

United States Department of the Interior
National Park Service

**National Register of Historic Places
Registration Form**

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

1. Name of Property

historic name Monaghan Mill
other names/site number

2. Location

street & number 201 Smythe St not for publication
city or town Greenville vicinity
state South Carolina code SC county Greenville code 045 zip code 29611

3. State/Federal Agency Certification

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

Signature of certifying official Date

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

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

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

Signature of the Keeper Date of Action

- entered in the National Register
- See continuation sheet.
- determined eligible for the National Register
- See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain):

Monaghan Mill
Name of Property

Greenville County, South Carolina
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources)

Contributing	Noncontributing	
<u>1</u>		buildings
<u>1</u>		sites
<u>3</u>		structures
		objects
<u>5</u>	<u>0</u>	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed
in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

Category: Industry

Subcategory: Manufacturing Facility

Current Functions

(Enter categories from instructions)

Category: Vacant/Not In Use

Subcategory:

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th/Early 20th Century
Revivals

Materials

(Enter categories from instructions)

foundation: Concrete
walls: Brick
Roof: Built-up
Other: Wood

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Monaghan Mill

Name of Property

Greenville County, South Carolina

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

- ☐ a owned by a religious institution or used for religious purposes.
- ☐ b removed from its original location.
- ☐ c a birthplace or a grave.
- ☐ d a cemetery.
- ☐ e a reconstructed building, object, or structure.
- ☐ f a commemorative property.
- ☐ g less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Commerce/IndustryArchitecture**Period of Significance**1900-1946**Significant Dates****Significant Person**

(Complete if Criterion B is marked)

Cultural AffiliationN/A**Architect/Builder**Lockwood, Greene, & Company**Narrative Statement of Significance**

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

9. Major Bibliographical References

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

Previous documentation on file (NPS):

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

Primary location of additional data:

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other
- Name of repository:
S.C. Dept. of Archives & History,
Columbia, S.C.

Monaghan Mill

Greenville County, South Carolina

Name of Property

County and State

10. Geographical Data

Acreage of Property 16.8 acres**UTM References**

(Place additional UTM references on a continuation sheet)

Zone Easting Northing	Zone Easting Northing	Zone Easting Northing
1 <u>17 369988 3858979</u>	3 <u>17 369634 3858964</u>	5 <u>17 369786 3859137</u>
2 <u>17 369927 3858761</u>	4 <u>17 369666 3859079</u>	6 <u>17 369924 3859089</u>

See continuation sheet.

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

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

11. Form Prepared By

name/title Amanda Randall, with the assistance of the SHPO staff
organization Monaghan Mill, L.L.C. date July 14, 2005
street & number 201 Smythe St. telephone (864) 232-0850
city or town Greenville state S.C. zip code 29611

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets**Maps**

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

PhotographsRepresentative **black and white** photographs of the property.**Additional items**(Check with the SHPO or FPO for any additional items)

Property Owner

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

name Mark Harris
street & number 201 Smythe St. telephone (229) 344-7279
city or town Greenville state S.C. zip code 29611

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

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 5

Monaghan Mill
Name of Property
Greenville County, South Carolina
County and State

Monaghan Mill is located on a 16.8-acre site in northwestern Greenville, Greenville County, S.C. The main mill building, designed by Lockwood, Greene and Company, was built in 1900. A smokestack, water tower, pond, and elements of historic landscaping all contribute to the historic character and significance of the nominated property.

Main Mill Building

The main mill building at Monaghan Mill has a rectangular plan with four stories over a basement. The mill is constructed of brick perimeter walls laid in common bond and heavy timber framework. Cast iron columns support interior floors and are designed to carry the weight of heavy textile machinery.

The mill is oriented lengthwise with the facade on the north elevation, facing Smythe Avenue. A uniform rhythm of tall windows to provide maximum light and air, spaced at regular intervals, provided the original organization for the facade. Bricks were laid in the window openings in the 1960s. Radiating voussoirs, laid in uniform red brick, continue the segmental arched curve of the upper windows into the walls. Two four-story blocks were constructed in the 1940s to accommodate modern equipment, including cooling machinery, in front of some of the original forty-three bays on the facade. These five-bay blocks were constructed of concrete blocks over concrete foundations. Narrow brick pilasters approximate the regular spacing pattern of the windows behind them and relieve the brick veneer. The west elevation faced the warehouse and office areas and consists of three centered bays of closely paired windows. A one-story office addition and two-story elevation are between the main building and Smythe Avenue at this location. The east elevation has a variation of the fenestration on the facade, altered to insert windows at landing in the interior stairwell. The basement level can be accessed from here as well as from the south elevation. The two story elevation of the area built to house the steam and boiler equipment projects from the south elevation as does a central stair tower, both composed of architectural elements similar to the main block. Large double doors provide access to the equipment room.

