

National Register of Historic Places Registration Form



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This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name E. W. Montgomery Cotton Warehouse

other names/site number Greenville Bonded Cotton Warehouse

2. Location

street & number 806 Green Avenue

☐ not for publication

city or town Greenville

☐ vicinity

state South Carolina code SC county Greenville code 045 zip code 29605

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 at the following level(s) of significance:

 national statewide X local

Elizabeth M. Johnson
Signature of certifying official

5/3/2012
Date

Elizabeth M. Johnson, Deputy State Historic Preservation Officer, South Carolina Department of Archives & History, Columbia, S.C.

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official

Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I, hereby certify that this property is:

☒ entered in the National Register

 determined eligible for the National Register

 determined not eligible for the National Register

 removed from the National Register

 other (explain):

for Edison H. Beall
Signature of the Keeper

6-27-12
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

Category of Property

(Check only **one** box)

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		district
		site
		structure
		object
1	0	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)

COMMERCE/TRADE: business

COMMERCE/TRADE: warehouse

Current Functions

(Enter categories from instructions)

VACANT/NOT IN USE

7. Description

Architectural Classification

(Enter categories from instructions)

No style

Materials

(Enter categories from instructions)

foundation: Concrete

walls: Brick

roof: Asphalt

other: Concrete

Wood

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The E. W. Montgomery Cotton Warehouse is a linear two-story red brick industrial building that is situated on a narrow 2.4-acre parcel parallel to the tracks of the Southern Railway Company. Constructed of brick masonry bearing walls with a heavy timber post-and-beam construction for the second floor and roof, the building is 553 feet long and sixty feet deep. Ten-foot wide concrete walkways extend the length of the northwest side of the warehouse on both levels. Constructed about 1928 for the Harbro Furniture Manufacturing Company, the original building comprised four bays.¹ Following the property's purchase in 1933 for use as a cotton exchange and warehouse, three additions were completed,² bringing the total building to over 68,000 square feet in seven bays. Among the changes to the building were the installation of clerestory windows and a skylight in the new west bay to facilitate classifying raw cotton according to color, staple length, and texture. The southeastern façade of the building originally featured regularly spaced large steel pivot windows. These were replaced by single hung windows as part of the 1980s renovations to the property that converted the building to apartments. The original masonry openings remain intact. It remained in use for that purpose for approximately twenty years, after which it became vacant and has remained so until now.

Narrative Description

The City of Greenville is located in the northwestern corner of South Carolina. It is the seat of Greenville County and is the sixth largest city in the state, with a population of 58,409 as of the 2010 census. Greenville is located approximately halfway between Atlanta, Georgia and Charlotte, North Carolina along Interstate 85, and its metropolitan area also includes Interstates 185 and 385. Greenville's economy was formerly based largely on textile manufacturing, and the city was long known as "The Textile Capital of the World." In the last few decades, favorable wages and tax benefits have lured foreign companies to invest heavily in the area.

The E. W. Montgomery Cotton Warehouse is a linear two-story red brick building sited on a narrow 2.4-acre parcel that parallels the tracks of the Southern Railway Company. Originally there was a railroad spur that paralleled the existing track, which ran adjacent to a wooden platform connected to ten-foot wide concrete walkways that extend the length of the warehouse on both levels.³ These allowed for the loading and unloading of cotton bales. The regularly spaced seven-foot wide, still-numbered openings, through which the cotton bales were loaded, originally had exterior mounted sliding doors on both the first and second levels. Though currently filled in with wood framed doors and aluminum windows, the original loading doorways are largely intact. Between the original loading doorways are additional window openings with aluminum windows that date from the 1980s, when the building had been converted to multi-family housing. Also dating from the 1980s is grooved plywood siding covering some of the intact exterior brick walls at both first and second levels. The current owners have removed some of this plywood as part of their condition investigation and documentation process—with plans to remove it all.

¹ Sanborn Map Company, Fire Insurance Map of Greenville, S.C., 1929 (hereafter cited as Sanborn Map, with date).

² Sanborn Map, 1951.

³ *Ibid.*

Constructed of brick masonry bearing walls with a heavy timber post-and-beam construction for the second floor and roof, the building is 553 feet long and sixty feet deep.⁴ The first floor is a concrete slab on grade, and the second floor is four-inch-thick tongue-and-groove wood planking spanning the timber beams. The overall length of the building is broken into seven bays, each separated from the adjacent bays by brick masonry bearing walls that penetrate the roof to form fire separations, expressed as crenellations at the northwest and southeast faces of the parapet. In the 1980s the crenellations on the north elevation were topped with gable-roofed false dormers, some of which have been removed by the current owner. All of the warehouse bays are accessed from a two story, ten-foot wide walkway on the railroad (northwest) side of the building. At the second floor this walkway is constructed of steel framing with a concrete slab that has a pipe handrail along its outside edge. In front of the pipe handrail is a contemporary vertical picket wood rail. Three contemporary roofed open stairways were also added for circulation during the 1980s renovations.

While six of the bays were used for warehousing, the seventh, westernmost, bay was built as the office and cotton classification wing of the building. One of two additions made by the Greenville Bonded Warehouse Company, this bay was constructed with the north face at an angle to the rest of the building, allowing the two steeply-sloped sawtooth clerestory windows to face due north and admit natural sunlight into the classing room. The clerestory window glazing and the glazing on a separate traditional skylight have all been painted. At the opposite end of the building is the other addition, which comprises the two easternmost warehouse bays. They are similar to the original four warehouse bays.

