

Agenda

HISTORIC DISTRICT COMMISSION

Regular meeting

6:30 p.m. June 24, 2026

Board Meeting Room of Town Hall Annex, 105 E. Corbin St.



Public charge: The Hillsborough Historic District Commission pledges to the community of Hillsborough its respect. The commission asks members of the public to conduct themselves in a respectful, courteous manner with the commission members and with fellow community members. At any time should any member of the commission or community fail to observe this public charge, the chair or the chair's designee will ask the offending person to leave the meeting until that individual regains personal control. Should decorum fail to be restored, the chair or the chair's designee will recess the meeting until such time that a genuine commitment to this public charge can be observed.

Public comment guidelines: All meetings shall be open to the public. The public may attend, but public comment shall be limited to those members of the public who have expert testimony or factual evidence directly related to an application on the agenda. Other public comments are permissible at the discretion of the Chair but shall not be used to render the Commission's decision on an agenda item. At the discretion of the Chair, a time limit may be placed on speakers other than the applicant to afford each citizen an equitable opportunity to speak in favor of, or in opposition to, an application.

1. Call to order, roll call, and confirmation of quorum

2. Commission's mission statement

To identify, protect, and preserve Hillsborough's architectural resources and to educate the public about those resources and preservation in general. The Hillsborough Historic District presents a visual history of Hillsborough's development from the 1700s to the 1960s. In 1973, the town chose to respect that history through the passage of the preservation ordinance creating the historic district.

3. Agenda changes

4. Minutes review and approval

Approve minutes from regular meeting on May 6, 2026

5. Written decision review and approval

Approve written decision from regular meeting on May 6, 2026

6. New business

- A. Certificate of Appropriateness (COA) Application: **400 N. Cameron St.**-convert existing screened porch to glass-enclosed porch (PIN 9874184493)
- B. COA Application: **212 S. Occoneechee St.**-construct a 12' by 19' wood carport (PIN 9864757505)
- C. COA Application: **316 W. Orange St.**-add new front, side, and rear-yard fencing (PIN 9864882685)

- D. COA Application: **131 E. Queen St.**- add a second-story bathroom, remove and replace the west bay with a rectangular addition and glass room, and replace one west window with three windows (PIN 9874172771)
- E. COA Application: **437 Dimmocks Mill Rd.**- add two temporary modular classroom units to the east parking lot (PIN 9864646207)

7. General updates

8. Adjournment

Interpreter services or special sound equipment for compliance with the American with Disabilities Act is available on request. If you are disabled and need assistance with reasonable accommodations, call the Town Clerk's Office at 919-296-9443 a minimum of one business day in advance of the meeting.

Minutes

HISTORIC DISTRICT COMMISSION

Regular meeting

6:30 p.m. May 6, 2026

Board Meeting Room of Town Hall Annex, 105 E. Corbin St.



Present: Vice Chair Hannah Peele and members G. Miller, Sara Riek and Daniel Widis

Absent: Chair Will Senner

Staff: Planner Joseph Hoffheimer and Town Attorney Bob Hornik

1. Call to order, roll call, and confirmation of quorum

Vice Chair Hannah Peele called the meeting to order at 6:31 p.m. She called the roll and confirmed the presence of a quorum.

2. Commission's mission statement

Peele read the statement.

3. Agenda changes

There were no changes to the agenda.

4. Minutes review and approval

Minutes from regular meeting on March 4, 2026.

Motion: Member G. Miller moved to approve the minutes from the regular meeting on March 4, 2026, as submitted. Member Sara Riek seconded.

Vote: 4-0.

5. New business

A. Certificate of Appropriateness Application: 115 E. Queen St.
Replace current wood siding with Hardie Board (PIN 9874077669).

Peele opened the public hearing.

Planner Joseph Hoffheimer was sworn in. Aaron Ackley was sworn in to speak on behalf of the application.

Peele asked whether there were any conflicts of interest or bias among the commissioners. None were disclosed. All commissioners disclosed that they had visited the site in preparation for reviewing the application.

Hoffheimer presented the staff report. He noted that the inventory information, application materials, and applicable design standards would be entered into the record as evidence. He provided the staff comments:

- A certificate of appropriateness was issued in 1988 for the replacement of termite-damaged wood siding and sills, and the work was completed in 1990. In addition, the house already has some presumably newer Hardie Board siding (that may have been installed without approval because there is no record of staff approval). It is unclear how much (if any) of the current siding or trim is historic.
- Hardie Board (with the smooth side facing outward) is allowed as a substitute material on a case-by-case basis. Miratec trim is allowed by the compatibility matrix but still requires a certificate of appropriateness.

Ackley introduced the application and presented a photograph of the rear of the house, pointing out wood repairs from 15 to 20 years ago which used soft pine and has since begun to curl. He explained that hard pines are no longer readily available. Ackley said the owners plan to salvage reusable wood siding for repairing the front facade while using Hardie board for the remainder. Ackley showed a photograph of a Hardie board repair on the house and noted that the Hardie board was nearly indistinguishable from the original wood.

Ackley proposed removing a portion of the roofline on the side of the house to provide a more seamless appearance and mitigate current water and rodent intrusion. He explained that the interior volume of the overlapping roof is superficial and can be made flush with the primary roof, noting that the roof runs down beneath the overlap. Hoffheimer mentioned that staff would need to find an estimate for the age of the roofline to determine whether it would be considered historic, in which case the design standards would recommend preserving it since it impacts the historic character of the house.

Ackley added that some of the existing wood siding is rotted and needs to be replaced.

Ackley said that the homeowners want to maintain the current aesthetics of the house and noted that they had chosen not to use cedar as a replacement material because it would have a different appearance. He said that the wood grain is only visible on deteriorated boards, while the properly maintained boards remain smooth. He said the boards have a wood bead cut into them. Ackley said that because matching 5/8-inch boards are not available, the homeowners' plan is to salvage existing boards from the back of the house to use on the front facade to maintain its appearance. Ackley noted that while other synthetic products exist, they often have a wood grain detail. He said that Hardie board was designed as a replacement for historic boards like these. Ackley said he had looked for a thicker wood board with a bead, but that the only option would be to import hard wood and cut a bead into it, which did not seem like a reasonable approach.

Ackley confirmed that full-length pieces from the rear will be used to maintain the front facade's appearance. He said that while boards on the lower portion of the two-story section are in questionable shape, replacement boards could likely be salvaged from the back side of the second story.

Ackley said that he has not yet evaluated the condition of the dormers. It was observed that the siding on the dormers is currently installed at an angle following the roofline, which Ackley confirmed would be replaced in the same style. Ackley said he did not know when the dormers had been installed, and there was discussion of whether horizontal or angled siding would be more historically appropriate. It was noted that the diagonal siding is a unique detail. Ackley said that diagonal siding is often found on dormers on newer construction homes as it is less labor intensive than horizontal siding. Ackley confirmed that the dormers are included in the current scope of work and reiterated that he will need to evaluate their condition. Peele noted that according to the design standards, the siding orientation is character-

defining, and that the design standards would recommend replacement in the same orientation. Ackley agreed that keeping the existing diagonal orientation was acceptable.

It was observed that the window trim is narrow on some elevations but significantly wider on the rear of the house. Ackley said the plan is to match the style and width of the front window trim across the rest of the house.

Widis referenced Wood Design Standard 7, which recommends replacing damaged wood features in-kind. There was discussion of the importance of maintaining a clear line of demarcation where the roofs meet on the side of the house to differentiate between the old and new sections of the home. The commissioners were in agreement that this is an important feature of the house, and Widis noted that the visual expression of this line is more significant than the specific assembly detail. Ackley said he was flexible and could ensure the transition is repaired to limit water and rodent intrusion while still maintaining the visual distinction between the two volumes.

Ackley confirmed that the shutters on the front of the house will remain.

The commissioners discussed the materials for the window trim. Ackley said many of the windows currently have PVC trim, and he proposed using PVC, in a style matching the front of the house. He explained that it would be challenging to acquire trim for windows that is not PVC, and that wood window trim in today's industry is not reliable and requires significant upkeep, but that PVC is more durable. It was observed that the window trim is inconsistent across the house in terms of style and materials. Ackley explained that some of the windows have been replaced over time with different trim styles and materials. He added that the window trim on the back of the house is not original to the house. Hoffheimer said he was unaware whether and under what circumstances the existing PVC trim was approved.

There was discussion about whether PVC would be permitted, and possible alternative materials that could be used. Hoffheimer recommended that a material sample be shared with staff for review.

There was discussion of the proposed use of Hardie board for the siding. It was noted that most of the front facade will remain unchanged, with the Hardie replacement primarily on the sides of the house. The commissioners noted that the use of Hardie board is evaluated on a case-by-case basis. They discussed the reasonability of replacing the wood siding in kind by importing hardwood and cutting a bead into every piece. Hoffheimer added that any original wood on the front of the house should only be replaced with Hardie if absolutely necessary. Ackley agreed, noting the property owners' intent to keep the street-facing view consistent. The commissioners emphasized that boards should not be replaced if they do not need to be.

The commissioners generally agreed that the use of Hardie board was acceptable in this instance. They found the proposal consistent with Wood Standards 1, 2, 3, and 7, noting that Hardie board maintains the material and surface character, continuity, and character of the home.

A unique architectural piece under the eaves of the second story was pointed out. Ackley explained that it was old boxing and crown molding which ran underneath the gutters. He added that the gutters have been removed for now. Ackley confirmed that the feature will be preserved as-is and will be replaced in-kind if it is found to be damaged.

Ackley said that because it is difficult to split cornerboards to achieve the correct angle, any rotted cornerboards would be removed on both faces and replaced with Miratek. He noted that Miratek would be visually indistinguishable from wood and confirmed that the existing profile would be maintained, and expressed a desire to keep the existing cornerboards if possible.

Riek reiterated the commissioners' preference to preserve the front facade and retain the aesthetic features of the house except for the windows, which would be changed to match the front.

Ackley confirmed that no windows are being replaced at this time, and that the exposed overlap of the windows would remain the same.

Peele closed the public hearing.

Riek summarized the commissioners' discussion: The primary goal is to preserve the front-facing and character-defining elements of the home by retaining and salvaging material to the maximum extent practicable. Salvaged wood from the sides and rear of the building will be used to repair the front facade. Aesthetic elements, including the cornerboards, architectural features, and the line where the roofs overlap, will be preserved to maintain the home's historic character. Window trim whose style currently differs from the front will be modified to match the front. PVC was determined to be an acceptable material for these treatments based on the commissioners' discussion. Applicants should consult with staff if it is determined that wood on the front of the house may need to be replaced with Hardie board.

Peele reopened the public hearing.

Ackley confirmed he would strip the sides and back of the house to salvage enough reusable wood to keep the front aesthetically identical while replacing the sides and rear with Hardie board. He added that any extra salvaged wood would be stored under the house for future repairs and maintenance. He said that rotted wood around the rear first-floor windows would be replaced by reusing wood from an existing gazebo on the property.

The commissioners emphasized that the design standards recommend that the applicant use existing materials as much as possible. They agreed that the front should remain wood, the sides and rear of the house should remain wood to the extent possible, and Hardie board may be used for the remainder of the house where wood is no longer feasible.

The commissioners agreed that Miratek cornerboards are acceptable as long as they match the existing aesthetics. They agreed that the treatment around the windows will match the front of the house as much as possible, and that PVC is an acceptable material in this case. They also agreed that the roofline should maintain the look of the existing roofline. There was discussion of the fact that the discussed existing overlapping roofline feature is unique to the east side of the house and is not replicated on the west side because of the architectural asymmetry of the house.

Peele closed the public hearing.

Motion: Miller moved to find as fact that the 115 E. Queen St. application is in keeping with the overall character of the Historic District and complies with all relevant standards of evaluation based on the commission's discussion of the application and the standards of evaluation in Section 3.12.3 of the Unified Development Ordinance because the plans are

consistent with the Historic District Design Standards: Wood and Exterior Walls. Riek seconded.

Vote: 4-0.

Motion: Miller moved to approve the application with conditions. Member Daniel Widis seconded.

Vote: 4-0.

Conditions:

- Any wood in good condition currently located on the back or sides of the house will be relocated to the front of the house, to the maximum extent possible. If there is not enough wood available for the front facade, additional material can be Hardie board with the same profile. If more usable wood siding is available for the sides and back, that will be used before Hardie board is introduced.
- Any historic trim elements will remain as is. One element noted in the meeting is the original roofline on the right side of the house as viewed from East Queen Street.
- Replacement PVC product will be approved by staff, as discussed during the meeting.
- Any unique pieces of trim will be retained, or, if damaged beyond repair, will be replaced with in-kind material.
- All window trim will conform to the front elevation window trim.

6. Adopt updated Rules of Procedure

Hoffheimer presented the updates to the Rules of Procedure.

Motion: Reik moved to approve the updated Rules of Procedure. Peele seconded.

Vote: 4-0.

7. Finalize rescheduled June meeting date

Motion: Riek moved to amend the June regular meeting date to June 24, 2026, at 6:30 p.m. Miller seconded.

Vote: 4-0.

8. General updates

Hoffheimer updated the commissioners that one volunteer is needed for a Certified Local Government training.

Hoffheimer said staff is looking into adjusting the board size to five members, shifting quorum to three members instead of four.

9. Adjournment

Peele adjourned the meeting at 7:54 p.m. without a vote.

Respectfully submitted,



Joseph Hoffheimer

Planner

Staff support to the Historic District Commission

Approved: Month X, 202X

BEFORE THE HILLSBOROUGH HISTORIC DISTRICT COMMISSION

) Application for
) Certificate of Appropriateness
) 115 E. Queen St.
)

This request for a Certificate of Appropriateness (“COA”) to replace the current wood siding with Hardie board and replace the current wood corner boards with Miratec at 115 E. Queen St. (the “Application”) came before the Hillsborough Historic District Commission (the “HDC”) on May 6, 2026. The HDC held a quasi-judicial hearing and, based on the competent, material, and substantial evidence presented at the hearing, voted 4-0 to approve the Application with conditions. In support of that decision, the HDC makes the following Findings of Fact and Conclusions of Law:

FINDINGS OF FACT

1. The property at issue (the “Property”) is located at 115 E. Queen St. in the Town of Hillsborough. The Owner is Elisabeth Morell, and the Applicant is Aaron Ackley (the “Applicant”).

2. The Application requests that the HDC grant a Certificate of Appropriateness to:

a. Remove the existing beaded wood siding around the house and replace the wood siding with beaded Hardie Board siding; the existing wood siding is curling and rotted in several sections, and rotted wood can be found in nearly 50 percent of the siding around the house.

b. Remove the existing wood corner boards around the house and replace the wood corner boards and window trim with Miratec.

All work will be in accordance with the drawings and plans entered into evidence at the hearing.

3. The Property is in the Hillsborough Historic District, designated by Ordinance No. 4.3.1.2. The Hillsborough Historic District Design Standards, specifically the standards for *Wood* and *Exterior Walls* were used to evaluate this request, and the Application is consistent with these standards for the following reasons:

- a. The primary goal is to preserve the front-facing and character-defining elements of the home by retaining and salvaging material to the maximum extent practicable. Salvaged wood from the sides and rear of the building will be used to repair the front facade. Applicants will consult with staff if it is determined that wood on the front of the house may need to be replaced with Hardie board.
- b. Aesthetic elements, including the cornerboards, architectural features, and the line where the roofs overlap, will be preserved to maintain the home's historic character.
- c. Window trim whose style currently differs from the front will be modified to match the front. PVC was determined to be an acceptable material for these treatments based on the commissioners' discussion.

4. The following individual(s) testified during the evidentiary hearing:

- a. Joseph Hoffheimer, Staff Support to the Historic District Commission, presented the staff report and comments.
- b. Aaron Ackley, Applicant, appeared to present testimony and evidence in support of the Application. The Applicant modified the Application during the meeting, and the modifications are addressed in the conditions.