Major spaces include a basement containing much of the mill's original maintenance equipment, a two-story boiler room on the rear (south) elevation, two bathroom towers, also on the rear elevation, and three freight elevators servicing its main floors and basement.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 6

Monaghan Mill
Name of Property
Greenville County, South Carolina
County and State

Other Contributing Resources

Smokestack

A round brick smokestack, approximately 248 feet high, stands south of the main mill building.

Pond and Water Tower

A two-and-one-half acre pond, used to collect storm water as a reservoir for fighting fires, feeds a water tower supplying the mill with water for its fire suppression system.

Landscaping

The mill site includes landscape features as laid out by Lockwood, Greene and Company, including a decorative fence around the perimeter of the main mill property and numerous historic dogwood trees.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 7

Monaghan Mill
Name of Property
Greenville County, South Carolina
County and State

Monaghan Mill is eligible for listing in the National Register of Historic Places under Criterion A for its association with the development of the textile industry in Greenville County from 1900 to 1946, and under Criterion C as an excellent intact example of cotton mill engineering and design at the turn of the twentieth century.

Monaghan Mill was established in 1900 by first cousins Lewis Wardlaw Parker (1865-1916) and Thomas Fleming Parker (1860-1926), who received financial support from their grandfather Thomas Fleming and advice from Francis W. Poe of the F.W. Poe Manufacturing Company, one of the leading textile manufacturers in the South. The Parkers named their new mill Monaghan after their grandfather Fleming's native county in Ireland.

They chose a 325-acre site for the textile mill and its village along the Reedy River, just west of what was then downtown Greenville. Lockwood, Greene and Company—one of the most significant firms in the United States designing textile mills and complexes in the early twentieth century, and along with W.B. Smith Whaley and Company, one of the two most notable and influential firms in South Carolina at the turn of the century—designed the mill. Monaghan Mill was one of eleven South Carolina textile mills designed in 1900 by Lockwood Greene. It opened in 1901 with 25,000 spindles, and with \$450,000 capital, under Thomas F. Parker as president of the company and Lewis W. Parker as its treasurer. Only two years later the mill expanded to 60,000 spindles and almost 1,500 looms, with \$700,000 capital, producing print cloth, “fancy dress goods,” shirting, and shade cloth.¹ In 1907 the mill produced material valued at \$700,000 from 8,000 bales of cotton, and employed 700 workers. Its mill village numbered 1,800 inhabitants, including the workers' families.²

From the start, the Parkers' goal was to make Monaghan Mill and its village a model of enlightened paternalism, offering workers an opportunity not only to make a living but also to make a life for themselves and their families as well. They built Monaghan School at a cost of \$1,000, with an enrollment of 235 and an average attendance of more than 50 percent. The company contributed a \$850 annually to support the school—in addition to the support given by Greenville County, which paid the teachers. The mill employed no children under the age of twelve, unlike other mills in South Carolina and across the South.

¹ James M. Richardson, *History of Greenville County, South Carolina: Narrative and Biographical* (Atlanta: A.H. Cawston-Publisher, 1930; reprint edition, Greenville: Southern Historical Press, 1993), pp. 99-100, 249-53; Archie Vernon Huff, Jr., *Greenville: The History of the City and County in the South Carolina Piedmont* (Columbia: University of South Carolina Press, 1995), p. 236; Samuel B. Lincoln, *Lockwood Greene: The History of an Engineering Business 1832-1958* (Brattleboro, Vt.: The Stephen Greene Press, 1960), p. 179.

