. This property anchors a potential national historic district. Its architectural integrity and imposing presence announces to visitors the entrance to the historic core of the city. *We recommend the City of Chester consider 151 Lancaster Street (site 093 0256) as eligible for the National Register of Historic Places under Criterion C: Architecture.*



Figure 14. Queen Anne style home, 151 Lancaster Street, Site 093 0256.

Some of the houses built in the twentieth century represent the Craftsman style. Craftsman houses drew inspiration from the Arts and Crafts movement in the late nineteenth century. Occasionally they are mistaken for simple front or side gable folk houses. The difference is the presence of visible architectural details. These houses feature such elements as low-pitched roofs, often with overhanging eaves, exposed rafters, and decorative brackets or beams. Also, these houses generally have projecting porches supported by wooden posts on brick or masonry piers. Most Craftsman houses are surmounted by either side or front gable roofs; only occasionally are there hip or cross gable roofs. Good examples of this style are 115 Lancaster Street (site 093 0085) and 149 Lancaster Street (site 093 0073). The house at 115 Lancaster Street is a textbook representation of the Craftsman style with decorative exposed rafter tails, a fully engaged wraparound porch, and main door with transom and sidelights. The house at 149 Lancaster Street is classic stick Craftsman bungalow with shingle siding, decorative rafter tails, stonework porch columns, beveled leaded windows on the main façade, diamond pattern windows in the roof dormer, and an expansive porch. Both of the above residences contribute to a potential national historic district. *We recommend the City of*

Chester consider 149 Lancaster Street (site 093 0073) as eligible for the National Register of Historic Places under Criterion C: Architecture.



Figure 15. Craftsman style home, 115 Lancaster Street, Site 093 0085.



Figure 16. Craftsman Bungalow style home, 149 Lancaster Street, Site 093 0073.

A few houses in the survey area represent the Minimal Traditional style. Houses built after World War II generally lacked the formality and recognized stylistic associations that characterized houses built in the

early twentieth century. However, McAlester and McAlester have identified a national style under which many of the new suburban houses which were built beginning in the 1930s and flourishing after World War II. They created the stylistic designation “Minimal Traditional” for this group of houses.⁷⁰ These tend to be one-story houses with prominent off-center gables on the front, constructed of brick. Their inspiration is roughly Tudor Revival, given the roof configuration, but they lack any other identifiable style. Given the tight time frame within which they often were built, they tended to be built in readily identifiable tracts or subdivisions. Four houses in the survey area can be identified as Minimal Traditional in style: 143 Lancaster Street (site 093 0074), 139 Lancaster Street (site 093 0076), 110 Loomis Street (site 093 0245), and 129 Cemetery Street (site 093 0254). The remaining houses from the twentieth century in the Gadsden-Lancaster Streets corridor cannot be identified with any national, academic style.



Figure 17. Minimal Traditional style home, 129 Cemetery Street, Site 093 0254.

Generally, folk forms are expected to constitute the majority of most residential mixes, and this is the case in the survey area. In the Springsteen Mill Village, all the contributing houses can be considered to be vernacular in style. The mill village includes 42 historic residences. Nine different house types are included in the Springsteen Mill Village. All of the houses in the mill village are of frame construction, and all but one were originally designed as single story houses. Their historic core shape is an ell plan and they all have gable roofs. Each of the nine types as originally built are described below.

⁷⁰ McAlester and McAlester, *Field Guide to American Houses*, 476-478.

Type A is a single dwelling with a lateral gable roof. A hip roof porch is offset to one side and there are two internal brick chimneys. The mill village contains fifteen examples of Type A houses (36 percent). Type B is a single dwelling with a lateral gable roof. A shed roof porch extends to almost the full front façade. This type has a gable roof dormer with four fixed windows and two internal brick chimneys. The mill village contains two examples of Type B houses (4 percent). Type C is a single dwelling with a lateral gable roof. A shed roof porch extends over more than one bay of the front façade and there are two internal brick chimneys. The mill village contains fourteen examples of Type C houses (33 percent). Type D is a single dwelling with a lateral gable roof. It is the only two-story mill house with a single rectangular central chimney. The mill village contains one example of a Type D house (2 percent). Type E is a single dwelling with a lateral gable roof. A front gable porch covers the entrance bay only and there are two internal brick chimneys. The mill village contains five examples of Type E houses (12 percent). Type F is a single dwelling with a lateral gable roof. A shed roof porch extends over more than one bay of the front façade and there is a single central chimney. The mill village contains two examples of a Type F house (4 percent). Type G is a single dwelling with a lateral gable roof. A shed roof porch extends over more than one bay of the front façade. This type was constructed in the 1930s as a manager's residence. The mill village contains one example of a Type G house (2 percent). Type H is a single dwelling with a hip roof. A gable on hip porch extends over more than one bay of the front façade. This type was constructed in the 1930s as a manager's residence. The mill village contains one example of a Type H house (2 percent). Type I is a single dwelling with a lateral gable roof. A shed roof porch extends over more than one bay of the front façade. This type was constructed circa 1917 as a manager's residence. The mill village contains one example of a Type I house (2 percent).



Figure 18. Springsteen Mill Village home, 33 White Street, Site 093 0193.