The southern façade of the building along Green Avenue originally featured regularly spaced large steel pivot windows.⁵ While the original masonry openings remain intact, the historic steel windows were replaced with aluminum siding and single-hung windows set in wood-framed surrounds. Additionally, some window openings are filled with wood framing and plywood. These alterations were made as part of the 1980s renovations to the property that converted the building to apartments. Still evident on both the north and south elevations of the warehouse bays are the original projecting eaves along each of the warehouse bays supported by exposed heavy timber rafter tails. Interrupted at each of the firewalls, these long roofs were designed to accommodate the still-extant system of rain gutters, scupper boxes, and downspouts.

By contrast, the southeastern façade of the westernmost (office/cotton classification) bay has plain red brick parapet walls, capped by a terra cotta coping. Paired window openings and a covered entry door punctuate the south wall. Two curved wood knee-braced type brackets support the hip-roofed hood above the office entry door and transom. Like the remainder of this façade, the openings in the masonry wall are filled with wood framing surrounding some aluminum windows. The terra cotta coping of the southeast wall continues along the southwest wall of the office wing in a sawtooth pattern that outlines the roofs of the angled north-facing clerestories. Again, the window openings below and along the southwest and north elevations of the office wing are intact, though the original windows are no longer extant.

⁴ Atelier AEC, Inc., Architectural Measured Drawings: Existing and Historic Condition Drawings of the E.W. Montgomery Cotton Warehouse (Tampa, Fla., 2010).

⁵ Historic Photographs of North and South Facades, E.W. Montgomery Cotton Warehouse by William B. Coxe, ca. 1935, Greenville Historical Society, Greenville, S.C.

The interior of the building is divided into seventy four apartments through a series of wood frame and drywall partitions that have left the original masonry as well as the heavy timber chamfered posts and beams, concrete and wood decking of the cotton warehouse intact. All brick firewalls and outer walls, laid in common bond, as well as the pocketed pilasters that carry the heavy ceiling and roof beams are still visible on the interior of the building. At least one original stairway with steel treads is extant in the office portion of the building, and both the traditional and sawtooth clerestory skylights can still be discerned from some of the interior spaces within the office portion of the building. The original walk-in safe, with reinforced three-foot thick brick walls and heavy steel door manufactured by the York Safe & Lock Company of York, Pennsylvania, remains intact.

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)

Property is:

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

COMMERCE

Period of Significance

1933-1962

Significant Dates

1933

Significant Person

(Complete only if Criterion B is marked above)

Montgomery, Edmund Warren

Cultural Affiliation

N/A

Architect/Builder

Period of Significance (Justification)

The period of significance for the E. W. Montgomery Cotton Warehouse begins in 1933 when Edmund Warren Montgomery purchased the property and made additions to the existing warehouse building on the property. In spite of the removal of the original windows and some other cosmetic exterior changes, the building has essential physical and architectural integrity from 1933. Although its interior has modern partitions within the building envelope, the warehouse space in some of the building is still very much evident and there are features within the office building that remain intact. The building is being nominated under Criterion A for its significance in Commerce in upstate South Carolina, and under Criterion B for its association with Edmund

Warren Montgomery, a significant cotton merchant and broker in upstate South Carolina during the early-to-mid twentieth century. E. W. Montgomery operated his cotton merchandising and brokerage business from this warehouse and office building from 1933 until his death in 1962.

Statement of Significance Summary Paragraph (provide a summary paragraph that includes level of significance and applicable criteria)

The E.W. Montgomery Cotton Warehouse is significant at the local level under Criterion A in the area of Commerce as a property associated with the purchase, storage, grading, and sale of cotton used in the textile industry, and under Criterion B for its direct association with the productive and professional life of Edmund Warren Montgomery, a significant cotton merchant and broker in upstate South Carolina from the early-to-mid-twentieth century. Montgomery's business, the E. W. Montgomery Company was one of the largest and most far-reaching cotton brokerages in the United States, having offices and warehouses in other locations in the United States and trading offices in Europe and Egypt. E. W. Montgomery and his brother Felix were businessmen of national stature in business and politics, and the company bought and sold cotton to be sent to textile mills all over the Southeast, New England, Canada, and Europe. The headquarters of the E.W. Montgomery Company was located in this building.

This building is the only extant historic property associated with Edmund Warren Montgomery that illustrates his life and productive career. While his company owned briefly a cotton mill that is no longer extant, and while E. W. Montgomery owned other property in the vicinity of Greenville, he chose to live in the Poinsett Hotel in downtown Greenville throughout most of his career in Greenville. The E. W. Montgomery Cotton Warehouse, therefore, is eligible for listing in the National Register under Criterion B as the single and most intact surviving historic resource associated with Edmund Warren Montgomery.

Narrative Statement of Significance (provide at least **one** paragraph for each area of significance)

COMMERCE

The E.W. Montgomery Company Cotton Warehouse is eligible for listing in the National Register of Historic Places under Criterion A in the area of Commerce for its significance in early twentieth-century cotton warehousing and distribution. The building is one of the few large cotton warehouses in South Carolina still remaining from the most prosperous era of the cotton growing and textiles manufacturing industry of the 1920s to the 1940s. The warehouse was designed to manage various aspects of acquisition, storage, classifying, and selling raw cotton on a vast scale.