CONCLUSIONS OF LAW

Based on the foregoing FINDINGS OF FACT, the HDC makes the following CONCLUSIONS OF LAW:

1. The Application is not incongruous with the special character of the Hillsborough Historic District. Therefore, the COA is hereby approved with the following conditions:

- a. Any wood in good condition currently located on the back or sides of the house will be relocated to the front of the house, to the maximum extent possible. If there is not enough wood available for the front facade, additional material can be Hardie board with the same profile. If more usable wood siding is available for the sides and back, that will be used before Hardie board is introduced.
- b. Any historic trim elements will remain as is. One element noted in the meeting is the original roofline on the right side of the house as viewed from East Queen Street.
- c. Replacement PVC product will be approved by staff, as discussed during the meeting.
- d. Any unique pieces of trim will be retained, or, if damaged beyond repair, will be replaced with in-kind material.
- e. All window trim will conform to the front elevation window trim.
- f. All necessary permits required by law must be obtained before work may commence. Town staff must be consulted prior to making any alterations to the approved plans. Any unapproved changes observed on a final inspection will be subject to additional fees and must be resolved prior to Town sign-off on the Certificate of Occupancy.

This the 24th day of June, 2026.

Will Senner, Chair
Hillsborough Historic District Commission

APPEALS

A decision of the Commission on an application for a Certificate of Appropriateness may be appealed to the Orange County Superior Court by an aggrieved party. Such appeal shall be made within thirty (30) days of filing of the decision in the office of the Planning Director or the delivery of the notice required in Section 3.12.11, whichever is later. Such appeals to the Orange County Superior Court are in the nature of certiorari and the court shall determine such appeals based on the record generated before the Commission.

ITEM #6. A:

Address: 400 N. Cameron St.

Year Built: c. 1963, 2011

Historic Inventory Information (2013)

This one-story, hip-roofed brick Ranch house has been altered with the construction of a Craftsman-style porch, the addition of a carport on the left (north) elevation and a large rear addition. The house is three bays wide and double-pile with an interior brick chimney, two-over-two, horizontal-pane, wood-sash windows, and a picture window flanked by double-hung windows on the left end of the façade. The six-light-over-two-panel door is sheltered by a two-bay-wide, hip-roofed porch supported by tapered, paneled wood posts on brick piers. The hip-roofed carport has matching supports. There is an interior brick chimney and a recent gabled addition at the right rear (southeast) has fiber-cement siding, one-over-one windows, and connects to a side-gabled wing [HDC]. County tax records date the building to 1963.

Proposed work

- Convert existing screened porch to glass-enclosed porch

Application materials

- Certificate of Appropriateness (COA) application
- Narrative
- Materials
- Photos and diagrams

Applicable Design Standards

- *Windows: 8*
- *Doors: 8*
- *Porches, Entrances, and Balconies: 10*

Staff Comments

- Three very similar COA applications were recently approved at 225 W. Tryon St., 233 Lydia Ln., and 309 Mitchell St.



TOWN OF
HILLSBOROUGH

APPLICATION Certificate of Appropriateness and Minor Works

Planning and Economic Development Division
101 E. Orange St., PO Box 429, Hillsborough, NC 27278
919-296-9470 | Fax: 919-644-2390
planning@hillsboroughnc.gov
www.hillsboroughnc.gov

987 - 418 - 4493
Orange County Parcel ID Number

4702-4 HISTORIC
Zoning District

400 N. CAMERON ST.
Address of Project

MICHAEL IRWIN
Applicant Name

Property Owner (if different than applicant)

Property Owner's Mailing Address

City, State ZIP

Property Owner's Phone Number

Property Owner's Email

Description of Proposed Work: CONVERSION OF EXISTING SCREENED PORCH TO

Estimated Cost of Construction: \$ 52,800- GLASS enclosed

The Historic District Design Standards, Exterior Materials Compatibility Matrix, and Certificate of Appropriateness application process can be found on the Town of Hillsborough's website: <https://www.hillsboroughnc.gov/hdc>.

Applicant and Owner Acknowledgment and Certification

I am aware that Historic District Design Standards, Exterior Materials Compatibility Matrix, and Unified Development Ordinance requirements are the criteria by which my proposal will be evaluated for compatibility, and I certify that I, and/or my design professional under my direction, have reviewed my application materials with Planning Staff for compliance to the standards in those adopted documents. I understand that I, or my representative, must attend the HDC meeting where this application will be reviewed. I further understand that town employees and/or commissioners may need access to my property with reasonable notice to assess current conditions, and to assist them in making evidence-based decisions on my application and that I am not to speak to any commissioner about my project until the public meeting at which it is under consideration.

M. Irwin
Applicant's Signature (Optional) 5/7/2026
Date

M. Irwin
Property Owner's Signature (Required) 5/7/2026
Date

Submittal Requirements

The following documents and plans are required to accompany your COA application in order for it to be deemed complete and scheduled for commission review. Planning staff will determine when all submittal requirements have been met. The first FOUR complete COA applications submitted by the deadline will be heard on any HDC agenda.

All applications must include the following documents and plans:
(Provide a digital copy if plans are larger than 11"x17")

- Detailed narrative describing the proposed work and how it complies with all adopted standards.
- Existing **and** Proposed Dimensioned Plans (see below):
 - Site Plan (if changing building footprint or adding new structures, impervious areas or site features, including hardscaping)
 - Scaled Architectural Plans (if changing building footprint or new construction)
 - Scaled Elevations (if adding or changing features of a structure)
 - Landscaping Plans (required for all new construction and for significant landscaping or tree removal and re-planting)
 - Tree Survey (required for new construction when trees over 12" diameter at breast height are on site - show both existing and those to be removed)
 - Sign Specifications (if adding, changing, or replacing signage)
- Itemized list of existing and proposed exterior materials including photos and specifications, colors, etc. (Siding, trim and fascia, roof and foundation materials, windows, shutters, awnings, doors, porch and deck flooring, handrails, columns, patios, walkways, driveways, fences and walls, and signs, etc.).
- Photographs, material samples, examples of comparable properties in the district (if using them as basis for specific designs), plans, or drawings that will help to clarify the proposal, if applicable, or if required by staff as part of the review.

Staff Use Only:

**COA fee (\$1 per \$1000 of construction costs, \$150 minimum)
or Minor Works fee (\$1 per \$1000 of construction costs, \$25 minimum):** Amount: \$ 150.00

After-the-fact application (\$500): Amount: \$ _____

Demolition request review (\$50): Amount: \$ _____

Total Due: \$ 150.00

Receipt #: 060848 Received by: Dalesta Kimbrough Date: 5/7/2026

This application meets all Unified Development Ordinance requirements and has been reviewed for compliance with all approved materials.

N/A Yes Zoning Officer: _____

This application meets public space division requirements.

N/A Yes Public Space Manger: _____

Historic Architectural Inventory Information

Original date of Construction: _____

Description of the Property:

Applicable Design Standards:

Other reviews needed?

Hillsborough Zoning Compliance Permit Orange County Building Permit Other: _____

Minor Works Certificate of Appropriateness Application Decision

Approved Referred to HDC

Minor Works Reference(s): _____

Certificate of Appropriateness Decision

Approved Denied Commission Vote: _____

Conditions or Modifications (if applicable):

Historic District Staff Signature

Date

COA

Michael Irwin
400 N Cameron St
Hillsborough, NC 27278

Narrative:

This COA proposes to convert an existing screened porch (approximately 30'x8') to a glass enclosed three season room. The porch is located on the rear (east) side of the house and is part of 2011 construction. The project will retain the existing roof, floor, foundation, gutters, stairs, and interior wall. As part of the project, additional interior electrical outlets will be installed in accordance with building codes. The exterior entry screen door will be replaced with a sliding glass door. Four of the glass panels comprising the exterior walls will slide open as shown on an attached diagram. The lower portion of the walls will be a fixed glass knee wall similar to the existing screen.

Materials:

Existing wood support posts and framing will be replaced with white aluminum posts and windows. The glass walls will be clear tempered glass in white finished aluminum. The sliding portions will have black aluminum screens.

Photos and Diagrams:

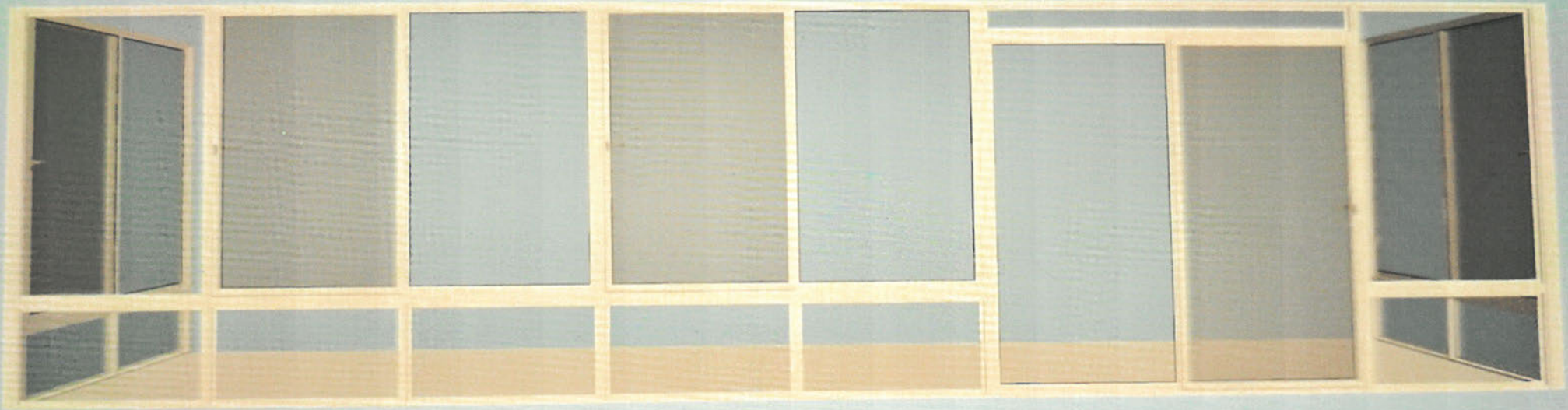
I have attached photos of the existing porch from three angles followed in each view with computer generated depictions of the proposed work. The last diagram is an overhead depiction of the operation of the sliding windows and door.

Work will be done by Patio Enclosures, who recently completed a very similar project approved by the commission at 309 Mitchell St.

EXISTING



PROPOSED

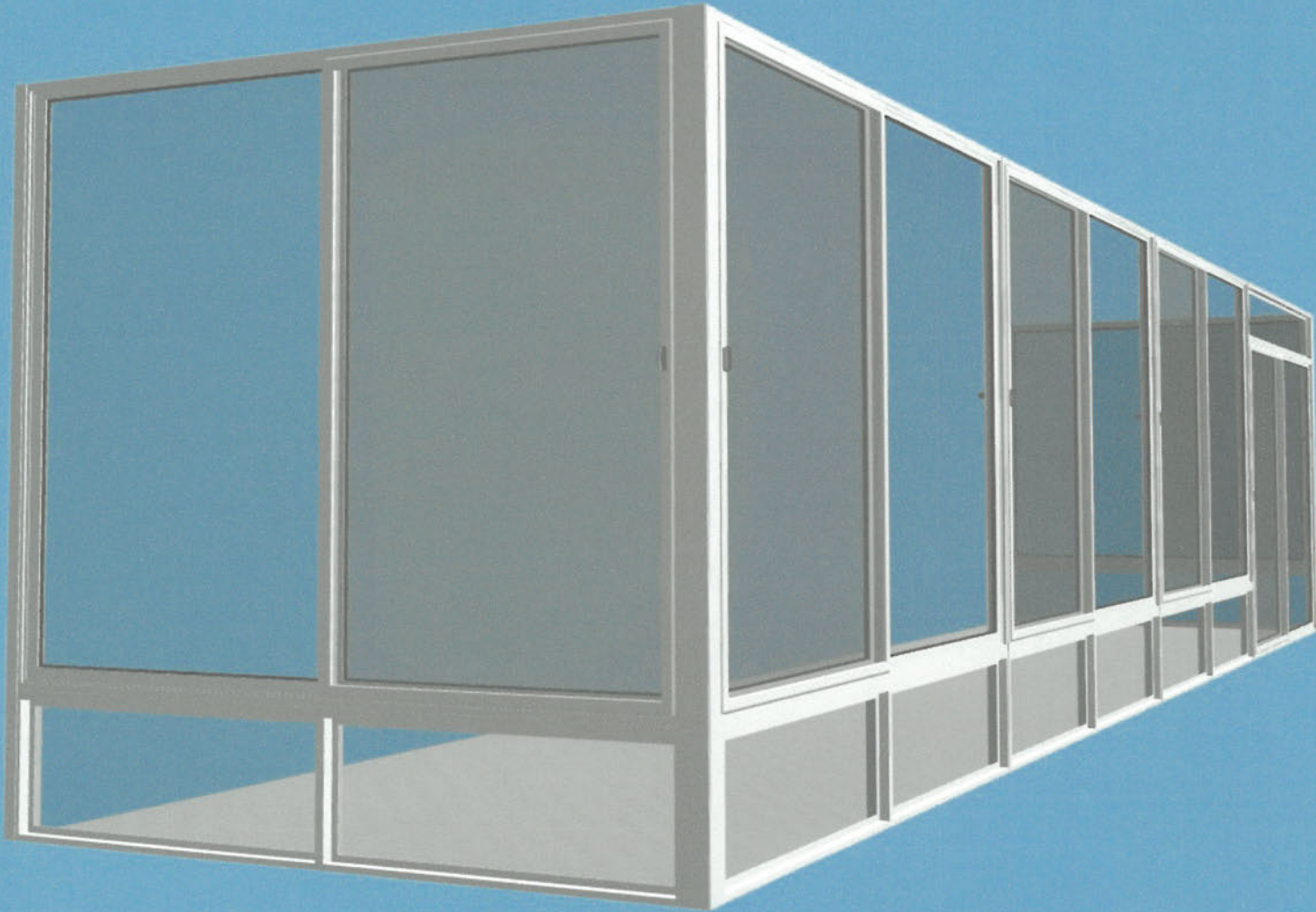


This 3D rendering is for visualization only and may vary slightly from the final product.