The pattern of houses in the mill village has remained intact, with closely spaced houses on very small lots. The integrity of the village's landscape design is therefore good. However, there are two other significant losses of integrity which compromise the integrity of the village as a historic district. First, many of the houses have been altered with vinyl siding, replacement windows and doors, decorative metal porch supports, new foundations, and new composition shingle roofs. As a result of these changes many of the houses no longer reflect their period of significance. Secondly, the Springsteen Mill building has lost so much of its integrity that it was not included in this survey. Because the mill provides a crucial part of the historical context for the mill village, the multiple character-altering additions to the mill make it difficult for the village to be a viable historic district, particularly given the loss of integrity of so many of the houses. For these reasons, we do not recommend the Springsteen Mill Village as eligible for the National Register of Historic Places.

However, the mill village is a vital feature of the traditional appearance of Chester. It was an important part of the development of the city in the early twentieth century, and with its houses and street patterns intact, it remains an important component of the city in the present. The loss of the patterns of houses and streets would constitute a grave loss to the historical setting of Chester. *For this reason, we recommend that the City of Chester consider the Springsteen Mill Village, including the houses along Elliott, White, and Springs Streets, for local designation as a historic district.*

The field team identified four other residential sections elsewhere in the survey area: the Childs-Edwards Quarter, East Chester, College Street School area, and the Lancaster-East Lacy Streets area. Similar issues of integrity exist in the Childs-Edwards Quarter and East Chester as in the mill village. While the houses lie on their original lots, with few intrusions, many have been clad in vinyl siding. Synthetic vinyl siding poses a particular problem for several reasons. The application of synthetic siding alters the visual characteristics of a building and often necessitates the removal of significant architectural details. While scattered examples of buildings to which siding has been applied may not have a negative impact on the eligibility of a property or district, a larger concentration is more problematical. The houses that have been clad in vinyl siding are spread more or less evenly throughout the survey area. Due to this loss of historic architectural integrity we do not recommend the residential areas of the Childs-Edwards Quarter and East Chester for the National Register of Historic Places as a district. However, there is a sufficient concentration of historic buildings in East Chester, but not in the Childs-Edwards Quarter, to warrant a locally designated historic district there. The pattern and type of houses in East Chester are vital to the historical appearance of Chester, and their alteration would be a significant loss to the community. *For this reason, we recommend that the City of Chester consider the East Chester residential district for local designation.*

The College Street School area and the Lancaster-East Lacy Streets area both convey a strong visual impression of their historic settings. The College Street School area has a significant concentration of historic properties that represent a potential National Register historic district. Some of the resources lack individual distinction but contribute to the historic character of the neighborhood, such as 116 College Street (site 093 0148). As discussed above, 128 College Street (site 093 0136) and the Withrew Manual Training School (site 093 0150) are individually distinctive and serve as focal points for the neighborhood. The potential district's architectural character is rooted in the Queen Anne style with well over 80 percent of the properties in the style. The remaining styles are of early Craftsman types. The proposed district should also include properties on the western side of Columbia Street that the project did not include in the survey. *The district as a whole possesses a high level of architectural integrity and we recommend the residential area of the College Street School area as eligible for the National Register of Historic Places as a historic district. We also recommend that the City of Chester consider the College Street School area for local designation as a historic district.*



Figure 19. 128 College Street, Site 093 0136.

The Lancaster-East Lacy Streets area also has a significant concentration of historic properties that contribute to the historic character of the neighborhood. The resources such as 136 East Lacy (site 093 0058) and 127 Lancaster Street (site 093 0089), while not individually eligible, are distinctive in their own way. As discussed above, 149 Lancaster Street (site 093 0073), 115 Lancaster Street (site 093 0085) and 151 Lancaster Street (site 093 0256) are all individually distinctive. The diverse architectural forms found in the district convey the historic character of the neighborhood. The types of architecture found in this potential district include antebellum Greek Revival, Carolina farmhouses, Queen Anne, Craftsman-Bungalow, and Minimal Traditional. The many different forms give evidence of the architectural growth of the neighborhood and the city of Chester. The area additionally presents an aesthetic of a traditional residential setting with its tree-lined streetscape. *This district possesses a high level of architectural integrity and we recommend the residential area of the Lancaster-East Lacy Streets area as eligible for the National Register of Historic Places as a district. We also recommend that the City of Chester consider the Lancaster-East Lacy Streets area for local designation as a historic district.*



Figure 20. 136 East Lacy Street, Site 093 0058.

GADSDEN-LANCASTER STREET AREA [CHESTER COUNTY] SURVEY NATIONAL REGISTER EVALUATIONS

PROPERTIES DETERMINED ELIGIBLE FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES

The following determinations are based on evaluations of the Gadsden-Lancaster Street Survey by the State Historic Preservation Office (SHPO) of the S.C. Department of Archives and History. It is the opinion of the SHPO that the properties meet, with the exception of the one found worthy of further investigation, the eligibility criteria for inclusion in the National Register of Historic Places. These determinations are based on the present architectural integrity and available historical information for the properties included in the Gadsden-Lancaster Street Survey. Properties may be removed from or added to this list if changes are made that affect a property's physical integrity. Historical information that is brought to the attention of the National Register Coordinator/Architectural Historian confirming or denying a property's historic significance may also affect a property's eligibility status. The process of identifying and evaluating historic properties is never complete; therefore, the SHPO encourages readers of this report to alert the National Register Coordinator to properties that may have been overlooked during this evaluation.