In 1933, E.W. and Felix Montgomery purchased the former Harbro Furniture Manufacturing Company building on Green Avenue in Greenville, a large masonry structure that was to house the Greenville Bonded Warehouse on the east end of the building and the E. W. Montgomery Company on the west end. The E. W. Montgomery Company operated in this building as a cotton merchandizing and brokerage company from 1933 until 1962. The building housed E. W. Montgomery's personal office and was his chief place of business during that time period.

The brothers made several additions to the building to make it more suitable to cotton classification and storage. The cotton classification room was added quickly at the west end of the building and had skylights because the process could only be conducted under natural daylight. To build this addition the brothers purchased an

adjacent lot and house and demolished the house.⁶ Later, an additional bay was added to the east end of the building and, later still, one more bay at the east end. Both of the additional east warehouse bays were built within the original property lines.

Proper temperature and humidity control had to be maintained at all times in the E. W. Montgomery Cotton Warehouse. The building had its own railroad spur used for the loading and unloading of cotton bales and was constructed in segments to be able to classify the cotton according to point of origin and ultimate destination. Cotton bales were sorted according to color, staple length, and texture and moved from receiving to shipping areas as the need arose. The bales of cotton were moved on hand trucks, and there were wooden ramps from the loading docks that served the first floor and second floor. Each compartment was completely fire proof and contained sprinklers.

At this time most cotton was ginned locally and stored in small local warehouses until auctioned and shipped to cotton mills. The E. W. Montgomery Company instead used agents to buy the cotton and aggregate it at their larger facility. Montgomery would then resell the cotton throughout the South, elsewhere in the United States and even overseas. At one period, when he also owned the Pisgah Mill in Brevard, North Carolina, he also supplied his own needs.

The Greenville Bonded Warehouse Company stored only a part of the cotton that they or their customers owned, for they also leased other warehouse space around the country. Their function was buying, receiving, classing, selling, and claims adjustments for the goods mills and combed yarn mills all over the Southeast, New England, Canada, and Europe, with buying offices in Greenville; Bakersfield, California; Las Cruces, New Mexico; Blytheville, Arkansas; and Cairo, Egypt. Buying offices were located in Greenville; Liverpool, England; and Bremerhaven, Germany.⁷

The selling and buying prices for raw cotton was monitored via ticker tape at the E. W. Montgomery Company office direct from the commodities exchanges in New York and Chicago. Cotton buyers for textile mills would place orders directly with the E. W. Montgomery Company office. Cotton bales were then moved to different parts of the adjacent warehouse according to whether or not they had sold for shipment to another broker or cloth manufacturer. The size and scale of the Montgomery operation was very unusual. Most warehouses served only local or regional cotton growers who had their product ginned locally before being sent to a simple, much smaller warehouse, where cotton brokers would come personally to bid on purchasing the product. E. W. Montgomery had agents to bid on these bales, which were then stored in the company's large warehouse for sale to manufacturers or other brokers, and the scale of the E. W. Montgomery operation was so large and widespread that it could manipulate prices in its favor.

Edmund Warren Montgomery (1885-1962)

The E. W. Montgomery Cotton Warehouse is eligible for the National Register of Historic Places under Criterion B for its association with the productive and professional life of Edmund Warren Montgomery (1885-1962), a significant individual in the history of cotton merchandizing in upstate South Carolina during the early-to-mid twentieth century. Born on May 11, 1885, in Yazoo, Mississippi, the son of William A. Montgomery, a well-known cotton merchant of that city, Edmund Warren Montgomery joined his father and uncle, Everett Montgomery, to work in the W. A. Montgomery Cotton Company in Yazoo, Mississippi. He gained

⁶ Sanborn Maps, 1929 and 1951.

⁷ Donna Gilley, Interview with Felix Montgomery, Jr., Greenville, S.C., September 1, 2010

considerable industry recognition while there as an expert judge of the quality and characteristics of long staple cotton. The criteria for classifying raw cotton at that time was color, texture, breaking strength, compatibility with dye and finish, trash content, staple length and, as E. W. Montgomery was known often to say, "the convolutions of the coil."⁸ Around 1913, he moved to Greenville, South Carolina to work for Bennette E. Geer, president of Judson Mills, as a cotton buyer and bookkeeper. E. W. soon became Judson Mills' chief classer and buyer, and remained so until around 1933.

In 1921, Bennette E. Geer allowed Montgomery to start his own business, the E. W. Montgomery Company, in a separate building on the Judson Mills grounds to buy cotton for other mills. Felix B. Montgomery, educated as a lawyer but having worked first for Newberger, Rankin Company in New Orleans to learn the cotton business, joined his brother in business in 1921. E. W. Montgomery never married, devoting his life to his family and supporting his parents after the W. A. Montgomery Cotton Company in Yazoo, Mississippi failed.