EXISTING



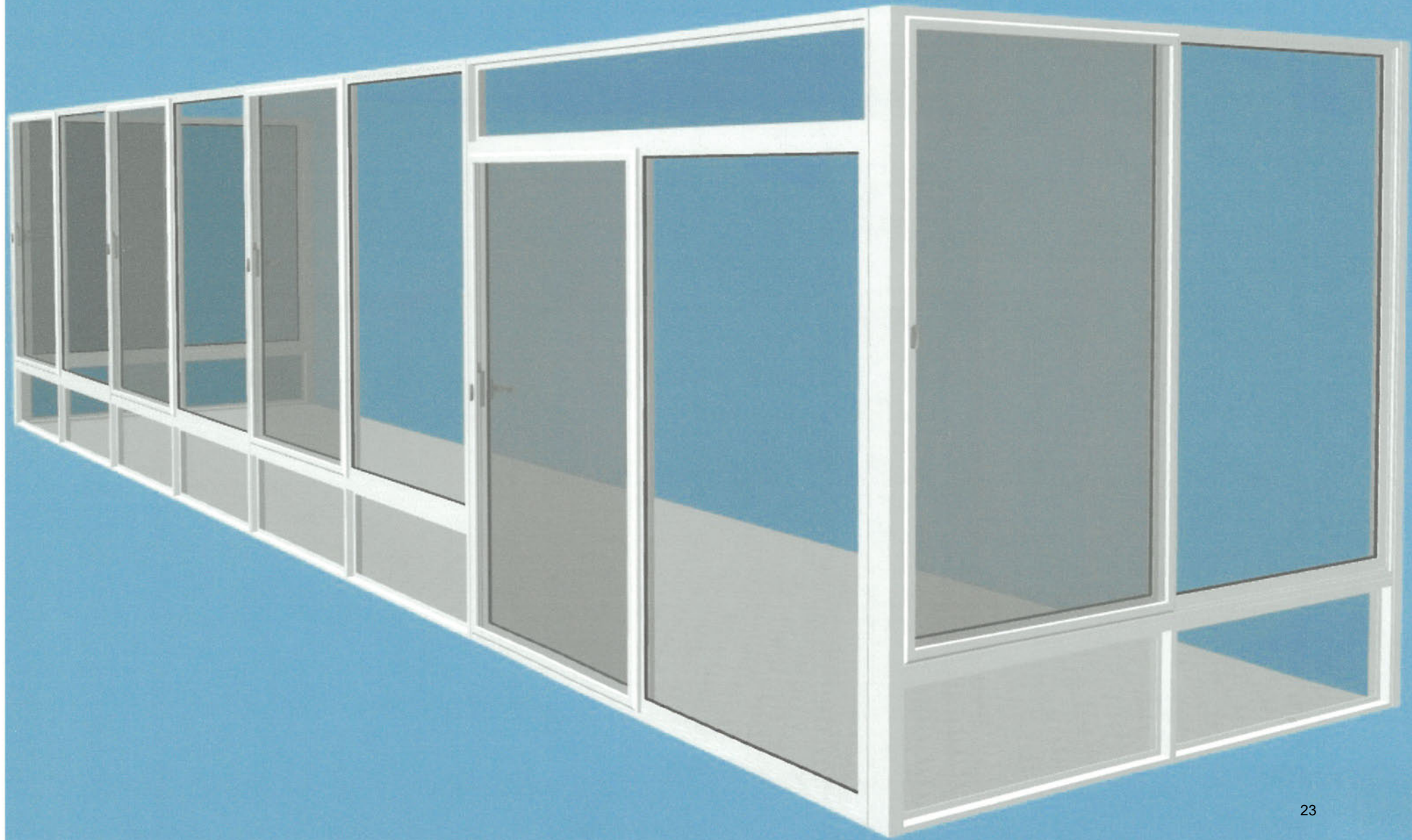
PROPOSED

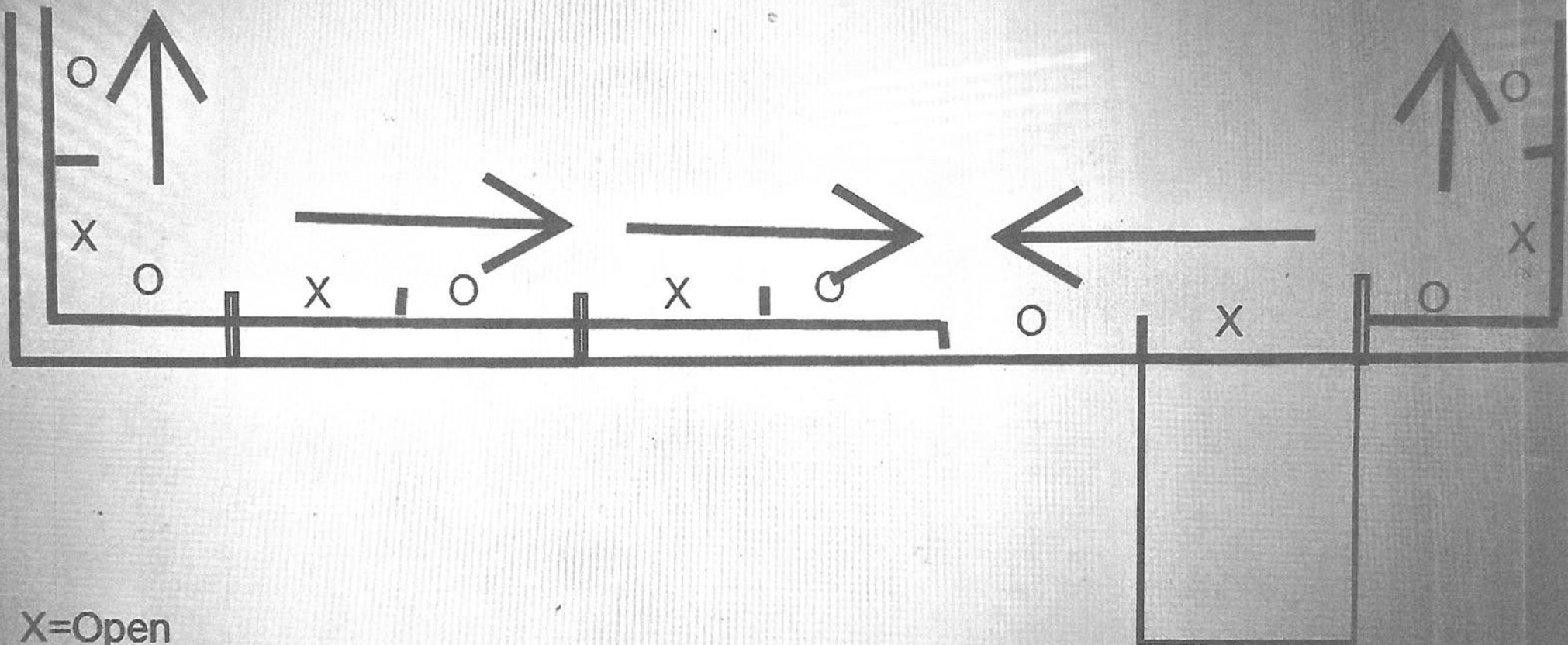


EXISTING



PROPOSED





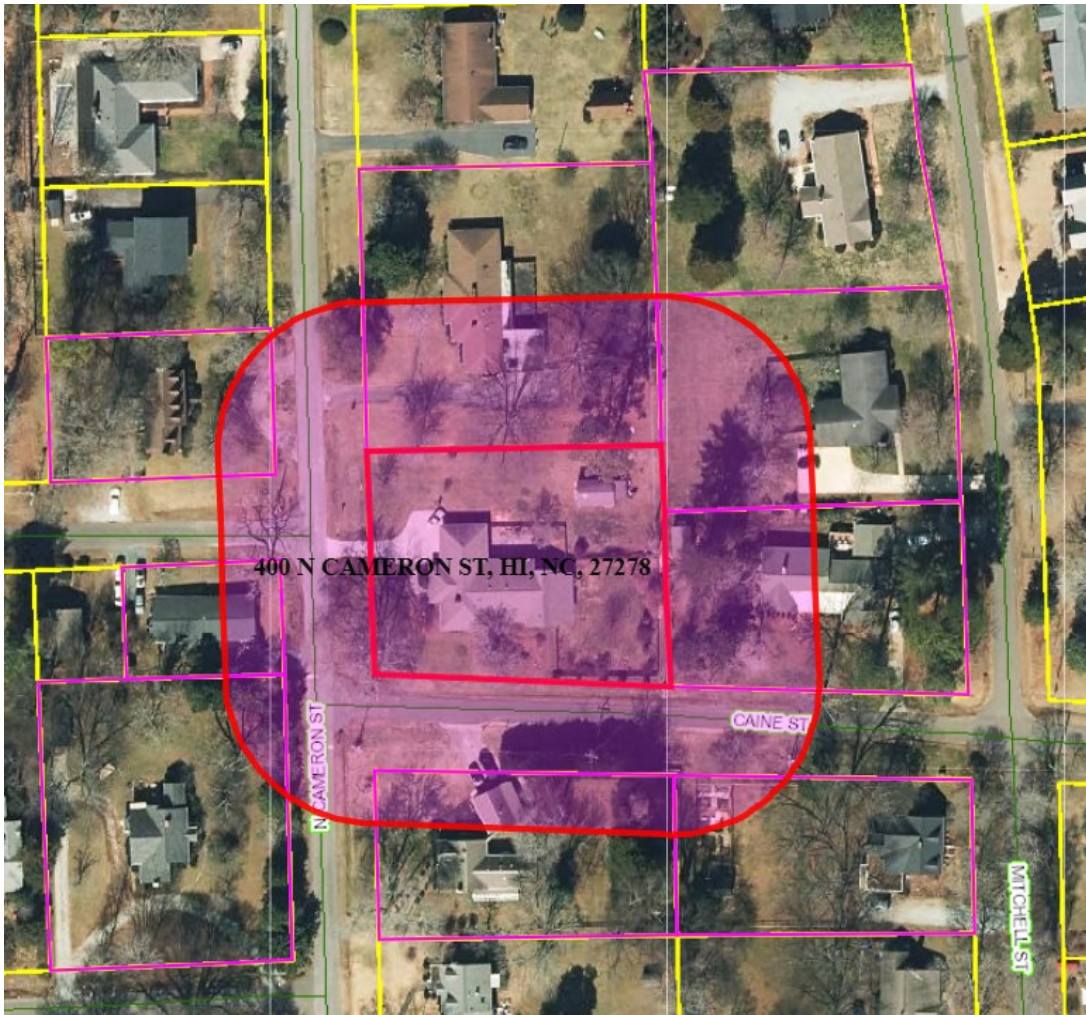
X=Open
 O=Fixed
 Double line=Gkass Kneewall

I, Joseph Hoffheimer, hereby certify that all property owners within 100 feet of and the owners of PIN 9874184493 (the affected property) have been sent a letter of notification of the Certificate of Appropriateness application before the Historic District Commission by first class mail in accordance with the Hillsborough Zoning Ordinance.

6/10/2026
Date

Joseph Hoffheimer
(for Hillsborough Planning Department)

PIN	ADDRESS1	CITY	STATE	ZIPCODE
9874182256	143 W TRYON ST	HILLSBOROUGH	NC	27278
9874182490	606 VICTORIA DR	HILLSBOROUGH	NC	27278
9874182543	415 N CAMERON ST	HILLSBOROUGH	NC	272782122
9874184493	400 N CAMERON ST	HILLSBOROUGH	NC	272782123
9874184690	408 N CAMERON ST	HILLSBOROUGH	NC	27278
9874185204	326 N CAMERON ST	HILLSBOROUGH	NC	272782121
9874186295	327 MITCHELL ST	HILLSBOROUGH	NC	27278
9874186668	415 MITCHELL ST	HILLSBOROUGH	NC	27278
9874187691	1013 DEMERIUS ST	DURHAM	NC	27701
9874188408	211 CAINE ST	HILLSBOROUGH	NC	27278



ITEM #6. B:

Address: 212 S. Occoneechee St.

Year Built: c. 1921

Historic Inventory Information (2013)

The form of this one-and-a-half-story, side-gabled house indicates that it may have been a mill house for the Newport Manufacturing Company, which was on nearby Calvin Street according to the 1924 Sanborn map [1924 SM, Bellinger]. The house is three bays wide and double-pile with a decorative gable on the façade. It has a stuccoed foundation, plain weatherboards, six-over-six wood-sash windows, and a modern metal roof. The nine-light-over-three-panel door is sheltered by a three-bay-wide, shed-roofed porch supported by square columns. There is a six-light round window in the front gable and a single six-over-six window in each side gable. A gabled ell at the rear has paired doors on the right (north) elevation that lead to an uncovered wood deck. County tax records date the building to 1921.

Proposed work

- Construct a 12' by 19' wood carport

Application materials

- Certificate of Appropriateness (COA) application
- Narrative
- Examples of similar projects
- Material list
- Site plan
- Elevations
- Perspective

Applicable Design Standards

- *New Construction of Outbuildings and Garages: 1-7, 9, 10*

Staff Comments

- None.



TOWN OF
HILLSBOROUGH

APPLICATION Certificate of Appropriateness and Minor Works

Planning and Economic Development Division
101 E. Orange St., PO Box 429, Hillsborough, NC 27278
919-296-9470 | Fax: 919-644-2390
planning@hillsboroughnc.gov
www.hillsboroughnc.gov

9864757505

Orange County Parcel ID Number

R-20

Zoning District

212 S Occoneechee St

Address of Project

BECKLEY, JEANNE MARIE

Applicant Name

Property Owner (if different than applicant)

212 S Occoneechee St

Applicant's Mailing Address

Property Owner's Mailing Address

Hillsborough, NC 27278

City, State ZIP

City, State ZIP

919-624-8332

Applicant Phone Number

Property Owner's Phone Number

jblaekman@gmail.com

Applicant's Email

Property Owner's Email

Description of Proposed Work: 12' by 19' wood carport w/ 5V metal roof

Estimated Cost of Construction: \$ 15,000

The Historic District Design Standards, Exterior Materials Compatibility Matrix, and Certificate of Appropriateness application process can be found on the Town of Hillsborough's website: <https://www.hillsboroughnc.gov/hdc>.

Applicant and Owner Acknowledgment and Certification

I am aware that Historic District Design Standards, Exterior Materials Compatibility Matrix, and Unified Development Ordinance requirements are the criteria by which my proposal will be evaluated for compatibility, and I certify that I, and/or my design professional under my direction, have reviewed my application materials with Planning Staff for compliance to the standards in those adopted documents. I understand that I, or my representative, must attend the HDC meeting where this application will be reviewed. I further understand that town employees and/or commissioners may need access to my property with reasonable notice to assess current conditions, and to assist them in making evidence-based decisions on my application and that I am not to speak to any commissioner about my project until the public meeting at which it is under consideration.

Applicant's Signature (Optional)

Date

Property Owner's Signature (Required)

Date

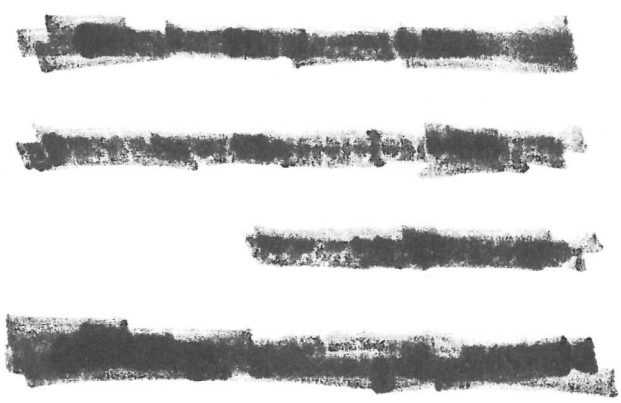
Submittal Requirements

The following documents and plans are required to accompany your COA application in order for it to be deemed complete and scheduled for commission review. Planning staff will determine when all submittal requirements have been met. The first FOUR complete COA applications submitted by the deadline will be heard on any HDC agenda.

All applications must include the following documents and plans:

(Provide a digital copy if plans are larger than 11"x17")

- Detailed narrative describing the proposed work and how it complies with all adopted standards.
- Existing **and** Proposed Dimensioned Plans (see below):



Staff Use Only:

COA fee (\$1 per \$1000 of construction costs, \$10 minimum)

or Minor Works fee (\$10 flat fee):

Amount: \$ _____

After-the-fact application (\$100 or double the COA fee*):

Amount: \$ _____

**whichever is greater*

Total Due: \$ _____

Receipt #: _____

Received by: _____

Date: _____

This application meets all Unified Development Ordinance requirements and has been reviewed for compliance with all approved materials.

N/A

Yes

Zoning Officer: _____

This application meets public space division requirements.

N/A

Yes

Public Space Manger: _____

Historic Architectural Inventory Information

Original date of Construction: _____

Description of the Property:

Applicable Design Standards:

Other reviews needed?