National Register determinations of eligibility were made during and following a site visit to Chester on April 13, 2001, by SHPO staff Andrew W. Chandler and Daniel J. Vivian in consultation with Dr. Robert R. Weyeneth of the Department of History at the University of South Carolina and Public History graduate students Bryan Collars and Amanda Lee.

PROPERTIES ELIGIBLE FOR INDIVIDUAL LISTING IN THE NATIONAL REGISTER

Of the 229 properties recorded in the Gadsden-Lancaster Street Survey, inclusive of commercial, residential, institutional and industrial [ie: textile mill and associated village], the SHPO considers the following properties to be eligible for individual listing in the National Register of Historic Places. The Gadsden-Lancaster Street Survey site number and the historic or common name, if known, are given along with the National Register Criteria for Evaluation (Criterion A, B, C, or D) and/or Criteria Considerations/Exceptions (indicated with lower case letters "a - g" and providing property type) under which the property qualifies.

<u>Site #</u>	<u>Name of Property</u>	<u>Criteria/Area of Signif.</u>
093-0073	149 Lancaster St. (ca. 1920)	C: Architecture
093-0081	Knox Cottage, 167 E. Lacy St. (1857)	C: Architecture

093-0217	Carmel Presbyterian Church, Walnut St. (1924)	C: Architecture; A: Social History
093-0256	151 Lancaster Street (ca. 1890)	C: Architecture;
093-0259	Southern Railway Freight Depot, Intersection of Gadsden St. and Railroad Tracks, (ca. 1850)	A: Transportation

HISTORIC DISTRICTS ELIGIBLE FOR INDIVIDUAL LISTING IN THE NATIONAL REGISTER

The SHPO considers the following historic districts eligible for listing in the National Register under Criterion C for their architectural significance. Although other National Register criteria may apply, these districts were evaluated primarily on architectural merit. A historic district is defined by a significant concentration of properties associated historically or aesthetically by plan or physical development. An eligible district may include contributing properties that may also qualify for individual listing.

Lancaster Street-East Lacy Street District. To include properties along both sides of Lancaster Street from its beginning at the railroad crossing to its intersection with Cemetery Street, along both sides of East Lacy Street, and on Orchard, Harris, and Queen streets between Lancaster Street and East Lacy Street.

Contributing properties:

093 0049	133 E. Lacy St.	093 0085	115 Lancaster St.
093 0052	139 E. Lacy St.	093 0086	119 ½ Lancaster St.
093 0053	141 E. Lacy St.	093 0088	125 Lancaster St.
093 0055	146 E. Lacy St.	093 0089	127 Lancaster St.
093 0058	136 E. Lacy St.	093 0090	128 Lancaster St.
093 0059	134 E. Lacy St.	093 0091	126 Lancaster St.
093 0062	149 E. Lacy St.	093 0092	124 Lancaster St.
093 0063	151 E. Lacy St.	093 0093	122 Lancaster St., Fayssoux Cottage
093 0064	153 E. Lacy St.		
093 0065	157 E. Lacy St.	093 0094	120 Lancaster St.
093 0066	159 E. Lacy St., Pagan House	093 0096	100 Orchard St.
093 0067	148 E. Lacy St.	093 0097	101 Orchard St.
093 0068	150 E. Lacy St.	093 0098	118 Lancaster St.
093 0069	154 E. Lacy St.	093 0099	112 Lancaster St.
093 0070	156 E. Lacy St.	093 0256	151 Lancaster St.
093 0071	158 E. Lacy St.	093 0257	142 Lancaster St.
093 0072	117 Queen St.		
093 0073	149 Lancaster St.		
093 0074	143 Lancaster St.		
093 0075	145 Lancaster St.		
093 0076	139 Lancaster St.		
093 0077	137 Lancaster St.		
093 0078	133 Lancaster St.		
093 0080	179 E. Lacy St., Pagan-Wilson House		
093 0081	167 E. Lacy St., Knox Cottage		
093 0084	111 Lancaster St.		

College Street-School Street District. To include properties along both sides of College Street, Hinton Street between College and Columbia streets, Columbia Street between Hinton and School streets, and School Street.

Contributing properties:

093 0131	107 Hinton St.
093 0132	105 Hinton St.
093 0134	129 College St.
093 0135	127 College St.
093 0136	128 College St.
093 0137	104 Hinton St.
093 0139	178 Columbia St.
093 0140	176 Columbia St.
093 0142	121 College St.
093 0143	122 College St.
093 0144	123 College St.
093 0146	126 College St.
093 0147	125 College St.
093 0148	116 College St.
093 0149	114 College St.
093 0150	119 College St., Withrew Manual Training School

Data Gaps

All portions of the survey area were accessible to the surveyors. There were no data gaps in the survey.

Recommendations

Results of the Survey of the Gadsden-Lancaster Streets Corridor Based on the findings of this survey we recommend five properties be individually nominated to the National Register of Historic Places (sites 093 0256, 093 0073, 093 0081, 093 0217, and 093 0259). We also recommend one individual site for local designation by the City of Chester (site 093 0274). Two districts, the College Street School Area and the Lancaster-East Lacy Streets Area are recommended for nomination to the NRHP. We recommend four districts --- the Springsteen Mill Village, East Chester, the College Street School Area, and the Lancaster-East Lacy Streets Area --- for local designation by the City of Chester.