² August Kohn, *The Cotton Mills of South Carolina* (Originally published in the *Charleston News and Courier*, 1903; revised and expanded edition, Columbia: S.C. Department of Agriculture, Commerce, and Immigration, 1907), pp. 181, 88.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 8

Monaghan Mill
Name of Property
Greenville County, South Carolina
County and State

The company also helped build the Monaghan Baptist Church, founded in 1901 and the first church built in the village—and one which was at first a “union” church attended by worshippers from other denominations, at a cost of \$1,500.³

In 1904, Thomas F. Parker built the first Young Men’s Christian Association (Y.M.C.A.) in a Southern textile mill village at Monaghan, at a cost of \$18,000. August Kohn, who wrote a long series of articles in the *Charleston News and Courier*—a collection later published in book form as *The Cotton Mills of South Carolina*—observed, “the entire fund for the erection of this superb building was donated by Mr. Thos. F. Parker and his immediate family,” and quoted a recent article by Parker on the work of the Y.M.C.A. in organizing socials for men and women, and Sunday socials for entire families, in operating a library, in holding night classes in arithmetic and English, and other activities.⁴

Parker became nationally known for the employee programs he instituted at Monaghan Mill. Those programs, intended to contribute to the intellectual, spiritual, and physical well being of the community, were widely recognized and provided a pattern which was copied throughout the South. As Kohn described Parker’s philosophy, “He takes the advanced position that it is the duty of every man in a position to do so to advance the condition of his help, and that no mill president or executive has a right to debase his fellow citizens, nor has he the right to do anything that will cheapen the labor and not fit the laborers for the more advanced positions of life.”⁵ Mrs. F.A. Nunnally, the wife of one of Parker’s operatives, told August Kohn, “I used to think it was the awfulest thing in the world to live in a cotton mill village,” but admitted that after living at Monaghan for a while she had changed her mind, believing that “the very best thing in the world is for them to have gone to a cotton mill, and to have economized and saved money.”⁶

Parker hired Lawrence Peter “Pete” Hollis (1883-1978), who headed the student Y.M.C.A. at the University of South Carolina, as assistant director of the Y.M.C.A. at Monaghan Mill. “Pete” Hollis became director of the Y.M.C.A. a few months later. By 1907 he had also established a Young Women’s Christian Association (Y.W.C.A.) in the village as well, and the company contributed \$2,000 a year to both the Y.M.C.A. and Y.W.C.A. As Hollis explained his efforts with the Y.M.C.A., “There ought to be something in the programme that will interest every man at Monaghan. It is written for the young men, who have good red blood in their veins, and are looking for some means of bettering their conditions spiritually, socially, mentally or physically, or all of them.”⁷ Hollis

³ Kohn, pp. 139, 142, 165.

⁴ Kohn, pp. 130 (quotation), 128.

⁵ Kohn, p. 204.

⁶ Kohn, p. 73.

⁷ Quoted in Kohn, p. 144.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 9

Monaghan Mill
Name of Property
Greenville County, South Carolina
County and State

eventually became the director of recreation for all the mills owned by the Parkers once they founded the Parker Cotton Mills with Lewis W. Parker as president, and later head of the elementary schools of all the Victor-Monaghan mills in the South Carolina upcountry.⁸

In addition to his work with the Y.M.C.A., Hollis was perhaps best known for his later career as a Greenville educator, serving as superintendent of the Parker School District, including Parker High School, founded in 1923. He also introduced two significant cultural activities—the first a game and the second a movement—to South Carolina. After Hollis met Dr. James Naismith, the inventor of basketball, at a Y.M.C.A. meeting in Lake George, N.Y., he introduced the game to South Carolina, officiating at the first game played in the state, in the Monaghan gymnasium. The game soon spread to Monaghan and other Greenville mills, and then throughout the mill villages all across the state. Hollis eventually founded the Southern Textile Basketball Tournament, hosted annually in Greenville from 1921 to 1996. On the same trip to New York state Hollis also had a chance meeting with Lord Robert Baden-Powell, the British founder of the Boy Scout movement, and was so impressed by the possibilities of that organization that he also founded the first Boy Scout troop in South Carolina.⁹

This sort of work was precisely what Thomas F. and Lewis W. Parker wanted, to help create a cohesive society instead of a typical mill village in which workers and their families were utterly dependent on the company, their supervisors, and the company store. Because of his work, the operatives at the Parker-owned mills such as Monaghan were more content than those at other mills, and it was less difficult to recruit new workers to such mills as well.