Hillsborough Zoning Compliance Permit

Orange County Building Permit

Other: _____

Minor Works Certificate of Appropriateness Application Decision

Approved

Referred to HDC

Minor Works Reference(s): _____

Certificate of Appropriateness Decision

Approved

Denied

Commission Vote: _____

Conditions or Modifications (if applicable):

Historic District Staff Signature

Date

Certificate of Appropriateness Narrative for: 212 S Occoneechee Street

PROJECT NARRATIVE:

Per the Town's Historic District inventory: The form of this one-and-a-half-story, side-gabled house indicates that it may have been a mill house for the Newport Manufacturing Company, which was on nearby Calvin Street according to the 1924 Sanborn map [1924 SM, Bellinger]. The house is three bays wide and double-pile with a decorative gable on the façade. It has a stuccoed foundation, plain weatherboards, six-over-six wood-sash windows, and a modern metal roof. The nine-light-over-three-panel door is sheltered by a three-bay-wide, shed-roofed porch supported by square columns. There is a six-light round window in the front gable and a single six-over-six window in each side gable. A gabled ell at the rear has paired doors on the right (north) elevation that lead to an uncovered wood deck. County tax records date the building to 1921.

Please see existing condition photos below of proposed location of new carport:



PROJECT DESIGN OBJECTIVES, METHODOLOGY AND SCOPE:

The proposed project is a wood carport set back front the front of the existing house as much as possible. The proposed materials are wood trim, wood lap siding, wood brackets, wood lattice and 5V metal roof to match the existing house. A circular cutout is proposed in the gable of the carport to mimic the existing circular window in the front gable of the existing house. All colors are proposed to match the existing house colors.

LANDSCAPING

No changes

LIGHTING

No changes

SIMILAR PROJECTS WITHIN HISTORIC DISTRICT:



210 S. Hillsborough Ave – similar type carport near proposed project

MATERIAL LIST

Item	Proposed Material(s)	Color
Carport gable siding	wood	Match existing
Carport Trim	wood	Match existing
Carport Brackets	wood	Match existing
Carport roof	5V	match existing
Carport columns	Wood	Match existing
Carport lattice	Wood	white
Walkways	no change	n/a
Driveways	no change	n/a
Fences	no change	n/a

FIN 9004-75-0/40
DB 606-599

FENCE CORNER
ENCROACHES ONTO
TOH LOT BY 1.3'

BRICK
WALL &
COLUMNS

EIP
¼"OT

5' WOOD/WIRE FENCE

N 89°23'17" E

142.59'

STONE
WALL/WATER
FEATURE

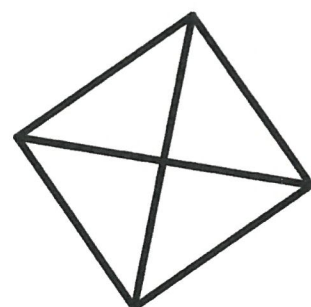
Existing Gravel D/W



South Occoneechee St
66' Public R/W

WOOD
RAMP

0.277 AC.



DECK

12'x19' CARPORT

EXISTING HOUSE

FLAGSTONE

STONE
WALLS

11.5'

AC □ AC

25.2'

S 00°05'40" W
84.43'

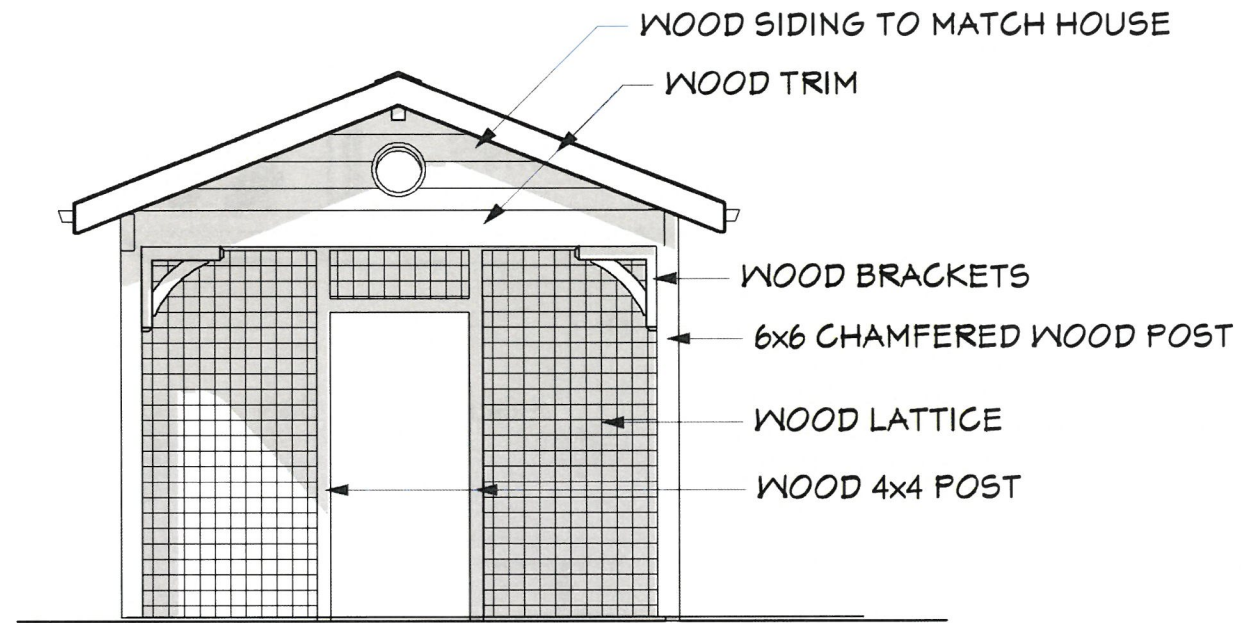
5' WOOD/WIRE FENCE

S 89°20'36" W

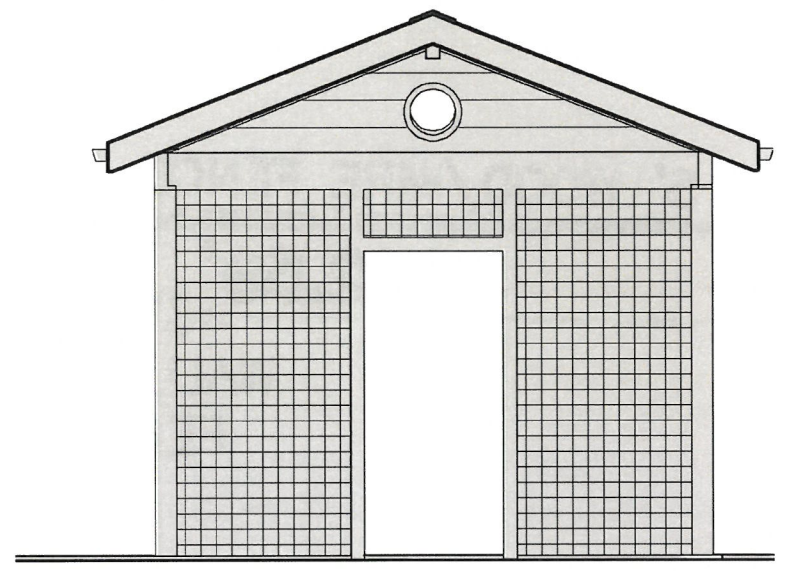
142.76'

EIP
½"OT

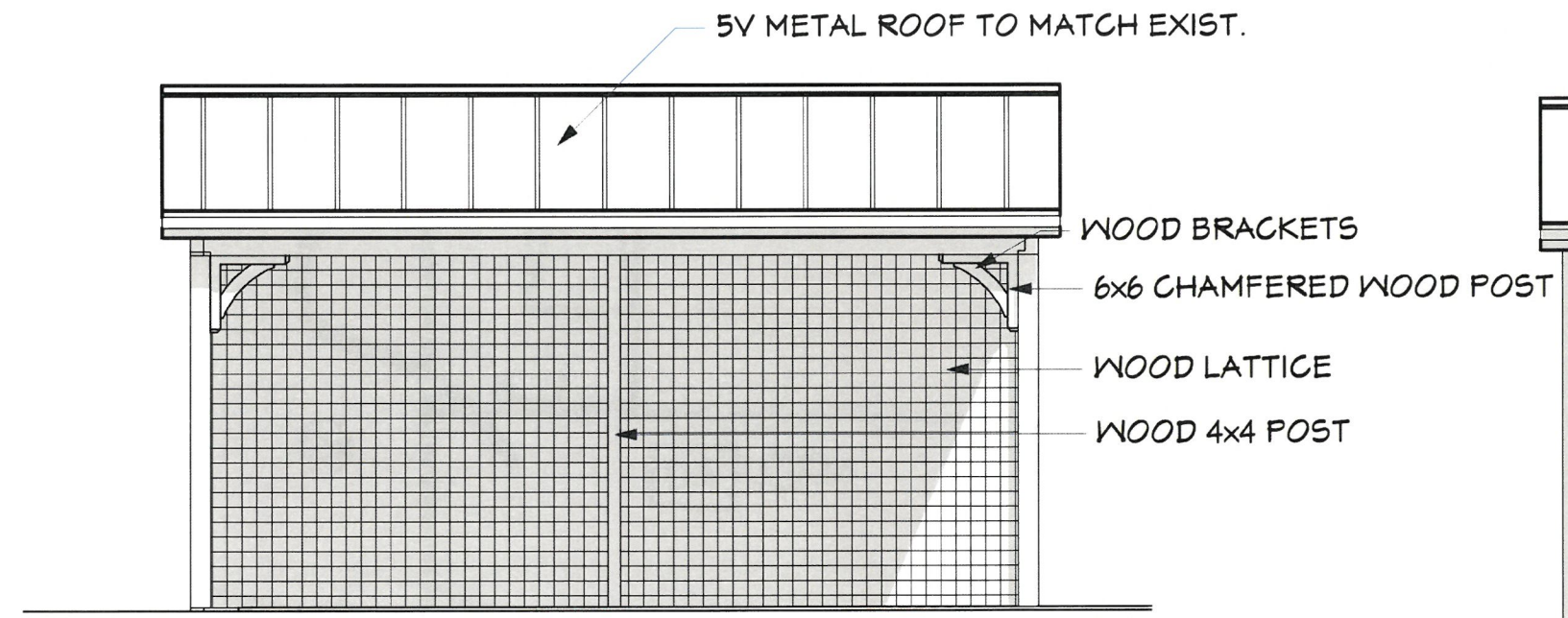
½"OT



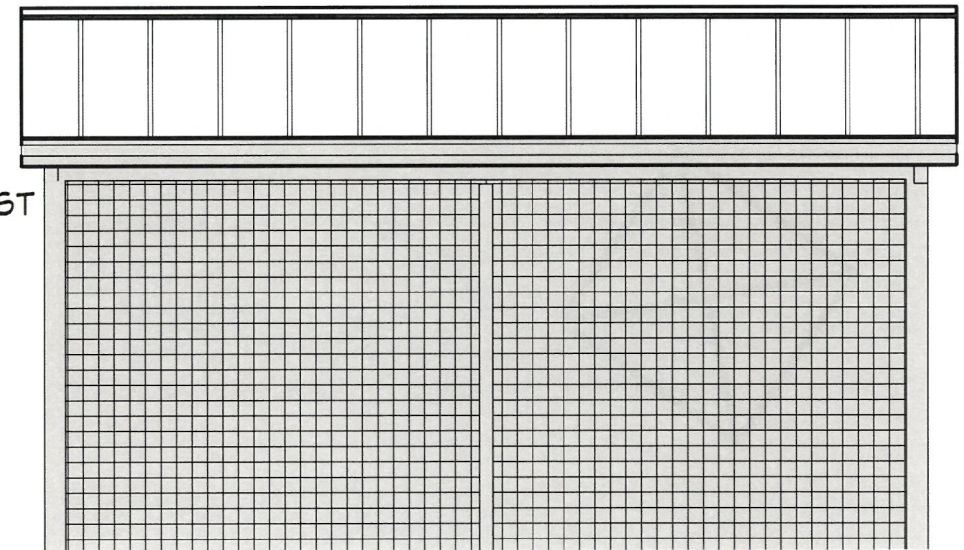
Front Elevation



Rear Elevation



Left Elevation



Right Elevation



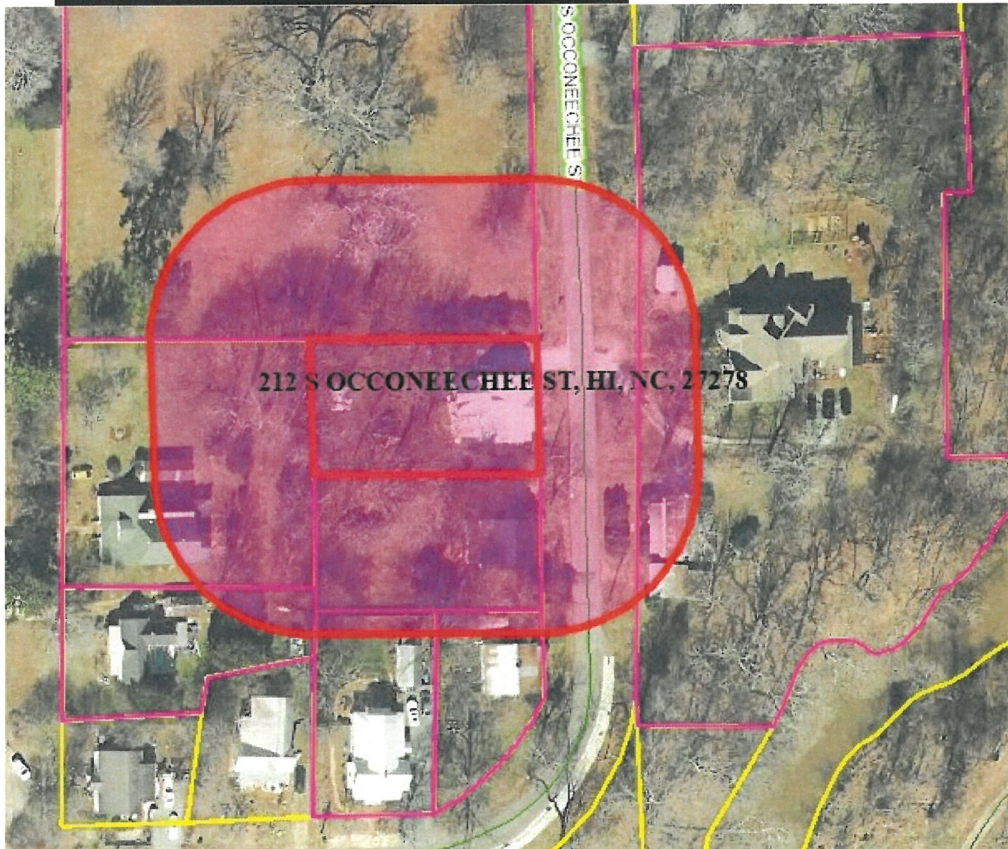
Perspective

I, Joseph Hoffheimer, hereby certify that all property owners within 100 feet of and the owners of PIN 9864757505 (the affected property) have been sent a letter of notification of the Certificate of Appropriateness application before the Historic District Commission by first class mail in accordance with the Hillsborough Zoning Ordinance.

6/10/2026
Date

Joseph Hoffheimer
(for Hillsborough Planning Department)

PIN	ADDRESS1	ADDRESS2	CITY	STATE	ZIPCODE
9864755472	217 S HILLSBOROUGH A		HILLSBOROUGH	NC	27278
9864755582	215 HILLSBOROUGH AV		HILLSBOROUGH	NC	27278
9864756398	404 CALVIN ST		HILLSBOROUGH	NC	27278
9864756746	PO BOX 429	PUBLIC SPACE DIV	HILLSBOROUGH	NC	27278
9864757359	311 BARTLETT CIR		HILLSBOROUGH	NC	27278
9864757417	2165 S OCCONEECHEE S		HILLSBOROUGH	NC	27278
9864757505	212 S OCCONEECHEE S		HILLSBOROUGH	NC	27278
9864850633	209 S OCCONEECHEE S		HILLSBOROUGH	NC	27278



ITEM #6. C:

Address: 316 W. Orange St.

