Adaptive Utilization - Courtenay Mill/Village

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Lawrence Tarentino
May 1975
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TO SHARON
in appreciation of the motivation and sustenance she gives and the experiences we have shared.

TO MY FAMILY
for their encouragement and sacrifice.
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INTRODUCTION 1

FACTORY SYSTEM
   Historical Background 5
   United States 6
   South 15
   Newry 20

ANALYSIS
   Existing Structures 29
   Mill/Village System 42
   Preservational Qualities 45
   Case Studies 47
   Site 50

OBJECTIVES 52

ENVIRONMENTAL CONSIDERATIONS
   Environmental Impact 53
   Feasibility Studies 55

IMPLEMENTATIONS
   Program Scope 65
   Adaptation 70

APPENDIX
   Articles
   Drawings
introduction
introduction

"To preserve the past is to lose it, and to eliminate all but the present is to render its actuality meaningless."¹

"To resurrect a works pristine state today by preservation is to deny time, which, in transparent form of the immediate, was incorporated into it at inception."²

The basis of this study is not simply for the sake of historic preservation but more important for the conservation of the existing man-made and natural environment through recycling the remaining resources by adaptive use.

It is my intent that this study on the adaptive use of the mill village be an excursion into the much ignored and neglected past of our architectural and engineering heritage. Through my two years of graduate studies, especially with my experiences in the overseas program in Genoa, Italy, I have become increasingly aware of the tremendously wasteful attitude the American people have toward our vital resources. Our solution for the needs of future growth and developments must be drastically reassessed for our welfare and for consideration to future generations.

Obsolete and abandoned structures are common sites throughout the United States. We need to realize the benefits of recycling
by perception of economic necessity and through the hard course of nature. With regard to mill structures, architectural, social, economic, and historical factors demonstrate the importance of their survival. In this area of America's industrial beginnings, their relics and remains are quickly disappearing.

"Of the large industrial mills, especially textile mills, many have been lost and a large number are in an alarming state of decay."3

By concentrating my study in this area I hope to sharpen the reader's vision and increase his awareness of the functional beauty of mills of this type and all mill structures in general.

These mill villages have made enormous contributions to the South and the textile industry and yet go unacknowledged. Courtenay Mill, Newry, South Carolina, a beautiful refinement and undisturbed example of the textile mill village system, is the focus of this study on adaptive use. The mill village is rapidly deteriorating and the mill's equipment and techniques are obsolete. This 1890 mill village reflects the height of the industrial movement. Fortunately, it has been spared from Twentieth Century development which has allowed it to retain its original character.

This and other similar mills are at their most critical stage in history; if attempts to plan their future existence are not
taken seriously, they will inevitably be lost forever. In expressing my enthusiasm for these old mills, I hope more people will see they are worth saving and be encouraged to investigate the subject, finding worthwhile new uses for these buildings.
historical background

Prior to the Eighteenth Century a "domestic system" was established for manufacturing a simple product. Merchants improved the system by distributing raw materials to homes in rural areas. Later, merchants began to manage the sale production, and distribution of goods with larger workshops in barns and other old buildings.

Late in the Eighteenth Century the factory system evolved out of the technological revolution. With these advances the need for water sources dictated the location of mills near strong rivers and streams. Water power lead the way for the organization of factory processes. Because complicated operations required greater efficiency, new machines were developed - the power loom, cotton gin and spinning jenny.

While these early developments found their origin in England, the United States with its vast resources, independent attitude, and need for developmental growth, made the most significant developments and use of the factory system.
The factory system was an outgrowth of domestic production which had provided the opportunity for the United States to become independent of the Mother country. This system involved mass production by machines from start to finish.

"In America the factory evolved as a result of mechanization especially in the cotton industry."  

The first cotton mills in America began in New England leading the way to all factory architecture and influencing the functional expressionism of the modern architecture movement. By 1810 there were about 250 textile mills in operation in New England. These large mills were located on powerful waterways in rural areas. The Arkwright system brought all steps of yarn making to the level of mechanization through waterpower.

England had established the basic architectural vocabulary for the early textile mills; these elements were carried over to the larger structures of the cotton industry. The first mills were barn-like structures with many windows and a large roof monitor. In later developments it became a larger rectangular edifice of loadbearing masonry with heavy timber floors, the roof attaining a height of four to five stories. This typical unit of wall and
windows had almost equal balance solid to void, a central monitor, and a stair and bell tower.

The interior space is uncomplicated and unbroken. Many features of earlier mills continued to develop and become outstanding. The clearstory monitor became extremely popular in the first half of the Nineteenth Century. Another early development came with the discovery that there were advantages in moving the stairway to an exterior tower, freeing the internal space for machinery and providing protection as a fire escape. The bell cupola joined the tower as early as 1814. The vertical and horizontal transmission of power from large wheels and turbines totally dictated the length, height, and spatial qualities of the mill. The functional requirements and proportion adopted, produced the basic form unchanged throughout the Eighteenth and Nineteenth Centuries.

Alterations in structure were instituted as a result of Zacharian Allen's development of slow burning construction which protected mills from destruction by fire and allowed the insurance coverage rates to be lowered. The slow burning process developed from Allen's change from a conventional stud and joist construction to masonry and long heavy transverse beams which would remain stronger than iron. At first insurance companies found this hard to accept
so Allen began his own company in 1835, Manufactures Fire Insurance Company.\textsuperscript{7} Other mill builders quickly adopted the slow burning method to qualify for the lower rates of insurance made available. By 1850 it became standard, and the factory insurance began to provide the builder with standard mill construction drawings to be followed if the owner wished to obtain the insurance.\textsuperscript{8}

This traditional style first emerged in New England, then later in the southern states. It was a basic influence in modern architecture in industrial structures and in the expressionism of function in all types of buildings up to present.
Architectural design, at the time of these mill structures, was an eclectic revival of many styles from France, England, and Italy. Some revival details were used in early mill structures but the Lombard and Romanesque style, which was best suited to the mills, was the only one that lasted. As brick became more widely used, especially in the South, the Romanesque decorative motif was most suitable for architectural decorative expression. Even the most simplified "insurance" mills would have adornments of brick corbiling, detailed arches, crenelations and broken surfaces; some even had buttresses.
"The strangest conglomerations of revived styles were used and combined for the purpose of decorative identity."  

Though there were attempts by mills to follow revival architecture, their influences of functionalism on other architecture was more significant. 