The survey identified the development of the Gadsden-Lancaster Streets corridor as a potential threat to preservation efforts in Chester as well as a tremendous opportunity. This corridor is the main entryway from I-77 into Chester and is thus experiencing a significant amount of growth. As discussed in the “Objectives of the Survey” section of this report (see pp. 5-6), the City already has a number of planned improvements for the area. While these changes, such as the building of a new passenger depot for an Amtrak route, will bring greater economic opportunity to Chester, steps to maintain and protect the historic and aesthetic character of this entry corridor are also recommended. A beautification program, if conducted in an appropriate manner that does not compromise the historic setting and character of this area, could enhance the visual appeal of the corridor. Possible sources of funding for such efforts include the Transportation Enhancement Grants Program administered by the South Carolina Department of Transportation.

The Framework for Historic Preservation in Chester Chester is fortunate to have one of the strongest and oldest local preservation programs in the state of South Carolina. The town’s charming character is a direct reflection of the ability of historic preservation to serve as a tool for maintaining community character, property values, and the vitality of traditional neighborhoods. The Chester

Historic District was listed in the National Register in 1972 and expanded in 1988. The City Hall and Opera House was listed in 1973. In 1988 Chester became a participant in the Certified Local Government (CLG) program, which offers local governments the opportunity to work closely with State Historic Preservation Offices and the National Park Service in administering local preservation programs.

The Chester Historic Review Commission plays a central role in administering the local preservation program. The Commission operates under the authority of the City of Chester Zoning Ordinance as amended by Ordinance No. 51, adopted April 14, 1986. The Commission reviews proposals to alter, relocate, demolish, or partially demolish buildings within the boundaries of the locally designated Chester Historic District. The Commission also reviews proposals for new construction within the district. As stated in Article XIV, Section 1206 of the above-referenced ordinance, the general purposes of the Commission are “to promote the educational, cultural, and general welfare of the public through the preservation, protection and enhancement of the old, historic or architecturally important structures and areas of the City of Chester.” More specifically, in carrying out its assigned duties, the Commission seeks to use preservation as a means to stabilize and improve property values, strengthen the local economy, encourage the investment of private capital in historic buildings in the historic district, and encourage new buildings and developments that will be harmonious with the character of the Chester Historic District.

An excellent example of ongoing preservation activities in Chester are the efforts currently underway to save Kumler Hall, the only extant building of the Brainerd Institute. The building was recently purchased by actress Phylicia Rashad in the hopes of restoring it for use as an African-American cultural museum that would also celebrate the history of Brainerd. Her mother, Vivian Ayers Allen, a playwright and publisher, is a graduate of Brainerd and a Chester native. A high-profile fundraising event, which included Mrs. Rashad’s sister, choreographer Debbie Allen, was held in October 2000 in New York City to raise money for the project.⁷¹ The family wishes to bring the unique and significant history of Brainerd and the need to preserve Kumler Hall to national attention. It is our hope that this survey, which includes the residential area surrounding Brainerd

⁷¹ Susan J. Stabley, “Brainerd goes Big Apple,” *Rock Hill Herald*, 20 September 2000, 1A.

Institute, will aid the family's effort and will encourage future investment in the preservation and beautification of East Chester.

Local Preservation in General In broad terms, the success of preservation in Chester, as in any other city, depends on three key factors: public awareness, leadership from both private citizens and public officials, and complete and accurate information on historic resources. Ideally these factors work together to foster circumstances that allow historic preservation to complement the growth and physical development of a community. The present survey furthers this process in Chester by compiling information about the history of the Gadsden-Lancaster Streets area and identifying significant properties that deserve recognition and preservation, thereby raising public awareness and directing the attention of community leaders to the opportunities for preservation that enhance the quality of life.

Any successful local preservation program depends upon a broad public understanding of the value of historic structures and neighborhoods. A great deal of the activity carried out under the name of historic preservation relies on the initiative and interest of individual house and business owners, who are responsible for the maintenance and upkeep of their property. Many residents are unaware that they have historic properties in their care or do not recognize the value that collections of historic buildings can have to a community in terms of esthetic pleasure, property values, and the economic climate of a city. Surveys such as this project and future preservation planning activities inspired by it can help stimulate a broad-based appreciation for, and awareness of, historic buildings in the city.

Most communities with historic resources face a number of general preservation threats. The slow accumulation of piecemeal changes to historic buildings is a particularly serious concern. Alterations and additions can adversely affect the architectural integrity of individual buildings. Individual changes, if considered as an isolated case, may seem modest, but if they in fact constitute a broader trend, the cumulative effect on a historic district can be devastating. What may appear to be minor modifications to a single building within a neighborhood or the construction of a single inappropriate building in an adjacent area can, over time and in conjunction with similar events, destroy the integrity of the entire neighborhood. Changes to a historic district rarely come through

the wholesale destruction of buildings; rather, an ongoing series of small changes gradually reduces the prevalence of distinctive architectural styles, results in the removal of significant amounts of historic building materials, or compromises the neighborhood's historic setting and layout. These are problems faced by all communities with significant historic resources.

The purpose of this project was to establish an inventory of historic buildings that contribute to the traditional character of the Gadsden-Lancaster Streets corridor and to begin the process of determining, at the local level, what is significant and deserving of protection. The overriding goal of this process, particularly the consideration of giving local designation to specific buildings or districts, is not to stifle future development through government regulation but to encourage the recognition of Chester's historical fabric as an important factor in the comprehensive community planning process. Although historic buildings are sometimes seen as hindrances to development, they can also serve to attract new residents and new businesses, especially if incorporated into the planning process. The experiences of communities nationwide demonstrate that historic preservation can be a powerful force in preserving traditional community character and maintaining the integrity of historic business districts and residential neighborhoods, particularly if municipal governments establish an effective means for protecting the character and integrity of historic buildings. The Historic Review Commission plays exactly this role in Chester, and ongoing community participation in promoting and providing support for its activities is essential for the protection of historically significant buildings.