Year Built: 2026

Historic Inventory Information (2013)

NA (new construction)

Proposed work

- Add new front, side, and rear-yard fencing

Application materials

- Certificate of Appropriateness (COA) application
- Narrative (including materials)
- Photos of proposed fencing and site
- Site plan

Applicable Design Standards

- *Fences and Walls: 8, 9*

Staff Comments

- *Fences and Walls* standard 8 states the following: “new fences are generally not appropriate in front yards.” The front yard at this property is unique in that it is directly behind another house and is set back over 140 ft. from W. Orange St.



TOWN OF
HILLSBOROUGH

APPLICATION Certificate of Appropriateness and Minor Works

Planning and Economic Development Division
101 E. Orange St., PO Box 429, Hillsborough, NC 27278
919-296-9470 | Fax: 919-644-2390
planning@hillsboroughnc.gov
www.hillsboroughnc.gov

_____-_____-_____
Orange County Parcel ID Number Zoning District Address of Project

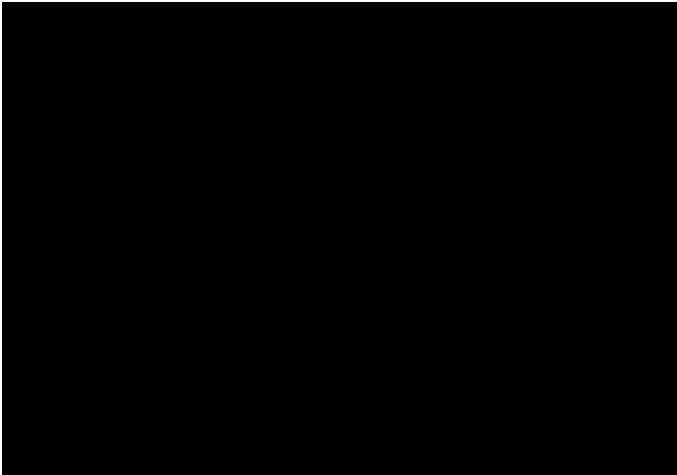
Applicant Name

Applicant's Mailing Address

City, State ZIP

Applicant Phone Number

Applicant's Email



Description of Proposed Work: _____

Estimated Cost of Construction: \$ _____

The Historic District Design Standards, Exterior Materials Compatibility Matrix, and Certificate of Appropriateness application process can be found on the Town of Hillsborough's website: <https://www.hillsboroughnc.gov/hdc>.

Applicant and Owner Acknowledgment and Certification

I am aware that Historic District Design Standards, Exterior Materials Compatibility Matrix, and Unified Development Ordinance requirements are the criteria by which my proposal will be evaluated for compatibility, and I certify that I, and/or my design professional under my direction, have reviewed my application materials with Planning Staff for compliance to the standards in those adopted documents. I understand that I, or my representative, must attend the HDC meeting where this application will be reviewed. I further understand that town employees and/or commissioners may need access to my property with reasonable notice to assess current conditions, and to assist them in making evidence-based decisions on my application and that I am not to speak to any commissioner about my project until the public meeting at which it is under consideration.

Applicant's Signature (Optional) Date

Property Owner's Signature (Required) Date

Submittal Requirements

The following documents and plans are required to accompany your COA application in order for it to be deemed complete and scheduled for commission review. Planning staff will determine when all submittal requirements have been met. The first FOUR complete COA applications submitted by the deadline will be heard on any HDC agenda.

All applications must include the following documents and plans:

(Provide a digital copy if plans are larger than 11"x17")

- Detailed narrative describing the proposed work and how it complies with all adopted standards.
- Existing **and** Proposed Dimensioned Plans (see below):
 - Site Plan (if changing building footprint or adding new structures, impervious areas or site features, including hardscaping)
 - Scaled Architectural Plans (if changing building footprint or new construction)
 - Scaled Elevations (if adding or changing features of a structure)
 - Landscaping Plans (required for all new construction and for significant landscaping or tree removal and re-planting)
 - Tree Survey (required for new construction when trees over 12" diameter at breast height are on site - show both existing and those to be removed)
 - Sign Specifications (if adding, changing, or replacing signage)
- Itemized list of existing and proposed exterior materials including photos and specifications, colors, etc. (Siding, trim and fascia, roof and foundation materials, windows, shutters, awnings, doors, porch and deck flooring, handrails, columns, patios, walkways, driveways, fences and walls, and signs, etc.).
- Photographs, material samples, examples of comparable properties in the district (if using them as basis for specific designs), plans, or drawings that will help to clarify the proposal, if applicable, or if required by staff as part of the review.

Staff Use Only:

**COA fee (\$1 per \$1000 of construction costs, \$150 minimum)
or Minor Works fee (\$1 per \$1000 of construction costs, \$25 minimum):** Amount: \$ _____

After-the-fact application (\$500): Amount: \$ _____

Demolition request review (\$50): Amount: \$ _____

Total Due: \$ _____

Receipt #: _____ Received by: _____ Date: _____

This application meets all Unified Development Ordinance requirements and has been reviewed for compliance with all approved materials.

N/A Yes Zoning Officer: _____

This application meets public space division requirements.

N/A Yes Public Space Manger: _____

Historic Architectural Inventory Information

Original date of Construction: _____

Description of the Property:

Applicable Design Standards:

Other reviews needed?

Hillsborough Zoning Compliance Permit Orange County Building Permit Other: _____

Minor Works Certificate of Appropriateness Application Decision

Approved Referred to HDC

Minor Works Reference(s): _____

Certificate of Appropriateness Decision

Approved Denied Commission Vote: _____

Conditions or Modifications (if applicable):

Historic District Staff Signature

Date

Addendum for Certificate of Appropriateness—Hillsborough NC 27278

Request for Approval

Attn: Hillsborough Historic District Commission.

Reference property: 316 West Orange St.

Plat attached with color coded fence and gates in locations as indicated.

Attached File name: 320 West Orange_Site_REV_25-06-20.pdf

We would like to build a fence around a portion of our yard. The 4 ft high gothic style wood picket fence painted white (see Exhibit 1 for example). The picket fence will follow 88 ft across the South property line (from lot corner to the driveway entrance to the lot). Additional picket fence will extend 45 ft along the driveway: from the property line to the front of the house (Exhibit 2 Blue Line). Post and wire fence (4 ft high) will follow the west property line (125 ft) and the north property line (140 ft) and then turn south to meet the Northeast corner of the house (Exhibit 2 Red Line). Arched picket gates will be installed on 6x6 posts (1) 6 ft gate along the fence adjacent to the driveway (Exhibit 2 bright green); (2) 6 ft gate at the Northwest corner of the lot (Exhibit 2 bright green) and (3) 4 ft gate along the Northeast line near the house (Exhibit 2 dark green). All gates are marked in.

Fence posts are 4x4 with gate posts are 6x6.

Post and wire fence consists of 4x4 posts and 2x4 inch black welded wire between all posts.

Photos included are:

Exhibit 3: view of house from West Orange St.

Exhibit 4: property line between 320 and 316 West Orange St.

Exhibit 5: view from west side yard facing south.

Exhibit 6: view from west side yard facing west.

Exhibit 7: view from west side yard facing north.



Exhibit 1: 4 ft high gothic style picket wood fence. Will be painted white. Arched picket gates will be included at locations indicated.



Exhibit 3: 316 West Orange, view of house from the street.

Note: distance from road to front lot boundary is ~160 feet



Exhibit 4: Property Line (stake with pink tape). 316 West Orange on right, 320 West Orange on left



Exhibit 5: View from center of west side yard, looking south.



Exhibit 6: View from West side of house
looking west.



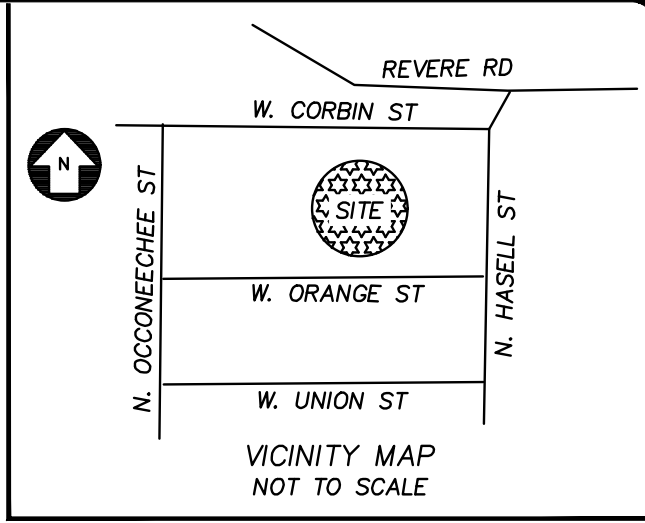
Exhibit 7: View from west side yard
looking north.



Exhibit 8: View from back of house facing north.



Exhibit 8: Backyard looking East, post and wire fence plus gate will
Extend from left (NE corner) to the house.

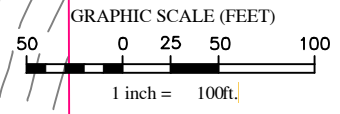
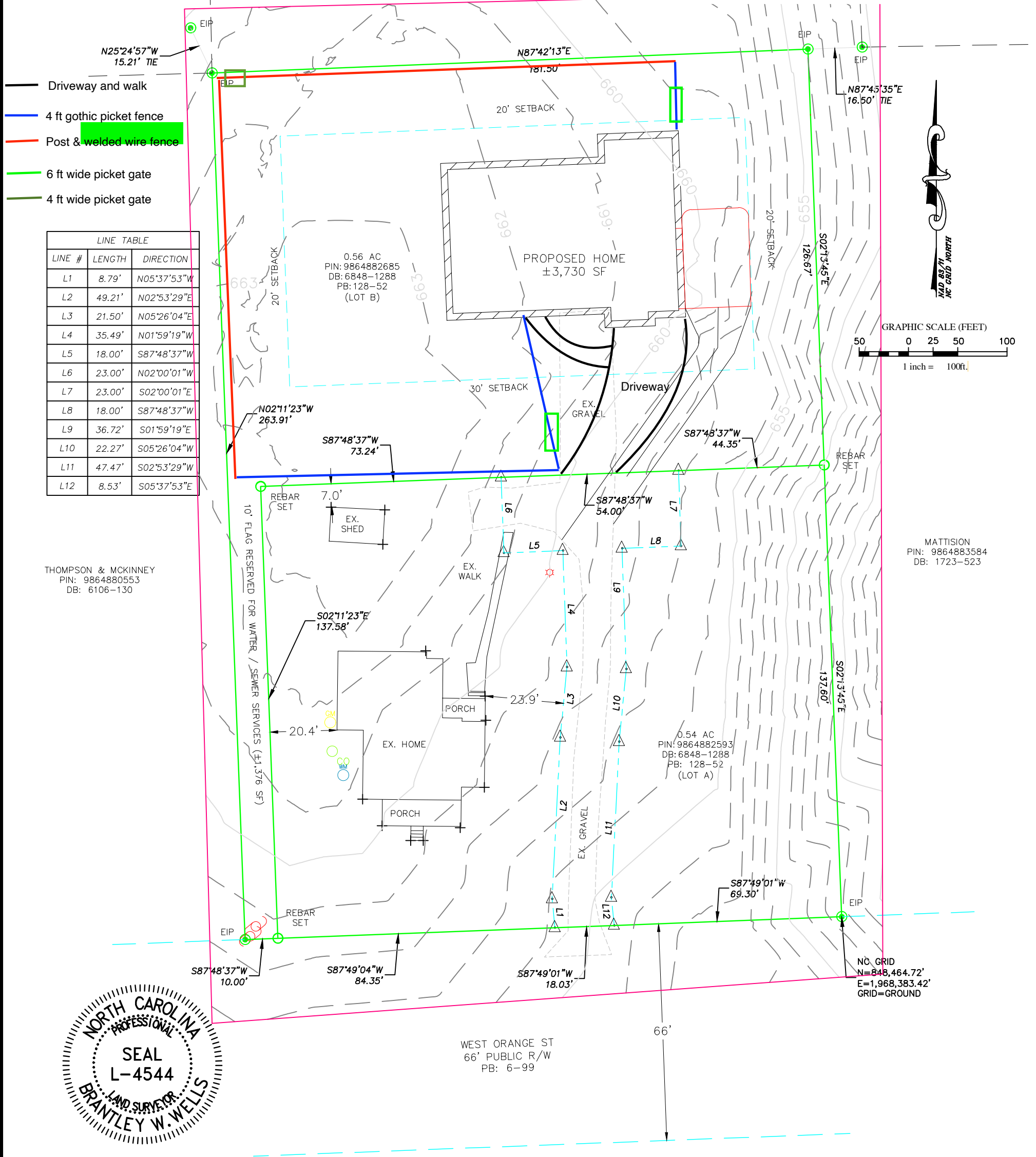


PEAY
PIN: 9864880831
DB: 142-512

REVOCABLE LIVING TRUST OF SPRING DAWSON-MCCLURE
PIN: 9864881891
DB: 6850-77

- Driveway and walk
- 4 ft gothic picket fence
- Post & welded wire fence
- 6 ft wide picket gate
- 4 ft wide picket gate

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	8.79'	N05°37'53"W
L2	49.21'	N02°53'29"E
L3	21.50'	N05°26'04"E
L4	35.49'	N01°59'19"W
L5	18.00'	S87°48'37"W
L6	23.00'	N02°00'01"W
L7	23.00'	S02°00'01"E
L8	18.00'	S87°48'37"W
L9	36.72'	S01°59'19"E
L10	22.27'	S05°26'04"W
L11	47.47'	S02°53'29"W
L12	8.53'	S05°37'53"E



MATTISON
PIN: 9864883584
DB: 1723-523

THOMPSON & MCKINNEY
PIN: 9864880553
DB: 6106-130



PROJECT NO.
24-019

DRAWING NAME
SITE DEVELOPMENT

SURVEYOR: BWW

DRAWN BY: BWW

SURVEYED BY: BWW

SITE DEVELOPMENT PLAN FOR
HEELSBOROUGH PROPERTIES LLC

HILLSBOROUGH TWP., ORANGE CO., NORTH CAROLINA
PROPERTY AS DESCRIBED IN DEED BOOK 6848 PAGE 1288
STANDING IN THE NAME OF
HEELSBOROUGH PROPERTIES LLC