Another significant contribution of the factory system was the mill village which was established in the United States by Samuel Slater in 1790. 

The labor force was difficult to draw and secure because the mills usually were located in unsettled rural areas close to the water power source. Many potential workers were drawn by the western movement, and others were prejudiced against the mill system by the adverse criticism generated from exploitation of immigrants and child labor abuse. Parents were reluctant for their young daughters to leave the farm until a strong moral environment was established in the villages. As a result of these deterrent factors, mill villages became well planned, self-contained, and attractive communities. Mill owners built worker dwellings which, situated in the country near water, often provided a healthy living-working environment in a picturesque setting. The mill or church was the focal point of the community which frequently included boarding houses, a school, library, and company store.
The significance of the mill village lies not only in the individual architectural treatment, but more importantly in its innovative approach to community and small town planning. In this unique community relationship, a village offered a defined sense of continuity, belonging, security, and community definition.

The elements of space, air, privacy, light and greenery played a large part in the enjoyment of surrounding environment. It became a tradition in these settlements to plant elms along the streets and mill yard. For low-cost housing, tenements for larger groups became another innovative development of the factory system. Even though constructed for purely economic reasons, the mere simplicity of the dwellings adds to their appeal. Instead of falsified scale and ornamental decoration of the revival period, these dwellings express a refinement of proportions and clean unique character in which the charm of these villages lie. Even though these unique developments are documented more frequently today, few propose or attempt to save them and take advantage of their potential for new adaptive uses.

"So many towns have abandoned themselves to disorderly and unsightly sprawl that it is difficult to find a Nineteenth Century mill free from Twentieth Century blight."

When the cotton industry fell into financial trouble the houses were usually sold. This occurred in New England when the textile
industry moved to the South and then to many in the South after World War II.

In New England a period of high wages, humane working hours, comfortable living conditions and stimulating intellectual atmosphere lasted until about the middle of the Nineteenth Century when the mill company was economically threatened and degeneration began.

Today more mill villages in the South remain than in the New England area; however, they are quickly being lost with the present economic situation and development attitude. Those who dispel the negative gloom are usually the old people who were raised in the village and have stronger memories of the benefits when paternal care by the mill still existed. It had been a necessity to maintain high standards to secure a work force. Once the dependence changed from mill needing a work force to the work force needing the mills, it was no longer necessary for the company to maintain the benefits of culture, virtue and adventure.

Besides the slow shift of manufacturing to the South, a tremendous influx of destitute Irish immigrants began to effect the job markets. Since the people had no farms to go home to, no standards to flatter, no demanding education, and were willing to accept low wages, the benefits provided by
the company were dissolved. The publicity generated following these events is generally the cause for negative feeling for the mill village system.

One must realize that the old paternal activities to attract employees continued in the South throughout the Nineteenth Century. The later part of the Nineteenth Century, in fact, was the most significant period of textile growth for the South - one in which the early traditions of New England villages were improved upon. While the "Dark Age of American Exploitation" existed in New England, the South was reaching its prime. Attractive features, sensitive proportions, landscaping and the general ideal utopian attitude had become prevalent only in the South. Activities in New England showed poor environmental growth and conditions of air and land, which created a "hopelessly ugly crowding of an environment where machines and money-making left little room for man."12

As mentioned previously the "Insurance" company became responsible for the brick factory design which was the only late Nineteenth Century effect that New England had on the South. The southern mill owners were required to build the recommended New England insurance company design if they wished to receive coverage.
WANTED!

120 Girls & Boys!

Owing to the inability of the Mills, to supply the Government with TENT CLOTH.

(So much needed by our Soldiers now in the field,) as fast as wanted, the Managers of THE BATES MILLS,

Have been induced to run their Machinery Extra Time, in order to supply in part, the wants of the Government, therefore the above number of hands can obtain employment at the Bates Mills, to do the following work, viz:

Twisting, Spooling, Spinning, Dyeing, and Quilling. They will be required to work 9 hours per day.

Lewiston, October 18, 1863.

D. M. AYRE, Agent
Although the first textile mill with village was established in South Carolina in 1840-50, it was not until after the Civil War that the South realized the benefits of manufacturing its most rapid industrial development. Before this time the South was mainly involved with only the growth of the raw material and cotton. Between 1880 and 1900, over one hundred mills were erected. By the end of the Nineteenth Century, competition was strong and mill construction rapid, but construction of mills with villages and amenities stopped by the early 1920's.13

During this period South Carolina made its most significant agricultural, industrial, and educational advances - the most remarkable of all being in the cotton industry, which has had no major progressive developments since. Most of these advances were a direct result of recovery from the war, political self-direction, accumulation of capital, building of railroads, and growth of population. A combination of all of these circumstances were imperative toward industrial diversification and expansion in the South.14

There existed, especially in the piedmont regions, and abundant source of water power, favorable climate, cheap willing labor, and direct relationship with the raw cotton materials.
The villages were directly related to the mill, and planned within walking distance. They were frequently supplied, under the mills expense, with water, sewers, street service, schools, churches, parks, fire protection, and policing. Later electricity, heating changes, indoor toilet facilities and other municipal facilities were added, and more social and recreational activities were available than in non-industrial communities. Care was exercised in street layouts, landscaping, and in the variety of houses built. The mill villages expressed the personality of the founder and serious consideration was given to the possible happiness of the community. The manufacturer provided all accommodations for self-sufficient communities. From social and economic necessity, this paternal attitude still exists in some locations.

Many significant contributions were introduced during this period but have since been lost.

EDUCATION - The mill company provided all school expense and, contrary to popular belief required children to go to school, though many parents wanted them at work in the mills. Night schools were also made available for adults and college scholarships were given. Some workers attended Clemson College.

RELIGIOUS WORSHIP - To encourage the religious development of their employee, the mill
owners cooperated in construction of churches. As many as three have been built in one village.

HEALTH - The operatives were provided with doctors and nurses to make villages healthy environments in which to work and live.

COMMUNITY ACTIVITIES - All types of organizations were adopted to encourage leadership involvement. YMCA's, bands, Sunday schools, church clubs, libraries, and garden clubs were established.

RECREATION - The mill provided actively sponsored ball teams and outings, athletic directors, and made provisions for movies.

COMPANY STORE - Because of the new villages' remoteness from other centers, the mills provided a store where operatives could purchase necessities. These stores handled all basic commodities and arranged for easy payment for goods by extending credit or payroll deductions.