The Historic Review Commission may wish to undertake educational and outreach efforts to make property owners in the Gadsden-Lancaster Streets survey area aware of the potential benefits of preservation. If the City chooses to designate any of the recommended properties or districts in the survey area, the Commission may wish to develop design guidelines as a means of informing property owners about appropriate maintenance and repair procedures for historic buildings. The Commission may also wish to consider publishing educational materials, creating a "preservation resource room" for the use of Chester's citizens and public officials, or holding a series of workshops on preservation issues as a means of encouraging public involvement in preservation activities. A possible funding source for such projects is the Federal Survey and Planning Grants Program administered by the SHPO.

Because of the central role played by the Historic Review Commission in local preservation activities, it should maintain its formal and active ties to other history and preservation-related organizations. These include the South Carolina Department of Archives and History in Columbia, the Southern Regional Office of the National Trust for Historic Preservation in Charleston, the National Park Service, and the Public History Program at the University of South Carolina. These organizations can provide advice and published information regarding the protection of cultural resources and can recommend methods of rehabilitation that are in keeping with the Secretary of the Interior's Standard for the Treatment of Historic Properties (available on the internet at www2.cr.nps.gov/tps). The practice of preservation is often a complex process, and the Commission can increase its effectiveness by maintaining close working relationships with partner organizations. Access to such information and resources will allow the Commission to explore all relevant issues involved in considering applications to alter or demolish buildings within historic districts.

Property owners may ask the Commission questions such as:

- If restoration is contemplated, or if the request is to “return” a property to a particular style, what was the original appearance of the building in question?
- If features such as windows or doors need to be replaced, have the applicants searched all the available sources for replacement-in-kind?
- If accessibility or energy efficiency is an issue, have the applicants considered the alternatives that will not affect the character-defining features of the building?
- How does one determine the character-defining features of a building?

Professionals in the fields of history, architecture, and historic preservation have generated a large body of literature that can help the Historic Review Commission carry out its duties. Several periodicals, particularly *Preservation Briefs* (www2.cr.nps.gov/tps/briefs/presbhom.htm) and *Preservation Tech Notes*, both published by the National Park Service, offer useful technical advice in making plans for preserving historic buildings and structures. Staff members at the South Carolina Department of Archives and History can also provide technical assistance.

Protecting the historic resources that we have already identified through the National Register of Historic Places evaluation process or through local designation is an important component of

preservation activities in Chester. At the same time, it is important to realize that preservation activities should not end with the present survey of historic resources. The City may wish to pursue other preservation planning projects at a later date, and the staff of the SHPO stands ready to explore opportunities for additional projects. This process likely will identify additional strategies for protecting the community's historic resources and will also promote a greater public awareness of the value of historic buildings and historic preservation in Chester. This public awareness and participation will be vital for the maintenance of Chester's rich historical resources.

Appendix A: Inventory of Recorded Properties
Survey of the Gadsden-Lancaster Streets Corridor
Chester, South Carolina

Survey Inventory

Quad No	Site No	Historic Name	Address/Location	City	Date	Eligibility
093	0049		133 E. Lacy St.	Chester	ca. 1890	Contributes to Eligible District
093	0050		135 E. Lacy St.	Chester	ca. 1930	
093	0051		137 E. Lacy St.	Chester	ca. 1900	
093	0052		139 E. Lacy St.	Chester	ca. 1900	Contributes to Eligible District
093	0053		141 E. Lacy St.	Chester	ca. 1920	Contributes to Eligible District
093	0054		143 E. Lacy St.	Chester	ca. 1940	
093	0055		146 E. Lacy St.	Chester	ca. 1870	Contributes to Eligible District
093	0056		142 E. Lacy St.	Chester	ca. 1900	
093	0057	Ayers House	140 E. Lacy St.	Chester	ca. 1880	
093	0058		136 E. Lacy St.	Chester	ca. 1875	Contributes to Eligible District
093	0059		134 E. Lacy St.	Chester	ca. 1930	Contributes to Eligible District
093	0060		130 E. Lacy St.	Chester	ca. 1930	
093	0061		147 E. Lacy St.	Chester	ca. 1900	
093	0062		149 E. Lacy St.	Chester	ca. 1870	Contributes to Eligible District
093	0063		151 E. Lacy St.	Chester	ca. 1900	Contributes to Eligible District
093	0064		153 E. Lacy St.	Chester	ca. 1925	Contributes to Eligible District
093	0065		157 E. Lacy St.	Chester	ca. 1905	Contributes to Eligible District