Pete Hollis personally helped many workers move from farms in South Carolina, and neighboring states as well, to Greenville. Because recreational programs encouraged worker loyalty, Hollis built a baseball field, a pool and a gymnasium for Monaghan's workers. The company instituted adult education classes, bowling alleys, pool tables, skating, volleyball, Bible studies, health talks, and cross country competitions.

In addition to these recreational and educational activities, Monaghan Mill provided many facilities that were not usually provided to mill workers. Parker made sure that the village had a medical clinic, headed by Dr. Fletcher Jordan, and employed a nurse to care for mothers and their babies. There were also two all-day kindergartens for preschool children. Greenville's representatives often "showed off" Monaghan's extensive village to visiting dignitaries as a model mill village.

⁸ Richardson, pp. 242-43; Huff, pp.245-47, 296-98

⁹ Huff, pp. 245-46; William C. Bagley, "Mill Town Miracle," *School and Society* 54:1389 (9 August 1941), 81-85; Jim McAllister, *L.P. Hollis: Greenville's Great Public Educator* (Greenville: The Greenville County Foundation, 1975), pp. 2-8; see also David Shi, " 'Dr. Pete' Changed Greenville Community," *The Greenville News* (Greenville, S.C.), 27 November 2004.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 10

Monaghan Mill
Name of Property
Greenville County, South Carolina
County and State

When the Columbia textile mills designed by and owned by W.B. Smith Whaley were reorganized, Lewis W. Parker became president and treasurer of a company combining "the Whaley Group" of Olympia, Granby, Richland, and Capital City Mills, with the Appalache Mill in Greer as well. In 1910 these mills were consolidated with Monaghan Mill, and the Greer and Victor Mills in Greer, to form the Parker Cotton Mills Company, operating more than a million spindles and with capital of \$15 million, more than any other single company in the textile industry.¹⁰

Monaghan Mill, though one of the "Parker mills," was still a special mill and village to the operatives and their families, and the work of Thomas and Lewis Parker, Pete Hollis, and the mill managers and supervisors did much to inspire worker loyalty and community pride. As Kohn pointed out in 1907, the mill superintendent, supervisors, school teachers, and Y.M.C.A. and Y.W.C.A. employees all lived in the mill village instead of elsewhere in Greenville.¹¹

In 1914, when the International Workers of the World (IWW) attempted to organize a walkout over work rules and overtime, Lewis W. Parker took charge and promised to address the issues if the people of Monaghan returned back to work; his offer defused the situation and the workers went back to work after staying out for only one week.¹² While Monaghan was part of Parker's larger textile group, it was a world to itself to the people living and working there. Unlike most mill communities, the company at Monaghan provided everything from water and electricity, to seeds for gardens and plows to till the soil. It also supplied weekly waste and trash disposal. One worker commented, "The Monaghan people didn't lack for anything. My mother's house burned down; the company gave money to buy things and to rebuild and refurnish it. They would lend money for anything worthwhile. My boy went to Clemson; they lent the money."¹³ Monaghan's workers could sing with genuine enthusiasm, "I locked my heart and threw away the key; Monaghan! Monaghan! Monaghan! That's the place to be!"¹⁴

The mills changed with the times between the turn of the twentieth century and World War I, and again between World War I and World War II. By 1915, the work week had been reduced from sixty-six to fifty-five hours, but during the 1920s, the company was forced to institute "stretch-outs" making less workers responsible for more machines. As the decade wore on, and especially so after the coming of the Depression in 1929, salaries were cut and workers were laid off. In the early 1930s, when many mills were unable to make their products stand out from those made by other mills,

¹⁰ Richardson, pp. 99-100, 249-53; Huff, 238.

¹¹ Kohn, p. 83.

¹² David L. Carlton, *Mill and Town in South Carolina 1880-1920* (Baton Rouge and London: Louisiana State University Press, 1982), p. 251.

¹³ Quoted in "The History of Monaghan: Centennial Celebration" (Greenville: Greenville County Historical Society?, 2000).

¹⁴ Quoted in Judith T. Bainbridge, *Greenville Mill Communities: The Monaghan Community* (Greenville: J. Bainbridge, Inc., 1999).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 11

Monaghan Mill
Name of Property
Greenville County, South Carolina
County and State

Monaghan Mill had a greater variety of looms and “fancy fabrics” like rayon-cotton blends and could pay better wages than many other mill in Greenville, in the South Carolina upcountry, and across the South.