POST OFFICE - Although there was no mail delivery the mill provided a local post office, located between the mill and village.
Following the Depression of 1933, the 1935 Loper Report assessed problems of financial liability of the village to the mill. As a result of this report, mill owners started selling dwellings to employees. Once the houses were sold, it added to the dependence of workers on the mill in rural areas, for if the mill closed down the property would be worthless. Though employees were given responsibility for village upkeep, and some have maintained the homes, the overall appearance of the village stagnated and decayed. A better solution to the financial problems would have been if the village had been put into a separate corporation, divorcing its operations from the mill. Though the economic situation no longer allowed the mills to maintain so many benefits they were still responsible for contributions to recreational, educational, religious, and other phases of life which aided greatly in the development and settlement of the piedmont regions.15

The result of the elimination of mill owned houses and involvement in the village had many effects. Each mill village is unique and must be examined as a separate condition, - relationships vary from village to village and the only major element of similarity lies in the programatic makeup of each village. Some villages have thrived and afford good living environments; others are undergoing a gradual process of disintegration.
There are several rural mill villages located in the Piedmont area of South Carolina, which offer excellent study examples for the understanding of the mill village system, its concepts and movement. Most of the present towns began as mill villages along water power sources on the railroad system. Unfortunately, most of them have been surrounded by the typical disorderly sprawl of the Twentieth Century developmental growth. Courtenay Mill, Newry, South Carolina, is a mill village remotely isolated, surviving this growing era.

The mill site is located on what was once Little River of Oconee County, which has since become the junction point of Lake Hartwell and the higher-elevated Lake Keowee. Above the waterfront village, the Southern Railroad and the old Seneca Highway once linked neighboring towns of Clemson, five miles away, and Seneca, four miles away. It is now by-passed with U.S. 123 which contributes to its undisturbed quality.
Courtenay Mill was established by Captain William A. Courtenay, of Charleston, South Carolina. Construction began on the mill, village, and Courtenay mansion in 1883. Captain Courtenay is said to have selected this site because of its geographic similarity to his ancestral home, Newry, Ireland. The timber, brick and other materials used in construction were fabricated at the site location. The mill was constructed on the river bank and was the typical textile factory design recommended by the Hartford Insurance Company of Connecticut. Since the mill was of northern origin, there were several changes made after the turn of the century to adapt the building to the southern climate conditions. The entire manufacturing operation was powered by two water wheels, shafts and ropes or leather belts. Many farmers from the surrounding region moved to the village to work at the mill when the power wheels went into operation in 1894.16

AFTER FLOOD 1903

AFTER FLOOD 1903
There were two floods recorded immediately after the initial opening. In 1903 and 1915, floods caused considerable damage to materials and machinery causing some basic changes, especially in relocation of the warehouse.17

Captain Courtenay demonstrated extreme interest in the welfare of his employees, not only by constructing well-planned housing but also by providing many other facilities and benefits. A school, church, boarding house, company store, laundry, and market were all included in the initial construction. The mill also provided such services as a doctor, policing, and post office. A band, ball teams, Masonic Order, Sunday school, and American Legion were later established.

Captain Courtenay's sensitivity to the appearance of his mill village was also expressed by his building different styles of housing units to afford more flexibility and variety in appearance. The most common type was the New England salt box with a porch added for sun protection. The other two types were variations of this design with a gable roof. Double rows of elm trees were planted on both sides of the entering road, which was customary in the first mill villages. For himself, Courtenay built a large palladian mansion on a knoll above the village, facing the Blue Ridge Mountains.
After 1919, a new generator was installed at the mill which provided power to the village. Newry is also known to have been one of the earliest villages to install a water-carried sewer system. Later, grading, leveling, landscaping, paving, curbing, and indoor bathroom facilities were added.

When Captain Courtenay died in 1908, the company was passed down to his son, Ashmead and later to his other son Campell. After 1920, the entire stock, mill village, and property, were sold to Issaqueena Mills of Central; then in 1930, to J.W. Norwood and Cannon interests. The entire system was liquidated by 1939 and was purchased by J.P. Abney. The Abney Corporation still retains ownership of the mill and much of the property.

The mill operated successfully for the first fifty years or until the end of World War II. Changing attitude of the owner and economic conditions lead to the sale of the village housing units. The average sale of the house at that time was three thousand dollars. Before then, the rent was fifty cents a room per week. Today the Cannon Mill in Central still rents to its employees for fifty cents per room. This major incident initiated the steady decay of the mill village and disrupted physical and emotional interrelationship.
MILL
The assessment of the employees of the mill and the faculty of the Department of Textile Science at Clemson University is that mills of this type are quickly becoming outdated and replaced by larger structures where more technologically advanced machinery can produce the quantities demanded. The Courtenay Mill is one of approximately a dozen mills operated by Abney Textile Corporation which are scattered throughout this area. Though the mill has remained active under such an unmanagably system, it is quickly approaching the most critical point where it's future will be in jeopardy.

The back corner additions of the mill, of one to two stories, house the power plant for machine operations. The water source of power had not been used since the introduction of electricity. The raceway has been filled and the river no longer flows because of the dike holding Lake Keowee.

The aesthetic expression of the mill is also the structural system. The mill complex is of strong architectural form, rectangular, and four stories in height. The predominant feature along the front brick facade is a stair and bell tower finely detailed with arches and brick corbeling. This is only surpassed in height by a slender brick smoke stack on the back side near the river.
COURTENAY MILL. ORIGINAL FENESTRATION - NEWRY
The facades are made up of an equal play of solid and void rhythmically produced by brick piers and windows separated by spandrel segmental arches expressing each floor. All of the windows have been bricked in but these provide no structural need, only an environmental one. The only naturally lit area in the mill is now on the fourth floor; light is provided by the roof monitor, a clearstory running almost the total length and about one third of the central width. Each floor has almost twenty thousand square feet of unbroken space, used for spinning, and there is a multi-story space called the "ropeway", once used in the transmission of power to machines. Beyond the ropeway is an eighteen hundred square foot space, the "opener room".