Quad No	Site No	Historic Name	Address/Location	City	Date	Eligibility
093	0066	Pagan House	159 E. Lacy St.	Chester	1854	Contributes to Eligible District
093	0067		148 E. Lacy St.	Chester	ca. 1880	Contributes to Eligible District
093	0068		150 E. Lacy St.	Chester	ca. 1890	Contributes to Eligible District
093	0069		154 E. Lacy St.	Chester	ca. 1900	Contributes to Eligible District
093	0070		156 E. Lacy St.	Chester	ca. 1910	Contributes to Eligible District
093	0071		158 E. Lacy St.	Chester	ca. 1890	Contributes to Eligible District
093	0072		117 Queen St.	Chester	ca. 1955	Contributes to Eligible District
093	0073		149 Lancaster St.	Chester	ca. 1920	Eligible
093	0074		143 Lancaster St.	Chester	ca. 1940	Contributes to Eligible District
093	0075		145 Lancaster St.	Chester	ca. 1924	Contributes to Eligible District
093	0076		139 Lancaster St.	Chester	ca. 1940	Contributes to Eligible District
093	0077		137 Lancaster St.	Chester	ca. 1920	Contributes to Eligible District
093	0078		133 Lancaster St.	Chester	ca. 1910	Contributes to Eligible District
093	0079		131 Lancaster St.	Chester	ca. 1900	
093	0080	Pagan-Wilson House	179 E. Lacy St.	Chester	1855	Contributes to Eligible District
093	0081	Knox Cottage	167 E. Lacy St.	Chester	1857	Eligible
093	0082		102 Harris St.	Chester	ca. 1950	
093	0083		128 E. Lacy St.	Chester	ca. 1920	

Quad No	Site No	Historic Name	Address/Location	City	Date	Eligibility
093	0084		111 Lancaster St.	Chester	ca. 1920	Contributes to Eligible District
093	0085		115 Lancaster St.	Chester	ca. 1920	Contributes to Eligible District
093	0086		119 1/2 Lancaster St.	Chester	ca. 1920	Contributes to Eligible District
093	0087		123 Lancaster St.	Chester	ca. 1925	
093	0088		125 Lancaster St.	Chester	ca. 1925	Contributes to Eligible District
093	0089		127 Lancaster St.	Chester	ca. 1880	Contributes to Eligible District
093	0090		128 Lancaster St.	Chester	ca. 1925	Contributes to Eligible District
093	0091		126 Lancaster St.	Chester	ca. 1925	Contributes to Eligible District
093	0092		124 Lancaster St.	Chester	ca. 1925	Contributes to Eligible District
093	0093	Fayssoux Cottage	122 Lancaster St.	Chester	1857	Contributes to Eligible District
093	0094		120 Lancaster St.	Chester	ca. 1870	Contributes to Eligible District
093	0095.00	Wrenn House	119 Lancaster St.	Chester	ca. 1854	
093	0095.01	Gulf Service Station	119 Lancaster St.	Chester	ca. 1935	
093	0096		100 Orchard St.	Chester	ca. 1890	Contributes to Eligible District
093	0097		101 Orchard St.	Chester	ca. 1940	Contributes to Eligible District
093	0098		118 Lancaster St.	Chester	ca. 1890	Contributes to Eligible District
093	0099		112 Lancaster St.	Chester	ca. 1900?	Contributes to Eligible District
093	0100		102 Steinkuhler St.	Chester	ca. 1930	

Quad No	Site No	Historic Name	Address/Location	City	Date	Eligibility
093	0102		104 Steinkuhler St.	Chester	ca. 1940	
093	0105		106 White Oak St.	Chester	ca. 1940	
093	0106		110 White Oak St.	Chester	ca. 1950	
093	0107		110 1/2 White Oak St.	Chester	ca. 1930	
093	0108		112 White Oak St.	Chester	ca. 1930	
093	0109		115 White Oak St.	Chester	ca. 1915	
093	0110		101 Elizabeth St.	Chester	ca. 1900	
093	0111		107 White Oak St.	Chester	ca. 1915	
093	0112		105 White Oak St.	Chester	ca. 1900	
093	0113		103 White Oak St.	Chester	ca. 1890	
093	0114		98 White Oak St.	Chester	ca. 1930	
093	0115		102 White Oak St.	Chester	ca. 1890	
093	0116		95 White Oak St.	Chester	ca. 1940	
093	0117		102 Loomis St.	Chester	ca. 1910	
093	0118		100 Loomis St.	Chester	ca. 1910	
093	0119		151 Hinton St.	Chester	ca. 1890	
093	0120		148 Hinton St.	Chester	ca. 1900	
093	0121		147 Hinton St.	Chester	ca. 1900	

Quad No	Site No	Historic Name	Address/Location	City	Date	Eligibility
093	0122		144 Hinton St.	Chester	ca. 1900	
093	0123		146 Hinton St.	Chester	ca. 1900	
093	0124		110 Harris St.	Chester	ca. 1940	Contributes to Eligible District
093	0125		141 Hinton St.	Chester	ca. 1900	
093	0126	Gullett Cotton Gin	Hinton St.	Chester	ca. 1880	
093	0127		124 Hinton St.	Chester	ca. 1915	
093	0128		120 Hinton St.	Chester	ca. 1930	
093	0129		100 Brach St.	Chester	ca. 1890	
093	0130		116 Hinton St.	Chester	ca. 1930	
093	0131		107 Hinton St.	Chester	ca. 1890	Contributes to Eligible District
093	0132		105 Hinton St.	Chester	ca. 1905	Contributes to Eligible District
093	0133		132 College St.	Chester	ca. 1900	
093	0134		129 College St.	Chester	ca. 1895	Contributes to Eligible District
093	0135		127 College St.	Chester	ca. 1910	Contributes to Eligible District
093	0136		128 College St.	Chester	ca. 1895	Contributes to Eligible District
093	0137		104 Hinton St.	Chester	ca. 1900	Contributes to Eligible District
093	0138		103 Hinton St.	Chester	ca. 1890	
093	0139		178 Columbia St.	Chester	ca. 1890	Contributes to Eligible District