In 1933, during the Great Depression, the Pisgah Mill at Brevard, North Carolina, and the Green River Spinning Mill at Tuxedo, North Carolina, went bankrupt and the Montgomerys, who had supplied these businesses cotton and who were their principal creditors, bought the mills at auction. The company later sold the Green River Mill, and the Pisgah Mill closed in 1960.⁹

E. W. Montgomery was also very politically active throughout his career and was an avid letter writer to his elected officials. He often traveled to Washington, D.C., for meetings of the National Cotton Council, of which he was a member. To influence favorable legislation for the cotton industry, he maintained friendly relations with many cotton states' U.S. senators such as Burnet Maybank,¹⁰ Ellison D. "Cotton Ed" Smith,¹¹ both of South Carolina and John Stennis of Mississippi,¹² keeping these men informed as to what was going on in the cotton industry. In letters archived at the College of Charleston,¹³ it is clear he cared deeply for his industry and country. He foretold the downfall of the textile industry in the United States, pleaded for tax relief and lobbied hard against imports flooding the U.S. market. He also wrote about unions making it impossible for southern mills to compete globally.

The Montgomerys began winding down their warehousing operations in the early 1950s other than supplying cotton for the Pisgah Mills, which E. W. Montgomery owned. They stopped using the warehouse portion of the property for cotton storage in 1953 and leased it to the J. P. Stevens Company (which, in 1944, had merged with Dunbar, Monaghan, Apalache, Greer, Victor, and White Horse Mills, all in the Greenville area). The E. W. Montgomery Company, however, continued its operations in the Green Avenue building until E.W. Montgomery's death on February 1, 1962, in Greenville. His body was sent to Macon, Georgia, for cremation and his remains were then sent to Yazoo, Mississippi, for burial in the Montgomery family plot in the Glenwood Cemetery.¹⁴

⁸ *Ibid.*

⁹ *Ibid.*

¹⁰ Burnet Rhett Maybank (1899–1954) was mayor of Charleston 1931–1938, was governor of South Carolina 1938–1941, and represented South Carolina in the United States Senate 1941–1954. Marvin L. Cann, "Burnet Rhett Maybank," in Walter B. Edgar, ed., *The South Carolina Encyclopedia* (Columbia: University of South Carolina Press, 2006), pp. 600–601.

¹¹ Ellison DuRant "Cotton Ed" Smith (1864–1944) represented South Carolina in the United States Senate 1909–1944. "Ellison Durant Smith," in Edgar, ed., *The South Carolina Encyclopedia*, pp. 883–84.

¹² John Cornelius Stennis (August 3, 1901 – April 23, 1995) represented Mississippi in the United States Senate 1947–1989. *Biographical Directory of the United States Congress 1774–Present*,

<http://bioguide.congress.gov/scripts/biodisplay.pl?index=S000852>, accessed online 16 March 2012.

¹³ Founded in 1770, the College of Charleston is a public liberal arts and sciences university located in the heart of historic Charleston, South Carolina.

¹⁴ *The Greenville News*, February 2, 1962.

Edmund Warren Montgomery's life's work was the cotton industry, and his principal place of business was at the office and warehouse building on Green Street from 1933 to 1962. While he owned land on Lake Saluda several miles from Greenville where he hunted on weekends, he never purchased a home in Greenville, choosing to live in the Poinsett Hotel in downtown Greenville from 1928 until his death.¹⁵

Developmental history/additional historic context information (if appropriate)

The Textile Industry in Greenville

Early settlers came from England to its North American colonies where the art of spinning and weaving was well known in its rural communities. They brought with them hand looms and spinning wheels with which they made fabric for their clothes. New England became the center of the textile industry in this country and that dominance expanded after the American Revolution when they could compete freely with English mills. Textile manufacturing continued to dominate in New England until the Civil War led the South to search for industry in its attempt to recover from the ravages of the conflict. Progress in the South of textile development was rapid, aided by the convenient access to the raw material. By 1900 the South had acquired installed looms to a factor of one-third of those installed in New England and the city of Greenville, South Carolina, played a major role in the southern textile expansion. At the end of the Civil War, there were only three mills in operation in the city,¹⁶ but from the late nineteenth century through the first two decades of the twentieth century, Greenville saw an unprecedented expansion of the textile industry.

In 1831, the village of Greenville became the town of Greenville. The 1850s were a time of rapid growth in the little town of Greenville and its immediate surrounding area. The first railroad, the Greenville and Columbia Railroad, was completed in 1854 and built its terminal in the West End area. Greenville quickly recovered from the Civil War and the effects of Reconstruction and it received its second railroad in 1872, and two cotton mills began production in 1874 and 1875. During this period, Greenville changed its role from an agricultural trading town to a major industrial center. By 1894, eight mills were in operation in the city and by 1902, fourteen mills had been constructed in Greenville. Greenville was quickly approaching city status as the mills brought in new businesses and laborers. The mills also established mill villages on the perimeter of Greenville to house and care for their employees. The mills brought stability and prosperity to Greenville, and pleasant Victorian residential neighborhoods formed around the downtown area. The First World War had a large effect on the growth of Greenville, as the production in cotton mills soared to accommodate the demand for military supplies stimulated textile production and the local economy.¹⁷ By the second decade of the 20th century, cotton farms in Greenville County were producing nearly thirty thousand bales per year. Nine mills were in operation, including Pelham Mill, Batesville Manufacturing, Reedy River Manufacturing, Huguenot Mill and the Piedmont Manufacturing Company.¹⁸

With some of the nation's largest textile mills constructed on the city's western edge from the turn of the twentieth century to the 1930s, Greenville's "textile crescent" attracted more than 40,000 workers to weaving, spinning and doffing jobs. Automobiles and trolley cars started making the downtown scene in the early 1900s, and Greenville was well on its way to becoming the upstate's economic center. The county's population by 1900

¹⁵ City Directories, Greenville, South Carolina, 1914-1964.