The four story vertical piers along the facade carry the heavy timber beams used to support each floor and the roof. Internally, additional vertical support of wooden columns, eight to nine feet apart, relate directly to the spacing of piers and the roof monitor, and they run the length of the mill. Their thickness decreases from first to fourth floors. The other related buildings are simple functional structures and do not attempt to compete with the main mill.
VILLAGE

The entrance road and rail spur to the mill pass directly through the middle of the village along a topographic ridge sloping to the mill and river. The village dwellings exist on either side of this central spine. At one time there were one hundred and twenty wood frame units, but today less than seventy-five are considered to be habitable. Many residents, insecure because of the mills operational state, have moved or secured other jobs.
The village is composed of three basic styles of dwelling units. The New England salt box and variations from this design are all of good proportions and of high quality construction materials. Although they were first used as duplexes, they are mostly single family units today. These properties, along with the pleasant sequence of spaces and buildings in a pine forest setting, provide for a unique rural hamlet flavor.

The village is laid out in a grid pattern adjacent to and preceding the mill upon approach. It is amazingly compact, due mainly to the site characteristics. This does not detract from but rather adds to its unity. Electricity and fuel are supplied by private utilities, but the water supply is still supplied from the mills reservoir which was built in the early 1900's. This unincorporated community has undergone a tremendous cultural change, and the streetscape shows decay, destruction, empty lots replaced with trailers, cluttered yards, disabled vehicles and mangy dogs. The main street is the only area reflecting the character of a proud past. There is only one major structure in the entire village which is relatively recent; all other buildings were part of the initial construction. This modern intrusion, in the foreground, is a vernacular styled church, which insensibly damages the initial impact upon approach.
Plan - first floor

Plan - second floor

Three Room Duplex - Millworkers' Housing - Newry

Front elevation

Side elevation
The original church, in the center of the village, is only used on rare occasions by the Methodists. It is eclectic in style with picturesque Gothic revival characteristics and dominates the village.
At the end of the entrance road to the village is a square surrounded by a post office, company store, and company administration building, all reflecting the construction of the mill. Only the post office remains in use, as it is not affiliated with the mill company. Both the company store and administration have been boarded up for almost ten years. However, occasionally the hall above the company store is used. The post office and company store complex together with a barber shop, comprised an enclosed mall.
MANSION

Above the mill and village and adjacent to the road and train line spur stands "Innsfallen", a large palladian mansion with a two story portico built in 1893. The Courtenay home facing north toward the picturesque Blue Ridge Mountains, was lavishly landscaped. It resembles an Italian villa but has some characteristics reminiscent of Charleston architecture.

The interior space has a large central hall with stairs at the back; opening from the hall of the first and second floors are fifteen large rooms, each having a fireplace.

The house was occupied by the mill owner until the early 1940's when it was made into apartments. It was later deeded to the Oconee school board and housed teachers for a short time.

For almost forty years, the house has been subject to deterioration without proper maintenance of the property or building. Over the past ten years, the mansion has remained vacant and vandalism has been the major cause of its destruction. Though no major decay to the structural wood frame has yet occurred, the major problems are the exposed unpainted wood, broken windows, leaking roof, and water rot at the eaves from broken drainage connections.
Due to recent publicity by the press, the present owner of the mill and mansion has made the rash decision to remove the valuable materials and details, fixtures, mantles, etc. This will inevitably lead to its destruction. Some of us are attempting to do what we can to defer this action. Without authoritative support and public concern by others, however, there is little response from the owner.
The obsolete Courtenay Mill village offers unique qualities worthy of our interest.

"It enjoys many of the amenities of a comfortable, well-ordered suburban community lacking in many mill villages surveyed, and in fact, in most contemporary developments." 19

The entire system has many fine virtues - the greatest possibly being the soundness of the town's framework, the well-balanced plan through which a cohesive relationship has been held. With regard to architecture and engineering, the contribution of the mill village system has been more than just aesthetics and structure. The significance of this functional movement is in its departure from the rituals of historical style.

Because of the tremendous application of technological advances, computer processes and other textile related machinery, the small mill has become obsolete. The village system at Newry is desperately in need of an immediate reevaluation since jeopardized by the sale of houses, social and economic changes internally, and cultural influences from surrounding urban centers. The village is no longer a community though the physical description may suggest such. Since the mill abandoned the position of leadership, there have been no organizational
attempts on the part of the community to recognize and preserve its better attributes and discard, modify, or replace the negative aspects.

Almost none of the old textile mills of New England are producing cloth, and the likelihood of a similar outcome occurring to the old small mills and villages of the South is inevitable. There exists a movement in the Northeast to save these mills, but in the South their meaning is unrecognized. It is assumed that when the rural mill closes down resident employees will seek employment and housing elsewhere.
preservational qualities

The Department of Interior National Park Service has administered several programs for documentation and preservation of significant examples of architecture and engineering, which have contributed to the development of American civilization. These programs are:

HISTORIC AMERICAN ENGINEERING RECORD
HISTORIC AMERICAN BUILDING SURVEY
NATIONAL REGISTER OF HISTORIC PLACES
NATIONAL HISTORIC LANDMARK PROGRAM
ENVIRONMENTAL EDUCATION LANDMARKS

Structures which qualify as being of recordable merit must satisfy the following criteria:

* Association with significant events or personages in cultural, political, economic, military, or social history of an area.

* Instrumental either individually or as a part of a system, in achieving the settlement and economic stability of an area.

* Built using unique methodologies or materials.

* Significant in the history of a particular branch of engineering or movement in architecture.

* Designed or built by famous engineers, architects, or master builders.

* Typical of an early engineering structure commonly used throughout an area for specific purpose.

* Sole remaining example of this type.
The Courtenay Mill village meets most of these criteria in some way, although only one is necessary for acceptance by the Department. Surveys by the Historic American Building Survey have recently been conducted, documenting a significant group of textile mills throughout New England that typify collectively the development of the physical work of "Americas first factory based industry".

The following agencies are also supporting such projects of preservation and adaptive use.

SOCIETY FOR INDUSTRIAL ARCHEOLOGY, SMITHSONIAN INSTITUTE
SOCIETY FOR THE PRESERVATION OF OLD MILLS
DEPARTMENT OF INTERIOR, NATIONAL PARK SERVICE
NATIONAL HISTORIC PRESERVATION FUND
SOUTH CAROLINA ARTS COMMISSION
SOUTH CAROLINA DEPARTMENT OF PARKS, RECREATION AND TOURISM

Brochures, pamphlets, and other materials from the following mill related projects have been collected and carefully studied in the Analysis of the Courtenay Mill. The gathered materials along with personal visits to these sites has been most beneficial in developing sensitivity toward this subject.
case studies

Following are several examples of mill restorations and adaptations.