Quad No	Site No	Historic Name	Address/Location	City	Date	Eligibility
093	0140		176 Columbia St.	Chester	ca. 1910	Contributes to Eligible District
093	0141		168 Columbia St.	Chester	ca. 1900	
093	0142		121 College St.	Chester	ca. 1895	Contributes to Eligible District
093	0143		122 College St.	Chester	ca. 1910	Contributes to Eligible District
093	0144		123 College St.	Chester	ca. 1900	Contributes to Eligible District
093	0145		124 College St.	Chester	ca. 1920	
093	0146		126 College St.	Chester	ca. 1895	Contributes to Eligible District
093	0147		125 College St.	Chester	ca. 1895	Contributes to Eligible District
093	0148		116 College St.	Chester	ca. 1890?	Contributes to Eligible District
093	0149		114 College St.	Chester	1908	Contributes to Eligible District
093	0150	Withrew Manual Training	119 College St.	Chester	ca. 1916	Contributes to Eligible District
093	0151		109 College St.	Chester	ca.1920	
093	0152		112 Aiken St.	Chester	1910	
093	0153		117 Bird St.	Chester	ca. 1910	
093	0154		116 Bird St.	Chester	ca. 1900	
093	0155		113 Bird St.	Chester	ca. 1910	
093	0156		108 Bird St.	Chester	ca. 1910	
093	0157		99 Bird St.	Chester	ca. 1880	

Quad No	Site No	Historic Name	Address/Location	City	Date	Eligibility
093	0158		104 W. Lacy St.	Chester	ca. 1920	
093	0159		100 W. Lacy St.	Chester	ca. 1900	
093	0160		107 W. Lacy St.	Chester	ca. 1910	
093	0161		109 W. Lacy St.	Chester	ca. 1910	
093	0162		111 W. Lacy St.	Chester	ca. 1900	
093	0163		119 W. Lacy St.	Chester	ca. 1900	
093	0164		125 W. Lacy St.	Chester	ca. 1900	
093	0165		101 Branch St.	Chester	ca. 1920	
093	0166		104 Branch St.	Chester	ca. 1910	
093	0167		107 Branch St.	Chester	ca. 1920	
093	0168		110 Branch St.	Chester	ca. 1920	
093	0169		114 Branch St.	Chester	ca. 1920	
093	0170		116 Branch St.	Chester	ca. 1900	
093	0171		117 Branch St.	Chester	ca. 1900	
093	0172		119 Branch St.	Chester	ca. 1900	
093	0173		120 Branch St.	Chester	ca. 1900	
093	0174		3 Elliot St.	Chester	ca. 1895	
093	0175		2 Elliot St.	Chester	ca. 1895	

Quad No	Site No	Historic Name	Address/Location	City	Date	Eligibility
093	0176		4 Elliot St.	Chester	ca. 1895	
093	0177		5 Elliot St.	Chester	ca. 1895	
093	0178		6 Elliot St.	Chester	ca. 1895	
093	0179		7 A & B Elliot St.	Chester	ca. 1895	
093	0180		8 Elliot St.	Chester	ca. 1895	
093	0181		10 Elliot	Chester	ca. 1895	
093	0182		11 Elliot St.	Chester	ca. 1895	
093	0183		14 Elliot St.	Chester	ca. 1895	
093	0184		16 Elliot St.	Chester	ca. 1895	
093	0185		18 Elliot St.	Chester	ca. 1895	
093	0186		19 Elliot St.	Chester	ca. 1895	
093	0187		24 Elliot St.	Chester	ca. 1895	
093	0188		25 Elliot St.	Chester	ca. 1895	
093	0189		28 Elliot St.	Chester	ca. 1895	
093	0190		30 Elliot St.	Chester	ca. 1895	
093	0191		31 Elliot St.	Chester	ca. 1895	
093	0192		32 White St.	Chester	ca. 1895	
093	0193		33 White St.	Chester	ca. 1895	

Quad No	Site No	Historic Name	Address/Location	City	Date	Eligibility
093	0194		35 White St.	Chester	ca. 1895	
093	0195		36 White St.	Chester	ca. 1895	
093	0196		39 White St.	Chester	ca. 1895	
093	0197		40 White St.	Chester	ca. 1895	
093	0198		41 White St.	Chester	ca. 1895	
093	0199		42 White St.	Chester	ca. 1895	
093	0200		43 White St.	Chester	ca. 1895	
093	0201		44 White St.	Chester	ca. 1895	
093	0202		45 White St.	Chester	ca. 1895	
093	0203		46 White St.	Chester	ca. 1895	
093	0204		47 White St.	Chester	ca. 1895	
093	0205		48 White St.	Chester	ca. 1895	
093	0206		49 White St.	Chester	ca. 1895	
093	0207		50 White St.	Chester	ca. 1895	
093	0208		51 White St.	Chester	ca. 1895	
093	0209		52 White St.	Chester	ca. 1895	
093	0210		53 White St.	Chester	ca. 1895	
093	0211		96 Springs St.	Chester	ca. 1934	