¹⁶ 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. 185.

¹⁷ Greenville, South Carolina, http://www.livingplaces.com/SC/Greenville_County/Greenville_City.html, accessed online 16 March 2012.

¹⁸ John M. Nolan, *A Guide to Historic Greenville, South Carolina* (Charleston: The History Press, 2008), p.40.

had grown to 53,487. During that period, worker mill houses in a number of villages, and two-story Victorian homes for Greenville's well-to-do families on Pendleton, West Washington, Hampton and Pinckney streets, dominated the landscape. With the expansion of textile mills and railroads and the daily arrival of newcomers, Greenville was laying the early foundation of the metropolitan, industrial and commercial center it would later become. A.M. Speights established a daily newspaper, called The Greenville News, in 1874. A weekly paper called The Mountaineer, that had been published in Greenville since 1829, later became The Greenville Piedmont, a daily. B.H. Peace and his sons, owners of The Greenville News purchased it in 1927 and the two papers merged in 1995. During World War I, the Army opened Camp Sevier outside the city, and more than 100,000 soldiers were trained there. A building boom paralleled the military growth, and progressives started a library system, expanded medical facilities and social service centers.¹⁹

As late as 1980, Greenville was still recognized as one of the world's important textile centers but in the following years the industry has seen the continuing effects of foreign imports remove the majority of textile manufacturing facilities in the Greenville area. To prevent the loss of Greenville's textile heritage for present and future generations, an effort is underway to preserve the mills, warehouses, and other of Greenville's physical resources associated with the history of the textile industry. The Greenville Textile Heritage Society is dedicated to these preservation efforts.²⁰

In March of 2011, the Greenville City Council certified the building under the South Carolina Textiles Communities Revitalization Act as a 'textile mill site' in order to qualify the building for certain state tax credits to aid in its preservation at the request of TRV Development, Inc.²¹ Subsequently, the property was purchased by TRV Development for rehabilitation as residential apartments to comply with the requirements and standards of the Historic Preservation Federal Income Tax Program.

The E. W. Montgomery Company operated as cotton merchants and a brokerage company from 1933 until 1962. The brothers became members of the Chamber of Commerce of the United States in 1935. They were also members of the New York Cotton Exchange. There was a ticker tape machine in E.W. Montgomery's office, for the brothers hired a man on the trading floor of the exchange to handle the purchase and sale of cotton futures for them. There was a large chalkboard in the office where quotations from the ticker were posted. They used cotton futures to hedge the cotton they owned. For every 100 bales they had in stock, they sold a cotton future against it (short position), so that if the market went down the loss in value on the 100 bales was offset by the profit on the short futures position.²²

The Greenville Bonded Warehouse stored only a part of the cotton that they or their customers owned. They leased other warehouse space around the country. Their function was buying, receiving, classing, selling, and claims adjustments for the goods mills and combed yarn mills all over the Southeast, New England, Canada, and Europe. Buying offices were located in Greenville; Bakersfield, California; Las Cruces, New Mexico; Blytheville, Arkansas; Cairo, Egypt; Liverpool, England; and Bremerhaven, Germany. Montgomery specialized in long staple cotton, which was more difficult to grow and consequently more valuable than short staple cotton. "We were world-wide exporters of long staple cotton," according to Felix Montgomery.²³ Under E. W. Montgomery's management, his company played a major role in the cotton industry on both a regional and national level.

¹⁹ "History of Greenville Overview," http://www.exploregreenville.com/Greenville_History.html, accessed online 16 March 2012.

²⁰ The Greenville Textile Society, <http://scmillhills.com/default.aspx>, accessed online 16 March 2012.

²¹ City of Greenville, Ordinance No. 2011-26, March 28, 2011.

²² Refers to the selling of securities, commodities, or foreign exchange that is not actually owned by the seller. In making a short sale, the seller hopes to "cover," that is, buy back the item sold at a lower price and thus earn a profit.

²³ Felix Montgomery, Jr. letter to Donna Gilley, September 13, 2010.

9. Major Bibliographical References

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Sanborn Map Company. *Fire Insurance Maps of Greenville, South Carolina*. New York: Sanborn Map Company, 1884-1951.

The Greenville News (Greenville, S.C.), February 2, 1962.

The Greenville Textile Society, <http://scmillhills.com/default.aspx>, accessed online 16 March 2012.

Wallace, David Duncan. *History of South Carolina: Volume IV: Biographical*. New York: The American Historical Society, 1935.

Wells, John E and Robert E. Dalton. *The South Carolina Architects 1885-1936: A Biographical Dictionary*. Richmond: New South Architectural Press, 1992.

Work Projects Administration. *South Carolina: A Guide to the Palmetto State*. New York: Oxford University Press, 1941, 5th Edition, New York: Oxford University Press, 1963.

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: **Greenville Historical Society**

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 2.41 acres

(Do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

1 17 370729 3855511
Zone Easting Northing

2 _____
Zone Easting Northing

3 _____
Zone Easting Northing

4 _____
Zone Easting Northing

Verbal Boundary Description (describe the boundaries of the property)

The boundary for the E.W. Montgomery Cotton Warehouse is delineated on the accompanying property survey, dated May 19, 2011, originally drawn at a scale of 1" = 50'.