HOPEWELL VILLAGE
Location - Elverson, Pennsylvania
Past use - Ironworks villages founded in 1770.
Present Use - Restored by National Park Service to present appearance of 1820-40.

OLD STURBRIDGE VILLAGE
Location - Sturbridge, Massachusetts
Past Use - Cotton Mill Village
Present Use - Relocated and recreation reconstructed village to preserve the past.

UPPER CANADA VILLAGE
Location - Morrisburg, Ontario
Past Use - Industrial buildings of various types.
Present Use - Created by bringing together selected buildings of the region to portray rural life before 1867.

RESEARCH AND DESIGN INSTITUTE
Location - Providence, Rhode Island
Past Use - Nineteenth Century mill building
Present Use - REDE'S Headquarters which demonstrates re-use of the building and energy.

QUEECHEE
Location - Queechee, Vermont
Past Use - Textile mill and fragmented village
Present Use - Commercial center of a completely new town - vacation and retirement.
HISTORIC BETHLEHEM, INC.
Location - Bethlehem, Pennsylvania
Past Use - Industrial complex
Present Use - Reconstruction and preservation of Pre-Revolutionary buildings.

LOWELL DISCOVERY NETWORK
Location - Lowell, Massachusetts
Past Use - Five major industrial developments, serves as a model planned textile development.
Present Use - Proposed urban national park, educational center and historic site.

HISTORIC BATSTO
Location - Batsto, New Jersey
Past Use - Bog-iron industry
Present Use - Preservation and restoration for visitors.

THE SLATER MILL
Location - Pawtucket, Rhode Island
Past Use - Cotton mill
Present Use - Historic Preservation

SALTER'S MILL
Location - Imlaystown, New Jersey
Past Use - Grist mill and village
Present Use - Adaption by a landscape architect as a firm, but without destruction of built in mechanics.

HARRISVILLE MILL
Location - Harrisville, New Hampshire
Past Use - Textile mill
Present Use - Entire town restoration - government grant giving official recognition to the merits of early industrial architecture.
GHIRADELLI MILL SQUARE
Location - San Francisco, California
Past Use - Mill
Present Use - Shopping mall and plaza

CHINA MILL
Location - Suncook, New Hampshire
Past Use - Textile mill
Present Use - Proposal for retirement community

MANCHESTER MILL
Location - Manchester, Massachusetts
Past Use - Textile mill
Present Use - Office space with mixed corporations

merrimack river

boott mill cultural center community
The Courtenay Mill Village is more accurately located 34 degrees 43 minutes N Latitude and 82 degrees 54 minutes E Longitude. The elevation ranges from 685 feet at the mill to 950 feet at the Courtenay mansion and many surrounding knolls. Landownership of the area is shared by Abney Mills, Duke Power, and Clemson University. The surrounding knolls and gorges are primarily pine forest and free from human development. The upper section of the Little River no longer exists due to a large dike constructed by Duke Power forming Lake Keowee, elevation 800, as a cooling reservoir for their Oconee Nuclear Power Station. The dam at the mill only collects water from run off streams.
S.C. Route 130 now passes along the dike making the village visible. Newry is linked by a spur to the Southern Railroad passing through Seneca and Clemson. The spur which leaves the main line at the Courtenay junction and follows the entrance road past the mansion through the village, terminates at the mill. This line is still used on occasion for transportation of raw materials and manufactured products.
objectives
objectives

After intense study of the origins and contributions of the mill village system and careful analysis of past to present change, it is clear that the future existence of this industrial system is in critical need of immediate public attention.

Conservation of the natural and man-made environment is to be achieved by retaining character through sensitive adaptation. It is important that the incoming adapted activity be responsible for the total project, allowing inner but not external growth. Functional qualities will be maintained by a regenerating activity, not by a museum alone. Education and recreation, providing valid activities for this region, demonstrate the flexibility of old structures to contemporary needs, while preserving a part of our diminishing heritage. Such a human developmental program, making use of resource potentials, would secure its existence for future generations.
environmental impact

Over the past five years, there have been numerous studies and reports on growth of this region by Clemson University's Department of City and Regional Planning and by economic consultants funded by the respective counties. This area is being pushed forward in all aspects at a rapidly increasing rate. If well-planned, the developmental transition from past to future can be smooth and purposeful.

The recently developed cooling reservoir, Lake Keowee, serves Oconee Nuclear Power Station and other related lakes, Hartwell and Jocasse. Newry is strategically located as a junction of thousands of undisturbed forest acres and adjacent to the Keowee Reservoir. The surrounding natural environment provides a study area for many types of ecological research studies for fresh water fauna and indigenous flora. Effects that industrial growth has on these natural qualities can also be studied. Courtenay Mill Village Center for human development would provide a continuous regional open-space center on the historic mill village network.

To assure the public the benefits of industry without the loss of natural qualities, an industrial planning authority will therefore be included within the center. Incoming
industry would be studied and locations recommended by this authority.

Corporate industries could establish research offices to work conjunctively, demonstrate their added concern, and make use of the facilities. For example, Duke Power may study at the center the unknown effects of thermal pollution on the environment, benefiting themselves, the students, the public, and nature.

I recommend that a federal or state agency fund this project under the auspices of Clemson University. Under these conditions, leasing space may also be made available to private concerns.
feasibility studies

With all factors considered, the adaptation of the mill village and its environs must consider regional activities. An in-depth definition can be given to innovative uses of the mill and village for possible utilization in this areas changing industrial state.

FACTORS AND CRITERIA FOR ADAPTIVE DESIGN CONSIDERATION

- GROWTH AND DEVELOPMENT
  - POPULATION
  - INDUSTRIAL
  - AGRICULTURAL
  - RECREATIONAL
  - TRANSPORTATION/COMMUNICATION
  - SOCIAL/CULTURAL
  - ENVIRONMENTAL
  - RESEARCH/EDUCATIONAL

- ECONOMY
POPULATION

MAJOR ACTIONS OF RURAL GROWTH? CONCENTRATIONS

DEVELOPMENT OF PLANNED COMMUNITIES/HOUSING NEAR OR CONVENIENT TO EMPLOYMENT AND INDUSTRIES DEVELOPING POSSIBLY NEAR THE SITE