Quad No	Site No	Historic Name	Address/Location	City	Date	Eligibility
093	0212		97 Springs St.	Chester	ca. 1934	
093	0213		98 Springs St.	Chester	ca. 1917	
093	0214		69 Springs St.	Chester	ca. 1895	
093	0215		70 Springs St.	Chester	ca. 1895	
093	0216		Walnut St.	Chester	1908	
093	0217		Walnut St.	Chester	1924	Eligible
093	0218		106 Steinkuhler St.	Chester	ca. 1920	
093	0219		110 Steinkuhler St.	Chester	ca. 1920	
093	0220		112 Steinkuhler St.	Chester	ca. 1920	
093	0221		105 Steinkuhler St.	Chester	ca. 1920	
093	0222		118 Elizabeth St.	Chester	ca. 1930	
093	0223		112 Elizabeth St.	Chester	ca. 1910	
093	0224		110 Elizabeth St.	Chester	ca. 1920	
093	0225		108 Elizabeth St.	Chester	ca. 1920	
093	0226		106 Elizabeth St.	Chester	ca. 1920	
093	0227		103 Elizabeth St.	Chester	ca. 1910	
093	0228		107 Elizabeth St.	Chester	ca. 1900	
093	0229		109 Elizabeth St.	Chester	ca. 1900	

Quad No	Site No	Historic Name	Address/Location	City	Date	Eligibility
093	0230		111 Elizabeth St.	Chester	ca. 1920	
093	0231		100 Graham St.	Chester	ca. 1910	
093	0232		102 Graham St.	Chester	ca. 1910	
093	0233		105 Graham St.	Chester	ca. 1920	
093	0234		108 Graham St.	Chester	ca. 1920	
093	0235		109 Graham St.	Chester	ca. 1930	
093	0236		110 Graham St.	Chester	ca. 1920	
093	0237		111 Graham St.	Chester	ca. 1920	
093	0238		3 Cross St.	Chester	ca. 1920	
093	0239		113 Graham St.	Chester	ca. 1920	
093	0240		118 Graham St.	Chester	ca. 1920	
093	0241		120 Loomis St.	Chester	ca. 1910	
093	0242		116 Loomis St.	Chester	ca. 1900	
093	0243		115 Loomis St.	Chester	ca. 1900	
093	0244		114 Loomis St.	Chester	ca. 1920	
093	0245		110 Loomis St.	Chester	ca. 1940	
093	0246		131 Loomis	Chester	ca. 1900	
093	0247		132 Loomis St.	Chester	ca. 1910	

Quad No	Site No	Historic Name	Address/Location	City	Date	Eligibility
093	0248		155 Loomis	Chester	ca. 1920	
093	0249	Kumler Hall (Brainerd)	Brainerd Campus, Marquis St.	Chester	ca. 1916	
093	0250		112 Marquis St.	Chester	ca. 1920	
093	0251		1 Marquis	Chester	ca. 1920	
093	0252		151 Cemetery St.	Chester	ca. 1920	
093	0253		146 Cemetery St.	Chester	ca. 1890	
093	0254		129 Cemetery St.	Chester	ca. 1940	
093	0255		117 Cemetery St.	Chester	ca. 1900	
093	0256		151 Lancaster St.	Chester	ca. 1890	Eligible
093	0257		142 Lancaster St.	Chester	ca. 1940	Contributes to Eligible District
093	0258		235 Gadsden St.	Chester	ca. 1930	
093	0259	Southern Railway Freight Depot	Gadsden St., southside adjacent to RR Tracks	Chester	ca. 1855	Eligible
093	0260		Lancaster St., North side adjacent to RR Tracks	Chester	ca. 1940	
093	0261.00		Cotton St.	Chester	ca. 1930	
093	0261.01	Chester County Farmers Cotton Warehouse	Cotton St.	Chester	ca. 1900	
093	0261.02		Cotton St.	Chester	ca. 1925	
093	0262.00	Barn/Coal Shed	Cotton St.	Chester	ca. 1900	
093	0262.01		Cotton St.	Chester	ca. 1890	

Quad No	Site No	Historic Name	Address/Location	City	Date	Eligibility
093	0263.00	Southern Cotton Oil Co. (Seed House)	Corner of Cotton and Hinton Streets	Chester	ca. 1900	
093	0263.01	Southern Cotton Oil Co. (Fertilizer Plant)	Corner of Cotton and Hinton Streets	Chester	ca. 1900	
093	0263.02	Souther Cotton Oil Co. (Gin House)	Corner of Cotton and Hinton Streets	Chester	ca. 1900	
093	0264		Northwest corner of Gadsden and Walnut St.	Chester	ca. 1890	
093	0265		Gadsden St. near RR	Chester	ca. 1930	
093	0266	The Springsteen Club	238 Gadsden St.	Chester	ca. 1900	
093	0267	Moffat Manufacturing Complex	Gadsden St.	Chester	ca. 1885	
093	0268		222 Gadsden St.	Chester	ca. 1890	
093	0269	Acadia Lodge No. 32, F. A. M.	? Gadsden St.	Chester	ca. 1900	
093	0270		203 Gadsden St.	Chester	ca. 1920	
093	0271		205 Gadsden St.	Chester	ca. 1920	
093	0272		207 and 209 Gadsden St.	Chester	ca. 1950	
093	0273		211 Gadsden St.	Chester	ca. 1920	
093	274	Hebron Cemetery	One Way St.	Chester	ca. 1870	