Boundary Justification (explain why the boundaries were selected)

The boundary for the E.W. Montgomery Cotton Warehouse includes the historic office and warehouse building associated historically with the E.W. Montgomery Company from 1933 to 1962. It also consists of its immediate surroundings between Green Avenue and the Southern Railway right of way, except for a small parcel between the east end of the building and Green Avenue.

11. Form Prepared By

name/title Stephanie Ferrell (with assistance from SHPO Staff)

organization Stephanie Ferrell, FAIA, Architect

date May 2, 2012

street & number 1213 North Franklin Street

telephone (813) 318-9100

city or town Tampa

state Florida

zip code 33602

e-mail stephanie@ferrellredevelopment.com

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.

- **Continuation Sheets**

- **Additional Items:** (Check with the SHPO or FPO for any additional items)

Property Owner:

The Elements City Lofts, LLC
c/o Jerry Gilley
305 Mohawk Drive
Greenville, SC 29609

Telephone: 864-552-1250

Photographs:

Submit clear and descriptive black and white photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: E.W. Montgomery Cotton Warehouse
City or Vicinity: Greenville
County: Greenville County
State: South Carolina

Photographer/Date Photographed:

Historic Photos by William B. Coxe, ca. 1935 (1, 3)
Sarah Gilley, July 2011 (2, 4, 7-9)
Stephanie Ferrell, July 2010 (5, 6, 10)
Stephanie Ferrell, April 2011 (11-15, 27)
Nicholas Gilley, January 2012 (16-26, 28, 29)

Description of Photograph(s) and number:

- 1 of 29: Main (South) Façade, Looking Northwest
- 2 of 29: Main (South) Façade, Looking Northwest
- 3 of 29: Main (South) Façade, Looking Northeast
- 4 of 29: Main (South) Façade, Looking Northeast
- 5 of 29: Westernmost bay (office/cotton classification bay) of South Façade, Looking North
- 6 of 29: Entrance office/cotton classification bay, Looking North
- 7 of 29: Rear (North) Façade, Looking Southwest
- 8 of 29: Rear (North) Façade, Looking Southeast
- 9 of 29: West Façade, Looking East
- 10 of 29: Interior of easternmost bay, Looking Southeast
- 11 of 29: South (Front) & East Façades, Looking West
- 12 of 29: East Façade, Looking West
- 13 of 29: Eaves at Front (South) Façade
- 14 of 29: West Façade, Looking East
- 15 of 29: Rear (North) and West Façades, Looking Southeast
- 16 of 29: Rear (North) Façade, looking Southwest
- 17 of 29: Rear (North) Façade, Looking South
- 18 of 29: Rear (North) Façade under walkway, Looking East
- 19 of 29: Rear (North) Façade under walkway, Looking West
- 20 of 29: Rear (North) Façade at 2nd floor walkway showing eaves, Looking East
- 31 of 29: Eaves and Crenellation at Rear (North) Façade
- 22 of 29: Both south clerestories, Looking South
- 23 of 29: South clerestory, Looking South
- 24 of 29: Historic stairs, 2nd run
- 25 of 29: Interior open bay looking south with window openings
- 26 of 29: Floor structure at open bay
- 27 of 29: Floor structure at open bay with door opening
- 28 of 29: Beam/pilaster detail at north wall
- 29 of 29: Beam, brick pilaster and window opening

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

LINE	LENGTH	BEARING
L1	14.95	S88°30'13"E
L2	7.05	S12°45'00"E
L3	10.90	S2°18'00"E
L4	14.90	S88°34'00"E

2011041185 PLAT/LD
1 PG
Book: P.L. 1121 Page: 87-87
July 01, 2011 04:07:58 PM State Tax: \$0.00
Doc: \$10.00 City Tax: \$0.00
FILED IN GREENVILLE COUNTY, SC

FILED FOR RECORD IN GREENVILLE COUNTY SC REC
2011044186 Book: P.L. 1121 Page: 97-97
July 21, 2011 04:07:08 PM

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

CITY OF GREENVILLE
GREENVILLE COUNTY, SOUTH CAROLINA



LEGEND:

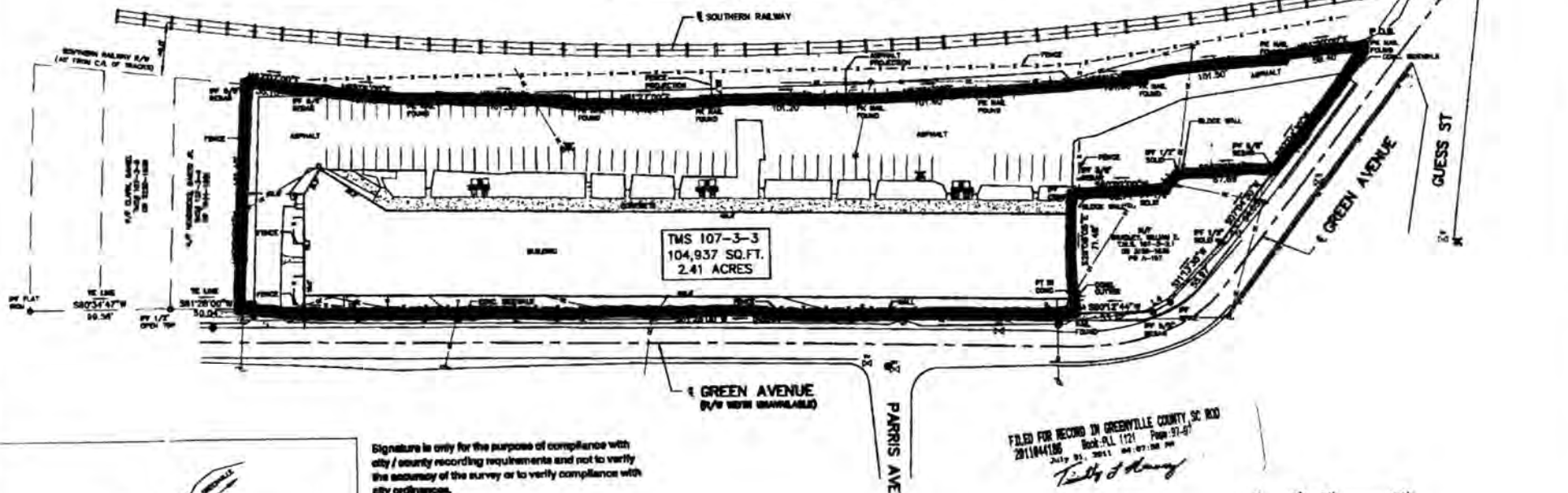
	LIGHT POLE
	POWER POLE
	WATER VALVE
	WATER METER
	STORM DRAIN MANHOLE
	CATCH BASIN
	SANITARY SEWER MANHOLE
	GAS VALVE
	TELEPHONE PEDISTAL
	FIRE HYDRANT
	IRON PIN SET (5/8" REDBAR)
	IRON PIN FOUND
	OVERHEAD ELECTRIC LINE
	CHARLINSIK FENCE
	UNDERGROUND ELECTRIC LINE
	SANITARY SEWER LINE
	WATER LINE
	GAS LINE
	OVERHEAD TELEPHONE LINE
	UNDERGROUND TELEPHONE LINE
	REINFORCED CONCRETE PIPE
	SCHEDULE 8-8-EXCEPTION NUMBER
	UNRESTORED BUFFER AREA

WELLSBORO AREA

[illegible]

LINE	LENGTH	BEARING
L1	14.95	S88°30'13"E
L2	7.05	S12°45'00"E
L3	10.90	S23°18'00"E
L4	14.20	S58°34'00"E

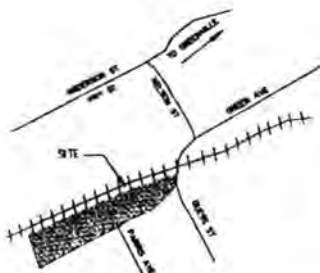
NOTE: THE SAME BEING SHOWN ON A PLAT FOR GREENVILLE BONDED WAREHOUSE COMPANY DATED JANUARY 1874 BY DALTON AND NEVES CO. AND RECORDED IN THE RWC OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK 8/7 AT PAGE 14.



Signature is only for the purpose of compliance with city / county recording requirements and not to verify the accuracy of the survey or to verify compliance with city ordinances.

5/25/2011
Date

Robert H. [Signature]
Asst. City Engineer - Civil



LOCATION MAP



TRIM SURVEYORS, INC. P.O. BOX 1857 GREENVILLE, SC 29602 (804) 352-1402	
REF. FLAT ROOM	5/8-14 & 6-157
REF. BIRD ROOM	2008-217
THE MAP	090500000000
PARTY CHIEF	EN
DRAWN	EN
DATE	5/15/2011
PROJECT NO.	21-022

CITY OF GREENVILLE
GREENVILLE COUNTY, SOUTH CAROLINA



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Montgomery, E.W., Cotton Warehouse

MULTIPLE
NAME:

STATE & COUNTY: SOUTH CAROLINA, Greenville

DATE RECEIVED: 5/11/12 DATE OF PENDING LIST: 6/11/12
DATE OF 16TH DAY: 6/26/12 DATE OF 45TH DAY: 6/27/12
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 12000371

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 6.27.12 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



1. E. W. Montgomery Cotton Warehouse
806 Green Ave., Greenville
Greenville County

Main (South) Façade, looking northwest (historic photo, ca. 1935)



2. E. W. Montgomery Cotton Warehouse
806 Green Ave., Greenville
Greenville County

Main (South) façade, looking northwest (July 2011)



3. E. W. Montgomery Cotton Warehouse
806 Green Ave., Greenville
Greenville County

Main (South) façade, looking northeast (historic photo, ca. 1935)



4. E. W. Montgomery Cotton Warehouse
806 Green Ave., Greenville
Greenville County

Main (South) façade, looking northeast (July 2011)



5. E. W. Montgomery Cotton Warehouse
806 Green Ave., Greenville
Greenville County

Office/cotton classification bay, west end of south façade, looking north (July 2010)



6. E. W. Montgomery Cotton Warehouse
806 Green Ave., Greenville
Greenville County

Entrance office/cotton classification bay, looking north (July 2010)



7. E. W. Montgomery Cotton Warehouse
806 Green Ave., Greenville
Greenville County

Rear (North) façade, looking southwest (July 2011)



8. E. W. Montgomery Cotton Warehouse
806 Green Ave., Greenville
Greenville County

Rear (North) façade, looking southeast (July 2011)



9.