MAJOR URBAN GROWTH CENTERS/ SUBURBAN AREAS PREDOMINANT

ELDERLY HOUSING AND RECREATIONAL FACILITIES

SERVICES TO POPULACE

MERCHANT/COMMERCIAL BUSINESS (SMALL/LARGE)
SCHOOLS AND TRAINING CENTERS
GOVERNMENT BODIES/CIVIL SERVICES
SHOPPING CENTERS
CULTURAL DEVELOPMENTS
SPORTS ARENAS AND DEVELOPMENTS/ENTERTAINMENT
PROFESSIONAL PARKS AND SERVICE CENTERS
INDUSTRIAL

- MOVEMENT OF MAJOR DEVELOPMENTS/TYPES
- RELATIONSHIP TO RESIDENTIAL AREAS/BUFFERS/FARMING/RECREATION SITES AND POWER FACILITY
- INNOVATIVE DEVELOPMENT OF PROCESSES WITHIN THE NUCLEAR POWER FACILITY AND NEW THOUGHTS FOR USES OF ITS BY-PRODUCTS

INDUSTRIAL POSSIBILITIES/PROCESSES

- PLASTICS
- DRUGS
- FOOD PROCESSING (CANNING/FREEZING)
- HYBERNETIC CHAMBERS (YEAR AROUND GROWING)
- LUMBER/FINISH TIMBER
- GLASS/STONE/CLAY

- MASONRY PRODUCTS
- FERTILIZER PROCESSING
- GARBAGE DISPOSAL AND PROCESSING TECHNIQUES
- RESEARCH CENTERS
- BRAIN POWER INDUSTRIES
- MANUFACTURING BOATS
AGRICULTURE

DEVELOPMENT OF CORPORATE OR LARGE SCALE FARMS/
(PLANNING STUDIES FORECAST DECREASING TRENDS IN
PRESENT TYPE FARMING PRACTICES)

EXPERIMENTAL FOOD PRODUCTION/
USING RADIATION, HEAT, STEAM

POULTRY AND ANIMAL PRODUCTION
RESEARCH USING HEAT, RADIATION
OR STEAM FOR HYBERNETIC
STATIONS/MULTI-STORY "GREEN"
HOUSES
THE LAKE AND MOUNTAIN REGION OF THIS AREA ADDS A GREAT DEAL TO PROMISE OF FUTURE GROWTH AND INDUSTRIAL DEVELOPMENT IN THIS AREA/RECREATIONAL FACILITIES NEED TO BE WELL LOCATED AND PLANNED TO BENEFIT THE TRENDS PROJECTED IN THIS AREA/ALL TYPES SHOULD BE CONSIDERED AND DEVELOPED

ELDERLY RECREATION IN CONJUNCTION WITH HOUSING/PLANNED COMMUNITIES

YOUTH/FAMILY CAMPS AND PARKS

BOATS AND FISHING MARINAS IN CONJUNCTION WITH POSSIBLE WATER FRONT TOWNS/INTER-LAKE TRANSPORTATION
TRANSPORTATION/COMMUNICATIONS

- ROUTES RELATING TO MILL VILLAGE FACILITY
- TRUCKING, TRAIN, AIR SHIPMENT, COMMERCIAL SERVICES DEVELOPING FROM INDUSTRIAL GROWTH
- COMMUNICATION SYSTEMS NETWORK DEMANDS

HIGHWAY, RAIL, AIR/ACCESS TO MAJOR INDUSTRIAL AREAS

LOOP BETWEEN MILL AND WATER FRONT DEVELOPMENTS/VOICE/TRAFFIC/LAKE SHUTTLE/WATER LOCKS
SOCIAL/CULTURAL

SITE CHARACTERISTICS/HISTORICAL SIGNIFICANCE

• HISTORICAL PRESERVATION - DEPARTMENT OF INTERIOR/NATIONAL PARK SYSTEM
• CENTER FOR THE ARTS/WORKSHOP FOR PUBLIC
• HUMAN DEVELOPMENT CENTER
• TEXTILE MUSEUM
ENVIRONMENTAL

IMMEDIATE LAKE POLLUTANTS FROM OCONEE NUCLEAR POWER PLANT AND OTHERS

POLLUTION CONTROLS REGARDING INDUSTRIES

NEW PROCESSES FOR GARBAGE AND HUMAN AND ANIMAL WASTES MAY BE DEVELOPED/CONVERSION TO USEFUL NEW PRODUCTS

ENVIRONMENTAL PLANNING STUDIES/RESEARCH CENTERS TO PURSUE NATURES COMPATIBILITY WITH NUCLEAR ENERGY AND ITS CONSEQUENCES/ FUTURE INDUSTRIAL GROWTH

CLIMATE/ RESOURCES/ RESEARCH FACILITIES
RELATION TO CLEMSON UNIVERSITY/POSSIBLE "BRAIN POWER" CENTER OF THE SOUTHEAST/INDUSTRIAL AND ENVIRONMENTAL TECHNOLOGY

ENERGY RESEARCH CENTER WOULD EASILY BE LOCATED NEAR THE NUCLEAR POWER SYSTEM/STUDYING ENVIRONMENTAL ASPECTS AND NEW DEVELOPMENTS IN USES FOR NUCLEAR POWER PLANT BY-PRODUCTS

TEXTILE RESEARCH AND TRAINING CENTER
implementations
program scope

The programs of the ecological studies will provide facilities for one hundred and fifty to two hundred students enrolled in the programs directly, through Clemson University or other participating educational institutions. The center would offer practical application, field studies, and work study programs in the related fields of environ sciences. Because of the complexity, intensity, and duration of such studies, these programs would be limited to juniors, seniors, and graduate students who could live in the village for a semester or more. In order to receive federal funds, four vocational programs must be established. During the evening and summer sessions, vocational programs will be available to adults and high school students. To house research scientists, faculty, employees, recreation officials, and other personnel, twenty-five to fifty housing units will be provided.

Though recreational facilities would be open year round, throughout the summer when educational activities are low and recreational activities are high, recreational programs and housing in the village will be provided for public usage. The park service will offer summer camp programs for recreation and education for vacationing families or individuals to study and enjoy nature. An auditorium, mill cafe and Courtenay Inn
at the Innsfallen Mansion would provide entertainment.

Needs of the community will be served through the company store, continuing mail service, and the reestablishment of the original village church for nondenominational activities.

Through education, historic and recreational activities, the expected draw of visitors will be large enough to further serve their need and maximize potentials. The ground floor of the mill will be devoted to public activities and increase in restriction on above levels.