BRANTLEY W. WELLS, PLS

1314 U.S HIGHWAY 70 E
Hillsborough, NC 27278-8551
Voice: (919) 730-2524
WELLS.L4544@GMAIL.COM

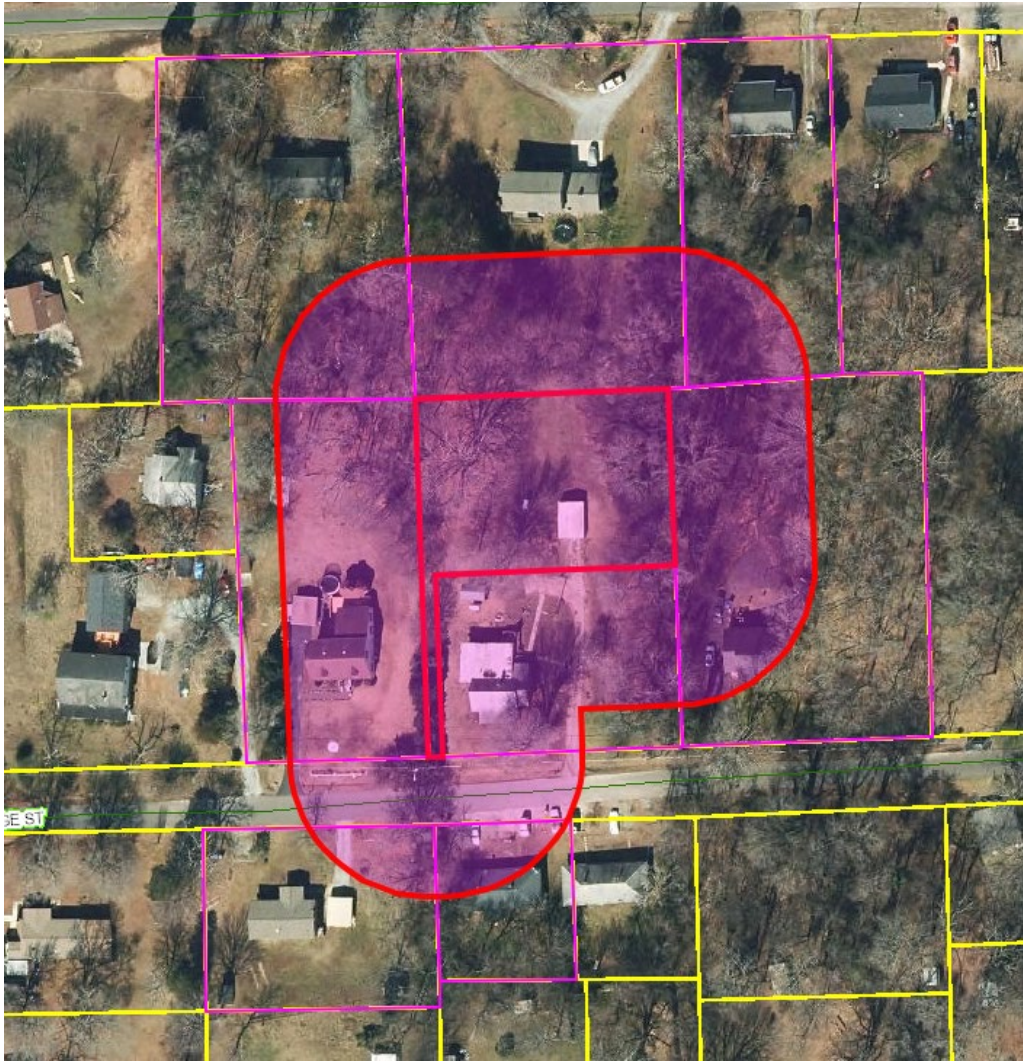
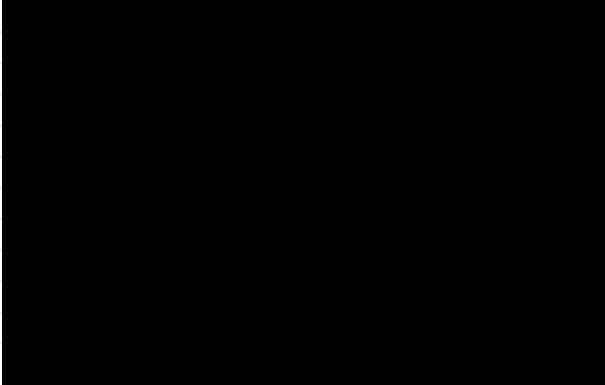
51

I, Joseph Hoffheimer, hereby certify that all property owners within 100 feet of and the owners of PIN 9864882685 (the affected property) have been sent a letter of notification of the Certificate of Appropriateness application before the Historic District Commission by first class mail in accordance with the Hillsborough Zoning Ordinance.

6/10/2026
Date

Joseph Hoffheimer
(for Hillsborough Planning Department)

PIN	ADDRESS1	CITY	STATE	ZIPCODE
9864880256	5783 SUITLAND RD	SUITLAND	MD	20746
9864880553	324 WEST ORANGE ST	HILLSBOROUGH	NC	27278
9864880831	329 W CORBIN ST	HILLSBOROUGH	NC	272782005
9864881288	307 MITCHELL ST	HILLSBOROUGH	NC	272782129
9864881891	325 W CORBIN ST	HILLSBOROUGH	NC	27278
9864882593	320 W ORANGE ST	HILLSBOROUGH	NC	27278
9864882685	320 B WEST ORANGE ST	HILLSBOROUGH	NC	27278
9864883584	310 W ORANGE ST	HILLSBOROUGH	NC	27278
9864883851	315 W CORBIN ST	HILLSBOROUGH	NC	27278



ITEM #6. D:

Address: 131 E. Queen St.

Year Built: c. 1884

Historic Inventory Information (2013)

One of the best-preserved Italianate-style houses in Hillsborough, the Webb-Patterson House (Mid-Lawn), is a two-story gable-and-wing house prominently sited on the northwest corner of East Queen and North Cameron streets. The house is three bays wide with a projecting two-story wing on the right (east) end and a two-story, side-gabled wing at the rear (north) that project beyond the right elevation. It has plain weatherboards, two-over-two wood-sash windows, three interior corbelled brick chimneys, and sawn brackets at the roofline. The entrance, centered on the façade, has a double-leaf one-light-over-three-panel door with etched glass. It is sheltered by a one-story, hip-roofed porch that extends across the left two bays of the façade and is supported by chamfered posts with sawn brackets and has a turned balustrade. There is a projecting, bay window on the right end of the façade with flush wood panels above and below the windows and brackets at the roofline. An entrance on the right elevation has a double-leaf two-panel door that is sheltered by a three-bay-wide, hip-roofed porch supported by chamfered posts with sawn brackets. There is a two-story, hip-roofed wing at the rear and a series of one-story additions that connect to an original brick kitchen with six-over-two wood-sash windows and an interior brick chimney. According to the current owner, James Webb Jr. had the house built in 1881, and in 1919 it was sold to David and Elizabeth Patterson. County tax records date the building to 1881. There is a stone wall along the south edge of the property and mature boxwoods line the front walkway. An original barn and servants quarters have been lost.

Proposed work

- Add a second-story bathroom
- Remove and replace the west bay with a rectangular addition and glass room
- Replace one west window with three windows

Application materials

- Certificate of Appropriateness (COA) application
- Narrative
- Historic and existing photos
- Examples of similar projects within the historic district
- Material list
- Site plan
- Existing and proposed elevations

Applicable Design Standards

- *Additions to Residential Buildings:* 1-14
- *Windows:* 1, 2, 8, 10
- *Roofs:* 1, 8, 12
- *Doors:* 1, 2, 8
- *Paint and Exterior Color:* 3, 5

Staff Comments

- The sections of the house proposed to be altered are more recent additions. Staff could not find

any construction dates aside from the 1998 second-story bathroom addition.

- Painting of unpainted brick has been a past concern in the historic district. The brick proposed to be painted in this case is not visible from the street, matches existing brick, and is new.



TOWN OF
HILLSBOROUGH

APPLICATION Certificate of Appropriateness and Minor Works

Planning and Economic Development Division
101 E. Orange St., PO Box 429, Hillsborough, NC 27278
919-296-9470 | Fax: 919-644-2390
planning@hillsboroughnc.gov
www.hillsboroughnc.gov

9874172771

R-20

131 E Queen St

Orange County Parcel ID Number

Zoning District

Address of Project

Elizabeth Frankenberg/Duncan Thomas

Property Owner (if different than applicant)

Property Owner's Mailing Address

City, State ZIP

Property Owner's Phone Number

Property Owner's Email



Description of Proposed Work: _____

Estimated Cost of Construction: \$ \$150,000

The Historic District Design Standards, Exterior Materials Compatibility Matrix, and Certificate of Appropriateness application process can be found on the Town of Hillsborough's website: <https://www.hillsboroughnc.gov/hdc>.

Applicant and Owner Acknowledgment and Certification

I am aware that Historic District Design Standards, Exterior Materials Compatibility Matrix, and Unified Development Ordinance requirements are the criteria by which my proposal will be evaluated for compatibility, and I certify that I, and/or my design professional under my direction, have reviewed my application materials with Planning Staff for compliance to the standards in those adopted documents. I understand that I, or my representative, must attend the HDC meeting where this application will be reviewed. I further understand that town employees and/or commissioners may need access to my property with reasonable notice to assess current conditions, and to assist them in making evidence-based decisions on my application and that I am not to speak to any commissioner about my project until the public meeting at which it is under consideration.

Elizabeth Frankenberg 3/18/2026
Applicant's Signature (Optional) Date

Elizabeth Frankenberg 3/18/2026
Property Owner's Signature (Required) Date

Submittal Requirements

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- Existing **and** Proposed Dimensioned Plans (see below):
 - Site Plan (if changing building footprint or adding new structures, impervious areas or site features, including hardscaping)
 - Scaled Architectural Plans (if changing building footprint or new construction)
 - Scaled Elevations (if adding or changing features of a structure)
 - Landscaping Plans (required for all new construction and for significant landscaping or tree removal and re-planting)
 - Tree Survey (required for new construction when trees over 12" diameter at breast height are on site - show both existing and those to be removed)
 - Sign Specifications (if adding, changing, or replacing signage)
- Itemized list of existing and proposed exterior materials including photos and specifications, colors, etc. (Siding, trim and fascia, roof and foundation materials, windows, shutters, awnings, doors, porch and deck flooring, handrails, columns, patios, walkways, driveways, fences and walls, and signs, etc.).
- Photographs, material samples, examples of comparable properties in the district (if using them as basis for specific designs), plans, or drawings that will help to clarify the proposal, if applicable, or if required by staff as part of the review.

Staff Use Only:

**COA fee (\$1 per \$1000 of construction costs, \$10 minimum)
or Minor Works fee (\$10 flat fee):**

Amount: \$ 150.00

After-the-fact application (\$100 or double the COA fee*):
**whichever is greater*

Amount: \$ _____

Total Due: \$ 150.00

Receipt #: _____ Received by: _____ Date: _____

This application meets all Unified Development Ordinance requirements and has been reviewed for compliance with all approved materials.

N/A Yes

Zoning Officer: _____

This application meets public space division requirements.

N/A Yes

Public Space Manger: _____

Historic Architectural Inventory Information

Original date of Construction: _____

Description of the Property:

Applicable Design Standards:

Other reviews needed?

Hillsborough Zoning Compliance Permit Orange County Building Permit Other: _____

Minor Works Certificate of Appropriateness Application Decision

Approved Referred to HDC

Minor Works Reference(s): _____

Certificate of Appropriateness Decision

Approved Denied

Commission Vote: _____

Conditions or Modifications (if applicable):

Historic District Staff Signature

Date

Certificate of Appropriateness Narrative for: 131 E Queen Street

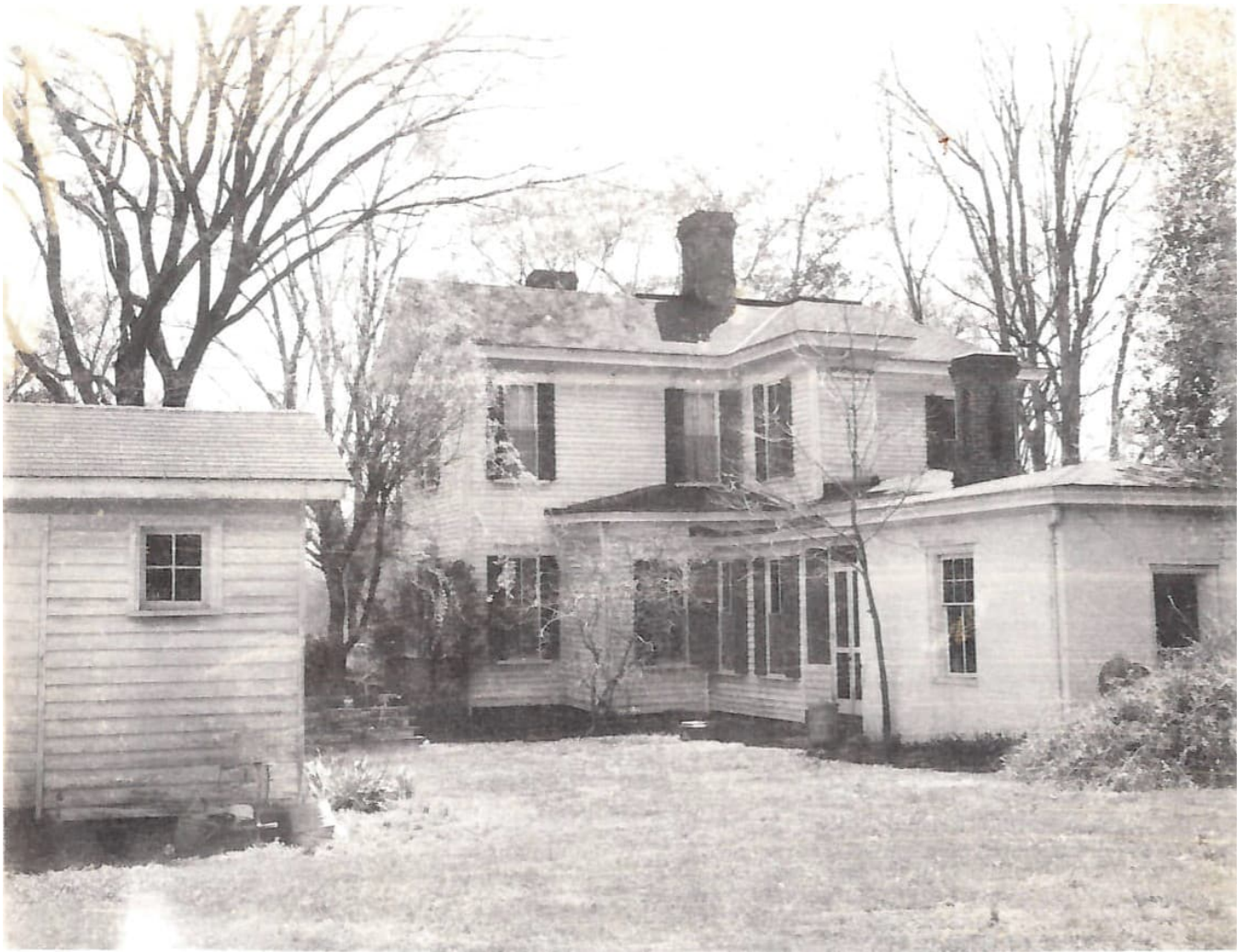
HOUSE NARRATIVE:

Per the Town's inventory: One of the best-preserved Italianate-style houses in Hillsborough, the Webb-Patterson House (Mid-Lawn), is a two-story gable-and-wing house prominently situated on the northwest corner of East Queen and North Cameron streets. The house is three bays wide with a projecting two-story wing on the right (east) end and a two-story, side-gabled wing at the rear (north) that project beyond the right elevation. It has plain weatherboards, two-over-two wood-sash windows, four interior corbelled brick chimneys, and sawn brackets at the roofline. The entrance, centered on the façade, has a double-leaf one-light-over-three-panel door with etched glass. It is sheltered by a one-story, hip-roofed porch that extends across the left two bays of the façade and is supported by chamfered posts with sawn brackets and has a turned balustrade. There is a projecting, bay window on the right end of the façade with flush wood panels above and below the windows and brackets at the roofline. An entrance on the right elevation has a double-leaf two-panel door that is sheltered by a three-bay-wide, hip-roofed porch supported by chamfered posts with sawn brackets. There is a two-story, hip-roofed wing at the rear and a series of one-story additions that connect to an original brick kitchen with six-over-two wood-sash windows and an interior brick chimney. According to the current owner, James Webb Jr. had the house built in 1881, and in 1919 it was sold to David and Elizabeth Patterson. In 1974 the house was purchased by Dirk and Susan Frankenberg. Originally it would have been typical that the current brick furnace building was a detached kitchen, but at some point, the brick structure was connected to the house by a screen breezeway. It appears that at some point prior to 1974 a small 2nd story stairwell was constructed off the rear to accommodate a staircase through an upstairs bedroom closet down to the kitchen. Also, prior to 1974 the rear west side porch was enclosed with windows and a second story was added. In 1998 a 2nd story bathroom was constructed on the northeast corner over the 1st story laundry room. Additionally, a small room was constructed between the screen breezeway, brick furnace building and the kitchen with a west facing projecting bay window. County tax records date the building to 1881. There is a stone wall along the south edge of the property and mature boxwoods line the front walkway. An original barn and servants' quarters have been lost.