E. W. Montgomery Cotton Warehouse
806 Green Ave., Greenville
Greenville County

West facade, looking east (July 2011)



10. E. W. Montgomery Cotton Warehouse
806 Green Ave., Greenville
Greenville County

Interior of easternmost bay, looking southeast (July 2010)



11. E. W. Montgomery Cotton Warehouse
806 Green Ave., Greenville
Greenville County

South (front) and East facades, looking west (April 2011)



12. E. W. Montgomery Cotton Warehouse
806 Green Ave., Greenville
Greenville County

East façade, looking west (April 2011)



13. E. W. Montgomery Cotton Warehouse
806 Green Ave., Greenville
Greenville County

Eaves at Front (south) façade (April 2011)



14. E. W. Montgomery Cotton Warehouse
806 Green Ave., Greenville
Greenville County

West façade, looking east (April 2011)



15. E. W. Montgomery Cotton Warehouse
806 Green Ave., Greenville
Greenville County

Rear (north) and west facades, looking southeast (April 2011)



16. E. W. Montgomery Cotton Warehouse
806 Green Ave., Greenville
Greenville County

Rear (north) facade, looking southwest (January 2012)



17. E. W. Montgomery Cotton Warehouse
806 Green Ave., Greenville
Greenville County

Rear (north) facade, looking south (January 2012)



18. E. W. Montgomery Cotton Warehouse
806 Green Ave., Greenville
Greenville County

Rear (north) façade under walkway, looking east (January 2012)



19. E. W. Montgomery Cotton Warehouse
806 Green Ave., Greenville
Greenville County

Rear (north) façade under walkway, looking west (January 2012)



20. E. W. Montgomery Cotton Warehouse
806 Green Ave., Greenville
Greenville County

Rear (north) façade at 2nd floor walkway showing eaves, looking east (January 2012)



21. E. W. Montgomery Cotton Warehouse
806 Green Ave., Greenville
Greenville County

Eaves and crenellation at rear (north) façade (January 2012)



22. E. W. Montgomery Cotton Warehouse
806 Green Ave., Greenville
Greenville County

Both south clerestories, looking south (January 2012)



23. E. W. Montgomery Cotton Warehouse
806 Green Ave., Greenville
Greenville County

South clerestory, looking south (January 2012)



24.

E. W. Montgomery Cotton Warehouse
806 Green Ave., Greenville
Greenville County

Historic stairs, 2nd run (January 2012)



25. E. W. Montgomery Cotton Warehouse
806 Green Ave., Greenville
Greenville County

Interior open bay looking south with window openings (January 2012)



26. E. W. Montgomery Cotton Warehouse
806 Green Ave., Greenville
Greenville County

Floor structure at open bay (January 2012)



27. E. W. Montgomery Cotton Warehouse
806 Green Ave., Greenville
Greenville County

Floor structure at open bay with door opening (April 2011)



28. E. W. Montgomery Cotton Warehouse
806 Green Ave., Greenville
Greenville County

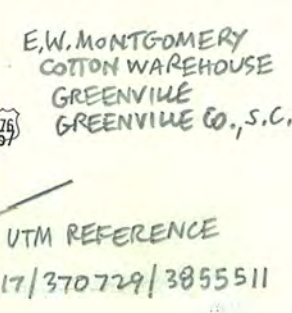
Beam/pilaster detail at north wall (January 2012)



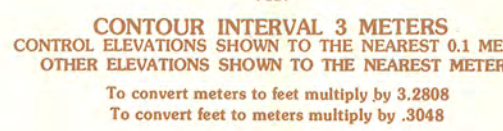
29. E. W. Montgomery Cotton Warehouse
806 Green Ave., Greenville
Greenville County

Beam, brick pilaster and window opening (January 2012)

GREENVILLE QUADRANGLE
SOUTH CAROLINA
7.5 MINUTE SERIES (TOPOGRAPHIC)






PROVISIONAL MAP
Produced from original manuscript drawings. Information shown as of date of field check



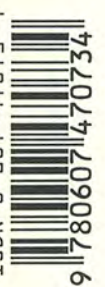
1	2	3	1 Dacusville 2 Paris Mountain 3 Taylors
4		5	4 Easley 5 Mauldin
6	7	8	6 Piercetown 7 Pelzer 8 Simpsonville

ADJOINING 7.5' QUADRANGLE NAMES

Improved Road
Unimproved Road
Trail

 Interstate Route  U. S. Route  State Route

34082-G4-TM-024





Friday, 4 May 2012

Ms. Carol Shull
Interim Keeper, National Register of Historic Places
U.S. Department of the Interior
National Park Service
1201 Eye (I) Street, NW, 8th Floor
Washington, DC 20005

Dear Ms. Shull:

Here are the National Register nominations for the E.W. Montgomery Warehouse in Greenville County and the Frank Evans High School in Spartanburg County, South Carolina, approved by the South Carolina State Board of Review.

We are now submitting these nominations for formal listing in the Register.

If I may be of further assistance, please do not hesitate to contact me at the address below, call me at (803) 896-6182, fax me at (803) 896-6167, or e-mail me at power@scdah.state.sc.us. I hope to hear from you soon.

Sincerely,

A handwritten signature in cursive script, appearing to read "J. Tracy Power".

J. Tracy Power, Ph.D.
Historian and National Register Co-Coordinator
State Historic Preservation Office