All space provisions will be within existing structures so as not to damage the character of the mill village and surroundings. Related recreational facilities could be constructed within walking distance of the center.
SPACE PROVISIONS

Ecological Research Center -

Laboratories (Teaching) (2) 2500 sq.ft.  
(Study and research fresh water fauna)

Laboratories (Teaching) (3) 2500 sq.ft.  
(Study and research indigenous flora)

Classrooms (4) 2500 sq.ft.

Research Library 1800 sq.ft.

Student Research Lab 6144 sq.ft.

Auditorium (audio/visual) 3500 sq.ft.  
(250 seats)

Faculty Labs and Offices (12) 3072 sq.ft.

Administrative Offices (Director and Staff) 672 sq.ft.

Temperature Rooms Constant (4) 384 sq.ft.

Environmental Chambers (4) 384 sq.ft.

Darkrooms (2) 256 sq.ft.

Electron Scope (2) 256 sq.ft.

Isotope Preparation and Counting Room (2) 512 sq.ft.

Greenhouse

Aquarium Display Area

Ponds (fresh water)
TRANSPORTATION

An experimental transportation system will be proposed to convey visitors and residents to learning centers and other points of interest.

Visitors arriving by boat on Lake Keowee will walk or use experimental electric vehicles. These vehicles will be garaged and serviced on the lowest level of the mill. Bicycles will be provided to be used only on designated paths. Those arriving from Lake Hartwell will be limited to size and number of boats along the Little River. Larger boats may dock at the Lawrence Bridge where the lake widens and a Corp of Engineer boat landing exists. A passenger shuttle service will transport these people to the center. Consideration has also been given to a lock system for transporting boats from Lake Hartwell to Keowee and possibly will operate as part of a total system to Savannah, Georgia. The National Park Service and the Historic American Engineering Record is planning to study the past usage of this system in the near future.

Those visitors arriving by automobiles will park at the entrance of the village, which will restrict automobile traffic. The walking relationship of the village to the mill will bring public awareness of the past lifestyle.

The railroad system may be used in the future as a link for more local connections.
RECREATION

Year round recreational activities for the public will be administered through the State or National Park Service and occupy the administration and warehouse buildings, as described previously. Other related facilities will be located within walking distance at appropriate areas.

LAKE KEOWEE
Sailing, boating, and swimming

LAKE HARTWELL
Canoeing, rowing, and fishing

LAND
Golfing, Camping (semi-wilderness and non-vehicular), picnicking, hiking (trails and orienteering), stables, bicycling, Indian study areas, nature study areas.

In supplying public awareness of the historic aspects of the Courtenay Mill Village, this transmutation with these activities would attain protective but full potential of the location. The design concept emphasizes the enhancement of the existing qualities of the mill and renewal of the village relationship.
adaptation

MILL - FOUND SPACE

The uniqueness of the Courtenay Mill Village lies in its relationship of original buildings. Care must be taken to retain as much as possible of the inner structure and the exterior character of the buildings.
The ground or public level will offer the following services:

SHOPS - supplying area and local needs.

MUSEUM - exhibiting textile operations and power system.

RESTAURANT - in conjunction with the museum providing meals indoors and outside facing the river bank.

TRANSPORTATION CONTROL - distribution and servicing of transportation vehicles and bicycles.

The lobby or semi-private level provides the auditorium which occupies space from lobby to ground levels. Though primarily for educational use of the center, it would also be used for entertainment and demonstration purposes to the public.

DISPLAY AREA - current ecology related projects of the center displayed to the public.

LIBRARY - worked into open display having circulation, stack areas and closed study rooms.

ADMINISTRATIVE and PRIVATE OFFICES - also located here to serve the center and the public.

The third and forth levels will be restricted to those involved in ecological studies. These areas will provide teaching laboratories, special experiment rooms and student-faculty personal research spaces.
Public

- museum / display
- shops
- restaurant
- parking
- administration
- library
- offices / labs, faculty
- auditorium
- teaching laboratories
- flora
- fauna
- student labs.

Semi Public

private

- classrooms
- student labs
- testing chambers
STRUCTURAL AND AESTHETIC CHANGES

The basic changes within the mill will be:

* Replacing brick infill of windows with solar pane glass.

* Removal of central floor section, opening each level to light source from roof.

* Replace roof monitor with more transparent structure.

* Rudimentary changes structurally to provide sufficient auditorium space.

* Provide proper opening on stair tower for bridge from warehouse.

* Excavation and reconstruction of old raceway and waterpower system.

* Mechanical equipment installation.
WAREHOUSE

FUNCTION - The basement level, open from the back and oriented to the water, will facilitate boat rentals, storage, and repairing. These will be canoes, rowboats, and other small nonpollutant crafts. The main level will serve recreational activities with indoor tennis courts, basketball, and handball courts. The south section would be a greenhouse related to the center. At the north end exists a small attached structure between the mill and warehouse. This will accommodate medical facilities.

STRUCTURAL AND AESTHETIC CHANGES - To open the span between bearing walls to fifty feet without intermediate columns, a laminated beam would replace existing roof. East and west ends will be glassed to afford natural lighting. A climate control system would also need to be installed.

ADMINISTRATION BUILDING

FUNCTION - This building, in the square, serves as a recreation office and visitors' center. From here orientation of the program would be made available.

CHANGE - The only needs in this building are installation of windows and mechanical systems.
COMPANY STORE

FUNCTION - The store in the square would be reopened and function as originally intended, primarily for resident needs, though visitors could also enjoy it. The hall on the second floor would be a day care service for village children and others.

CHANGES - The major changes needed to put the store back into use would be replacement of windows and mechanical systems.
VILLAGE

FUNCTION - The use of the village will be in housing students, faculty and other members of the center. Present residents may stay who can share their experiences with the students. Units would be designed for any combination, but the average would be four students per house. Some units will be duplexes. In the summer season with decrease in student need and increase in recreational activity, the housing may be used for summer camp programs and vacationers.

CHANGES - The basic changes in the existing condition of the village will be in the removal of trailers, moving houses that are not closely integrated with the village into those spaces, landscaping, and revitalizing decaying units.

MANSION

FUNCTION - The mansion would function as a welcoming center and as an inn for guests and visitors, supplying sleeping, dining, and entertaining facilities.