In 1934, after the United Textile Workers of America threatened a general strike “owing to alleged exploitation by mill owners” and after more than seven hundred mill workers met in Greenville to organize the South Carolina Federation of Textile Workers, it was announced that the city would be the Southern headquarters for the strike beginning the day after Labor Day. The strike was opposed by most mill operatives in Greenville, however, and at Monaghan Mill an astonishing 795 out of 800 workers signed a statement protesting the general strike. Once the strike began on September 4, with limited success at several mills, Governor Ibra C. Blackwood called out the National Guard, and strikers organized “flying squadrons” of mill workers to drive from mill to mill trying to persuade workers to close down any mills that were not already closed. By the time the “flying squadrons” reached Monaghan Mill on the second day of the strike, as violence began to escalate at mills across the upcountry, the gates at Monaghan were locked and National Guardsmen stood by with machine guns; the “flying squadrons” were turned away and the mill continued operating.¹⁵

Things improved slightly by 1941. A two-shift, forty-hour work week brought full time employment back to Monaghan as production shifted to twills and gabardines for uniforms for World War II. In January 1946, Monaghan was sold to J.P. Stevens and Co. Instead of renting mill housing to its workers, J.P. Stevens began to sell the mill houses at prices from \$2300 to \$5000. The company no longer paid the expenses for maintaining the houses, for utilities, and of furnishing security in the mill village.

The 1950s and 1960s brought many changes for Monaghan, though the mill continued operating, and village life continued to be as close-knit as ever. In 1954, Monaghan School burned to the ground. The Monaview Elementary School was nearby, but a part of the mill's history was forever gone. The Y.M.C.A. building was torn down in the late 1960s and the swimming pool was covered over. Soon after, the baseball diamond was paved over to make more room for mill parking.

By the 1970s, as more and more foreign cloth came to the United States, American textile companies had to modernize their mills in order to increase productivity. This trend led to running mills—including Monaghan Mill—with fewer employees. Since there was less opportunity for work at Monaghan, young people were looking elsewhere as Greenville's economy diversified away from textiles. Some of the village was rented and other parts became run down.

¹⁵ Huff, pp. 350-54.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 12

Monaghan Mill
Name of Property
Greenville County, South Carolina
County and State

In 1993, parts of the old Monaghan School site were used to build the Parker Daycare Center, used for head start programs. Monaghan Mill was sold to JPS Converter and Industrial Group in 1988, and continued to produce cloth until 2001, when it closed its doors for the last time.¹⁶

¹⁶ See also Walter Lee Cottingham, *A Program of Recreation for the Monaghan mill Community* (Greenville: S. Lee, Inc., 1947), and Clyde D. Jenkins, *Mill Villages in Greenville County* (Greenville, S.C.: n.p., 1938).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9

Page 13

Monaghan Mill

Name of Property

Greenville County, South Carolina

County and State

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 10 Page 14

Monaghan Mill
Name of Property
Greenville County, South Carolina
County and State

Verbal Boundary Description

The boundary of the nominated property is shown as the black line marked "Monaghan Mill" on the accompanying Greenville County Land Base Map, produced by Greenville County Geographic Information Systems (GIS) at a scale of 1" = 220'.

Boundary Justification

The nominated property is restricted to the historic textile mill, smokestack, water tower, reservoir, and historic landscape features.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Photographs Page 15

Monaghan Mill
Name of Property
Greenville County, South Carolina
County and State

The following information is the same for each of the photographs:

Name of Property:	Monaghan Mill
Location of Property:	201 Smythe Street, Greenville Greenville County, South Carolina
Name of Photographer:	Amanda Randall
Date of Photographs:	November 2004
Location of Original Negatives:	S.C. Department of Archives and History, Columbia, S.C.

1. Main Mill, Front
2. Main Mill, Side Elevation
3. Main Mill, Rear Elevation
4. Main Mill, Rear Elevation
5. Main Mill, Rear Elevation, Window Detail
6. Main Mill, Rear Elevation
7. Main Mill, Interior Detail, Wood Beams and Floor
8. Main Mill, Interior Detail, Wood Columns
9. Main Mill, Interior Detail, Brick Walls and Wood Columns
10. Smokestack and Water Tower
11. Reservoir