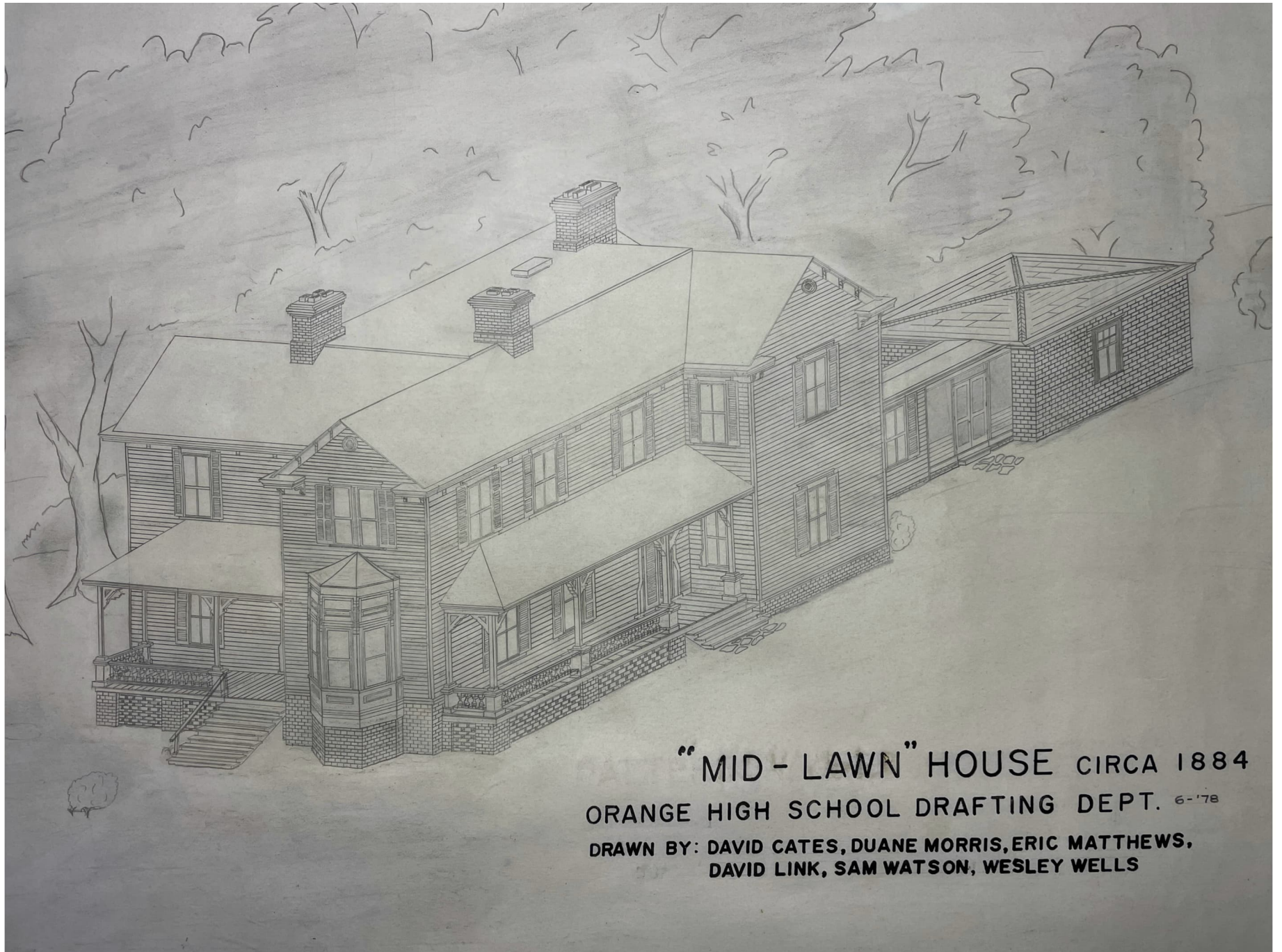
Please see existing condition photos below:



1975 Photo taken from intersection of E. Queen St & N. Cameron Street looking NW



1975 photo of north elevation looking southwest (notice 1 story bumpout in the corner as it will have a 2nd story addition on 1998)



"MID - LAWN" HOUSE CIRCA 1884
ORANGE HIGH SCHOOL DRAFTING DEPT. 6-'78
DRAWN BY: DAVID CATES, DUANE MORRIS, ERIC MATTHEWS,
DAVID LINK, SAM WATSON, WESLEY WELLS



1998 photo of north elevation looking southwest prior to renovation



1998 west elevation prior to renovation



Current photo of northeast elevation showing 1998 2nd story bathroom addition & 1st story roof modification



Current photo of east elevation



Current photo of awkward intersection of roof/double fascia into brick furnace building roof



Another current photo of double fascia



Current photo of multiple rooflines looking south from roof of brick furnace building



Current photo showing intersecting rooflines



Current photo of west elevation showing 1998 addition between kitchen and brick furnace building



Current photo showing 1998 addition between kitchen and brick furnace building



Current photo of rear elevation looking south

PROJECT DESIGN OBJECTIVES, METHODOLOGY AND SCOPE:

The design objectives were to add a 2nd story bathroom off the northwest bedroom, modernize the 1975 kitchen with more light on the west side of the house, create a large glass room looking out on the pool area, organize the myriad rooflines into a more cohesive and attractive manner. One of the additional main objectives was to maintain the historical look of the house from Queen Street and Cameron Street as much as possible. The least obtrusive way to incorporate the 2nd story bathroom was to slightly enlarge the existing rear 2nd story stairwell to the north and to the west and by utilizing the same roof pitch that was introduced for the 1998 2nd story bathroom addition on the northeast corner. In order to create more light on the west side of the kitchen three new wood two over two true divided lite windows (at cabinet height) are proposed in place of the single wood two over two window (which currently has a kitchen cabinet in front of it). The existing projecting bay is proposed to be converted to a rectangle (with aluminum clad sliding patio doors) and the roof (and ceiling) raised to match the original kitchen's roof/ceiling. The original kitchen roof pitch, brackets and trim is to be matched as well as the window. The proposed glass room will have a painted brick in homage to the brick furnace building (although the room is mostly glass). To keep the appearance of the brick furnace building's roof a "flat" membrane roof is proposed for the glass room just below the fascia of the brick building. The walls of the glass room are proposed to be foldable aluminum glass doors on the west and north side. All proposed new windows will be two over two wood true divided lite windows with wood trim and operable shutters. All colors proposed are to match the existing house colors. All trim and brackets proposed shall be wood. The new doors on the west elevation will be aluminum clad.

LANDSCAPING

No changes

LIGHTING

No additional lighting proposed

SIMILAR PROJECTS WITHIN HISTORIC DISTRICT



144 North Wake St – historic house on the corner with side and rear modifications



110 East Queen Street – historic house w/ rear modifications incl. similar “flat” roof screen room



110 West Tryon Street – home with rear modifications



118 West Tryon Street – historic house w/ rear modifications



This house located at 107 N Wake Street has a rear modification.



This house (114 N Wake Street) has a rear modification.



This house at 121 N Wake Street has a rear modification.

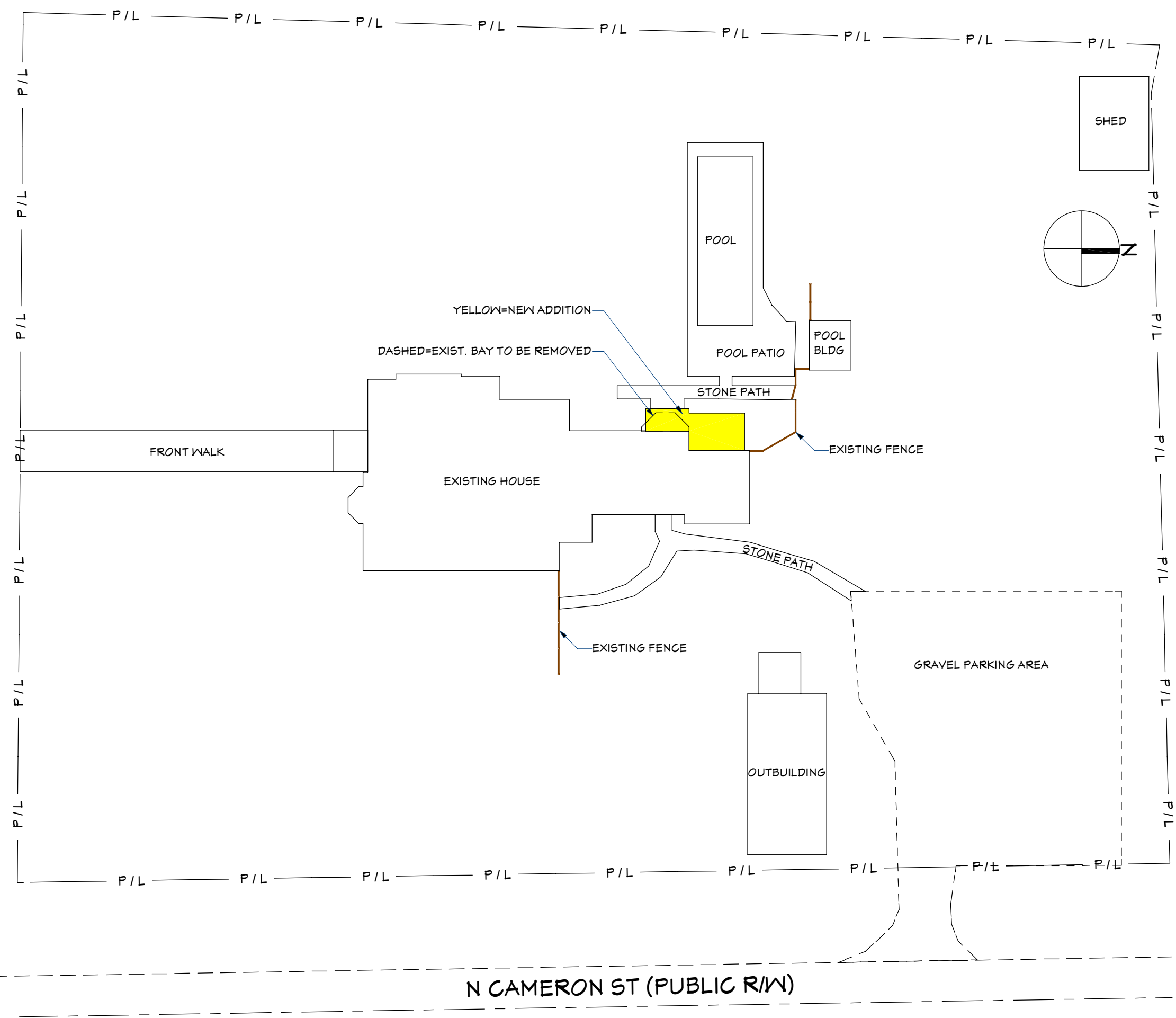


The historic house located at 219 W. Queen Street has a rear modification

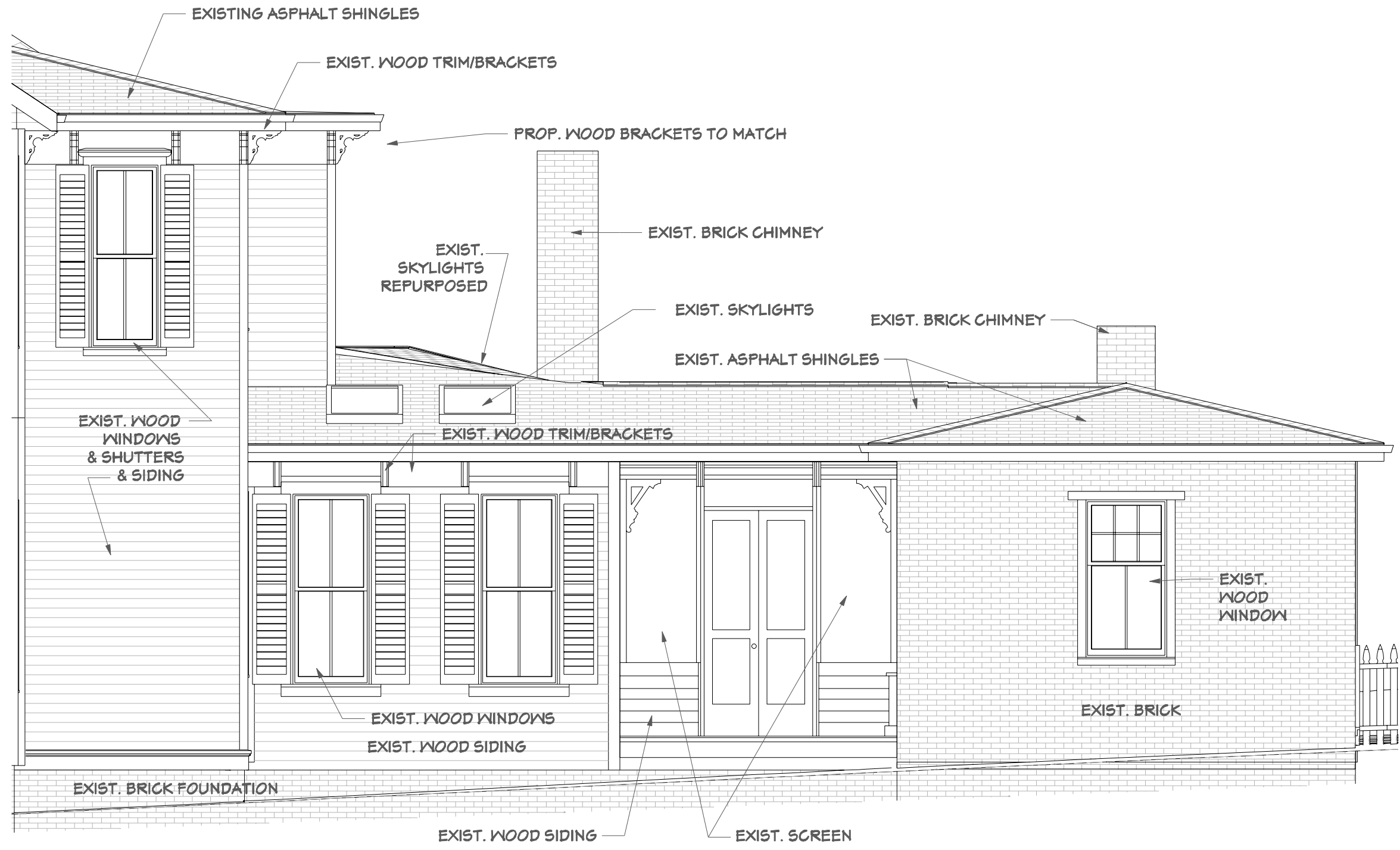
MATERIAL LIST

Item	Proposed Material(s)	Color
Siding	wood	Match existing
House Trim	wood	Match existing
Brackets	Wood	Match existing
Roof (except “flat roof”)	Asphalt shingles	match existing
Glass Room Roof	membrane	black (matches existing)
Window sashes	True divided lite wood	Match existing
Window trim	Wood	Match existing
Awnings	none proposed	n/a
Front Door	no change	n/a
Rear patio doors	aluminum clad wood	Match existing
Rear patio door trim	wood	Match existing
Shutters	Operable wood	Match existing
Columns	no change	n/a
Front steps	no change	n/a
Walkways	no change	n/a
Driveways	no change	n/a
Fences	no change	n/a