CHANGE - Major non-structural restoration would be needed.
adaptive utilization  courtenay mill/village
adaptive utilization courtenay mill/village
A video recording has also been produced and is available at the College of Architecture library.
Newry’s stately elms

NEWRY—Untouched by the Dutch elm disease which in the last half century has decimated this beautiful American shade tree in many areas, scores of the tree stand in double rows along the main street of Newry. (Piedmont photo by Carey Hayes)

Thesis tells how ‘Saving’ of Newry preserves village

By CAREY HAYES
Piedmont State Editor

NEWRY — There is a future for Newry, claims Laurence Tarentino, architectural student of Clemson College. Tomorrow he will publish his master’s thesis on the subject, culmination of a 2-year study.

Ten days ago the management of Abney Mills, which owns Courtenay Mill and all of Newry except its rows of salt box houses announced the plant will be closed. The 200 employees have been promised help in relocating at other Abney plants.

Tarentino sees the mill closing as inevitable economics. But in the 4-story building, erected in 1893, and its salt box houses which stand behind double rows of stately elm trees he sees a new future for Newry and a new use.

The young architectural student believes Newry to be the most perfect example in the United States of an 1890 mill village. In New England efforts have been made to preserve several of this era. But none of them compare with Newry.

Tarentino will propose in his thesis that the mill itself be converted into a 4-story mall and ecological research center. He sees the 75x280-foot monitor which rises above the fourth floor as a lighting device which can open all the interior floors. The nearby warehouse should be a recreation center, with its easy access to Little River. Its dimensions lend themselves perfectly to indoor tennis courts.

The salt box houses, he proposes, are valuable beyond mere restoration. They can be used to accommodate faculty and students for the ecological center and visitors. The houses themselves, Tarentino says, like the mill, are well constructed with many years of use remaining.

“Preservation is death,” Tarentino claims. “What I’ve done is search for an adaptive use for the village and mill.

“I find that private ownership will lead to added development in the area which would injure the character of the village. So federal or state ownership is the logical solution,” he proposes.

The original builder of the village, Capt. William A. Courtenay of Charleston, formed a corporation to build the factory in 1893. Tarentino, who has studied similar villages in New England and Italy, says it is obvious that they used quality materials and sought to build to the highest standards.

One of the most unusual features of the mill is the monitor that rises above the flat roof. It gave natural ventilation, and light, to the upper floor. The houses themselves are of much better quality than the decaying salt boxes in the old mill villages of Central or Seneca.

“They were trying to attract workers, needing farmers and their families to move to the factory,” he explained.

Highlights of his thesis follow:

“The basis of this study is not simply for the sake of historic preservation, but more important, for the conservation of the existing man-made and natural environment through recycling the remaining resources by adaptive use.

“Obsolete and abandoned structures are common sites throughout the United States. We need to realize the benefits of recycling by perception of economic necessity and through the hard course of nature.

“With regard to mill structures, architectural, social, economic and historical factors demonstrate the importance of their survival. In this area of America’s industrial beginnings, their relics and remains are quickly disappearing.

“These mill villages have made enormous contributions to the South and the textile industry, and yet go unacknowledged. Courtenay Mill, Newry, is a beautiful refinement and undisturbed example of the textile mill village system.

“It has been spared from Twentieth Century development which has allowed it to retain its original character.

“This and other similar mills are at their most critical stage in history; if attempts to plan their future existence are not taken seriously, they will inevitably be lost forever.”
A Town Is Dying
Abney Mills In Newry Will Close

By C.L. GRAY
Oconee-Pickens Bureau
NEWRY - Many residents of this small mill village were still in a state of shock Monday after being told that the Courtenay plant of Abney Mill here will be closed.

ABNEY OFFICIALS announced that the plant will close within six to eight weeks.

It will complete present orders for its Grey Fabrics before closing permanently.

In a prepared statement, the company said the plant is closing because of the "extremely depressed home furnishing market." The mill's fabrics are used in the manufacture of home furnishing materials.

COURTENARY EMPLOYS about 200 people, most of whom live here.

It is the second shock for the people of this small community of about 117 homes. Last fall, the plant was among many shutdown for a week for inventory adjustment.

WHEN THE residents here went back to work, they felt their jobs were secure, although they might work shorter weeks.

Even now the plant is working two shifts and part of a third, according to Mrs. Grace Peebles, a long-time employee.

This village has been dying a slow death for several years.

Cut off by a buffer dam of Lake Keowee on one side and Lake Hartwell on the other, there is only one road into the valley.

ALL COMMERCIAL businesses in the village have closed. Residents go to Seneca or Clemson to shop.

Since the layoff last fall, the Methodist Church here has closed its doors.

It was the first church in the community, which was founded about 1894 when the mill was opened by the Courtenay family of Charleston.

The barber shop and the beauty shop, the last thriving businesses, also have closed. The last gas station closed its doors about two years ago, according to Marvin Peebles.

THE ONLY thing left open in the old, two-story mill store next to the plant is the branch post office.

Peebles was raised in Newry, and is a former employee of the Courtenay plant. He is the retired postmaster here, and he has seen the town withering.

"This kind of wraps it up," he said Monday.

The first shift at the plant was told at noon that the mill is closing.

EMPLOYEES will be offered jobs at other Abney plants, but the closest are in Anderson and Belton, more than 20 miles away.

Most of the people here have walked to work all their lives. Many of them are elderly and won't drive 20 miles to work.

Mrs. Peebles does not know now if she will seek future employment.

"EVERYONE WAS so shocked today that they didn't have any plans at all," she said of her fellow employees. "Nobody said much the rest of the day."

Mrs. Henry Cater, a long-time employee of Courtenay, said,

"We weren't prepared for that. It shocked all of us."

C.E. Williams is retired, but he works for Courtenay to supplement his retirement income.

"I SURE DO hate that it turned out like this. Most of these people were raised here. I hope they can get employment close enough so they can stay here."
Former mill tenant houses are Newry's "homes"
footnotes


2  Ibid.

3  Martha and Murray Zimiles, Early American Mills (New York, 1973), p. XI.


5  Ibid., p. 108.

6  Ibid., p. 113.

7  Ibid., p. 130.

8  Ibid.

9  Ibid., p. 141.


11 Zimiles. op. cit. p. 156.

12 Ibid., p. 170.

13 William Hays Simpson, PhD, Southern Textile Communities (Charlotte, 1948), p. 76.


15 Simpson. op. cit. p. 133.


17 Ibid.

18 Ibid.

19 Russo. op. cit. p. 95.

20 Historic American Engineering Record (Washington D.C., 1972)
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PAMPHLETS

credits

Dean Harlan E. McClure, FAIA
College of Architecture Faculty
Eleanor Richardson