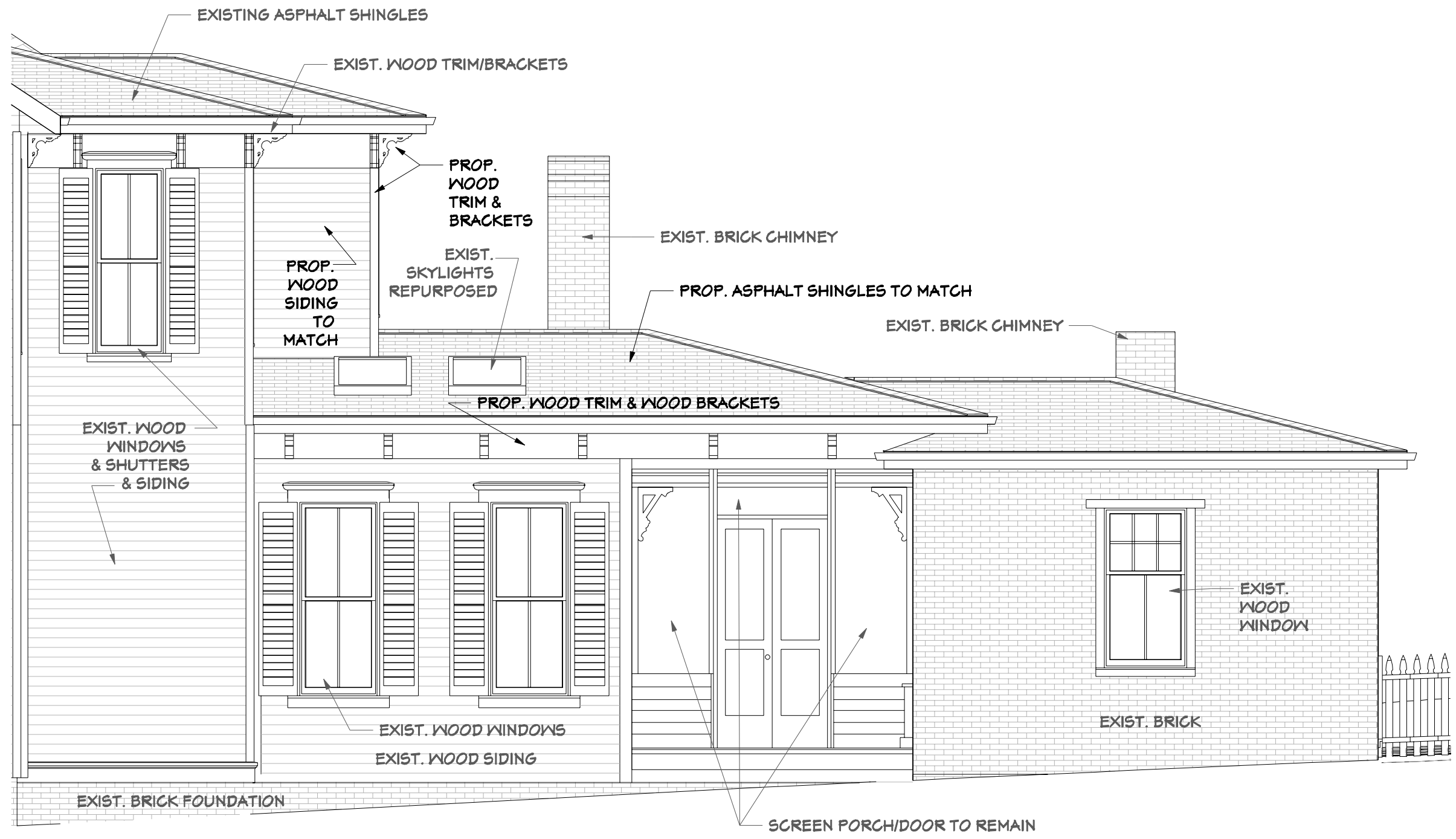
E QUEEN ST (PUBLIC R/W)



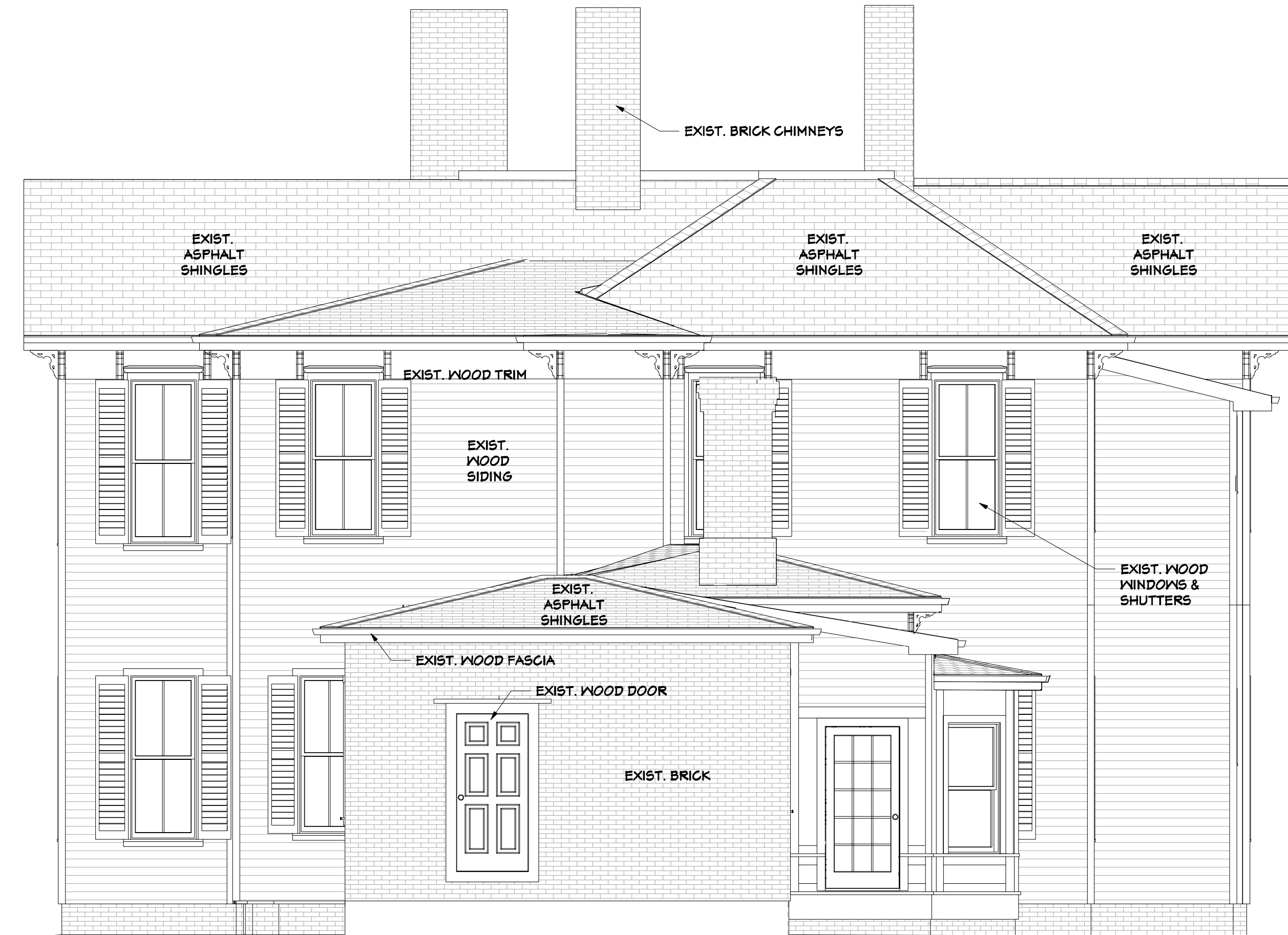
Site Plan 1"=25'



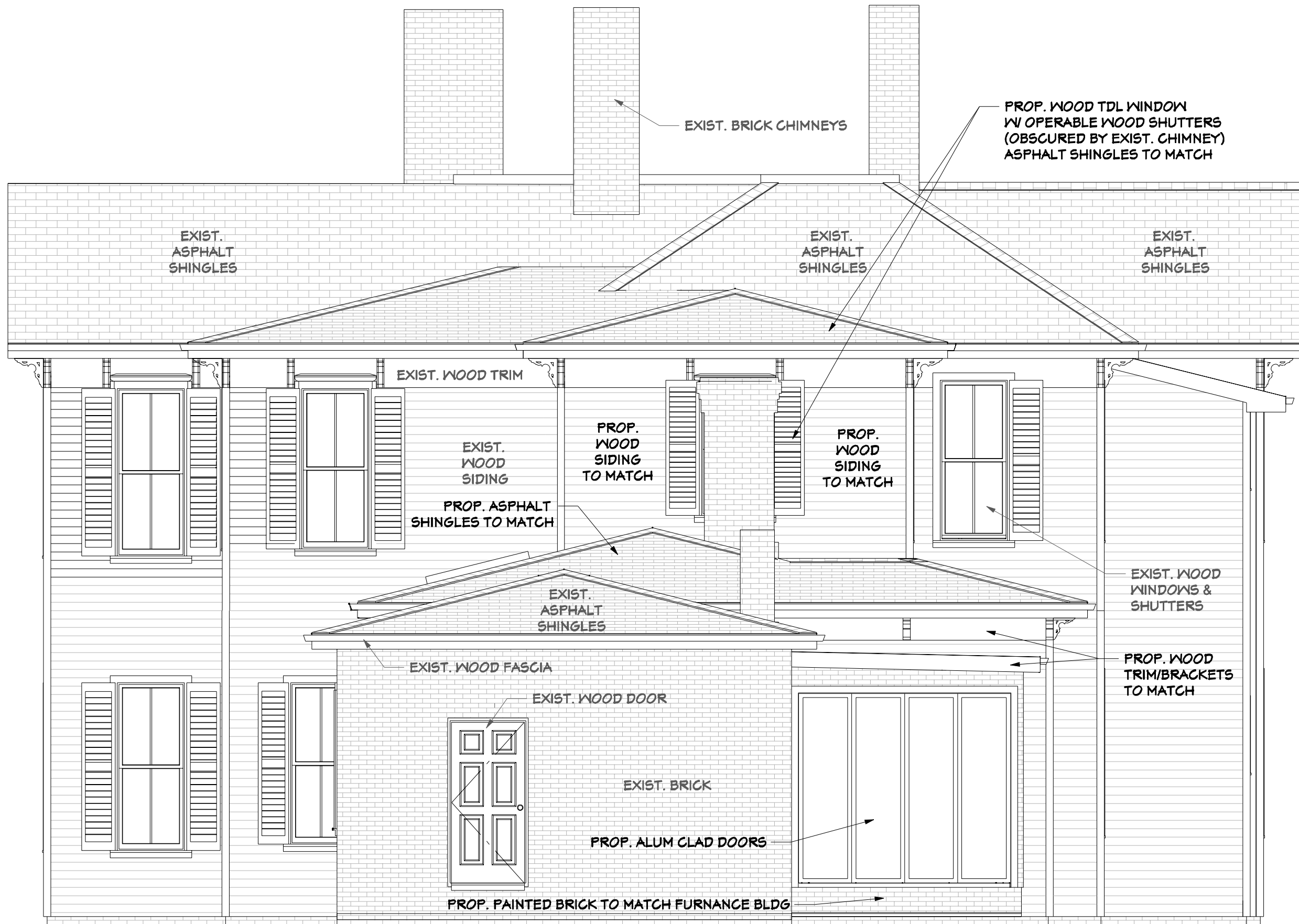
EXISTING EAST ELEVATION



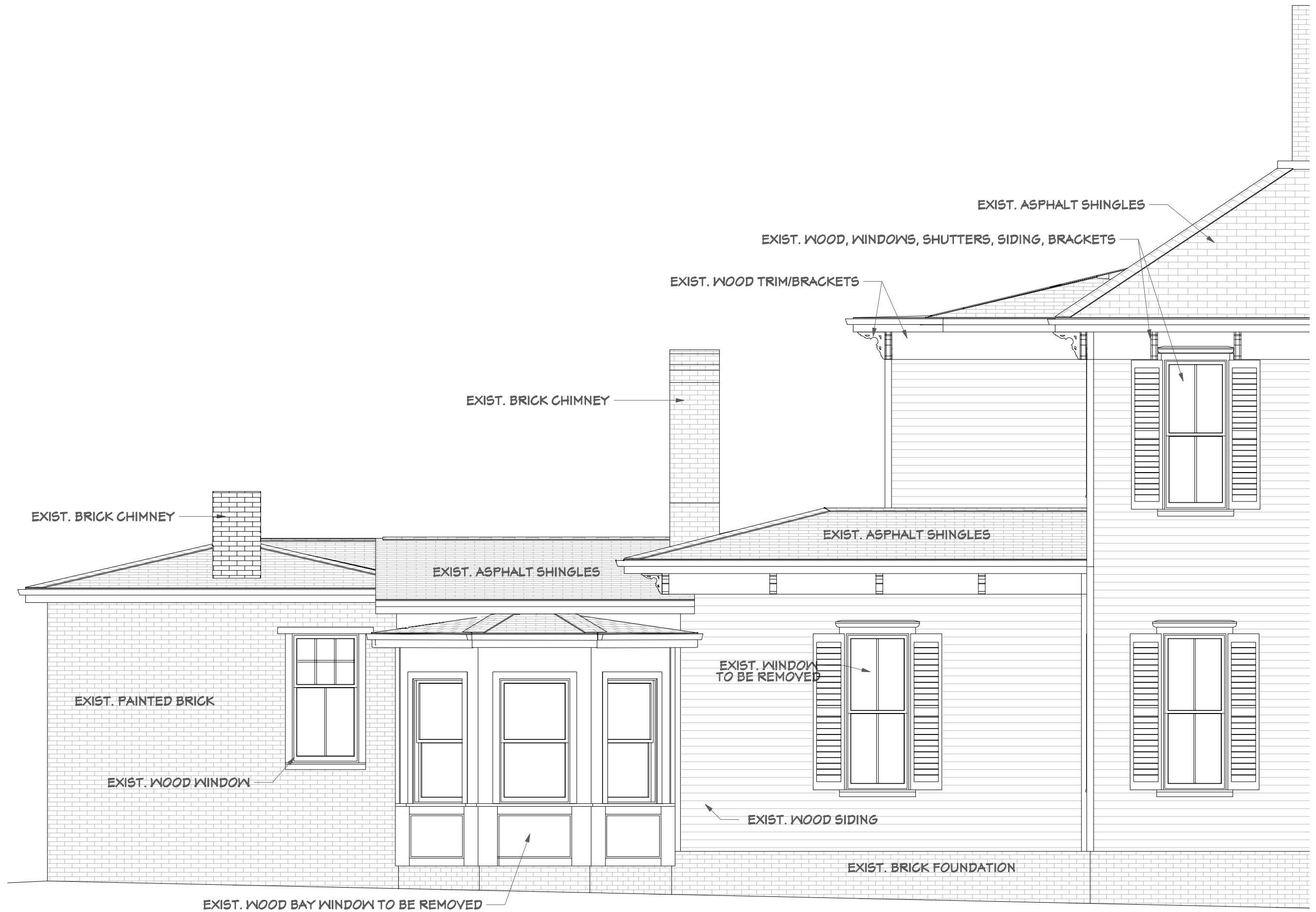
PROPOSED EAST ELEVATION



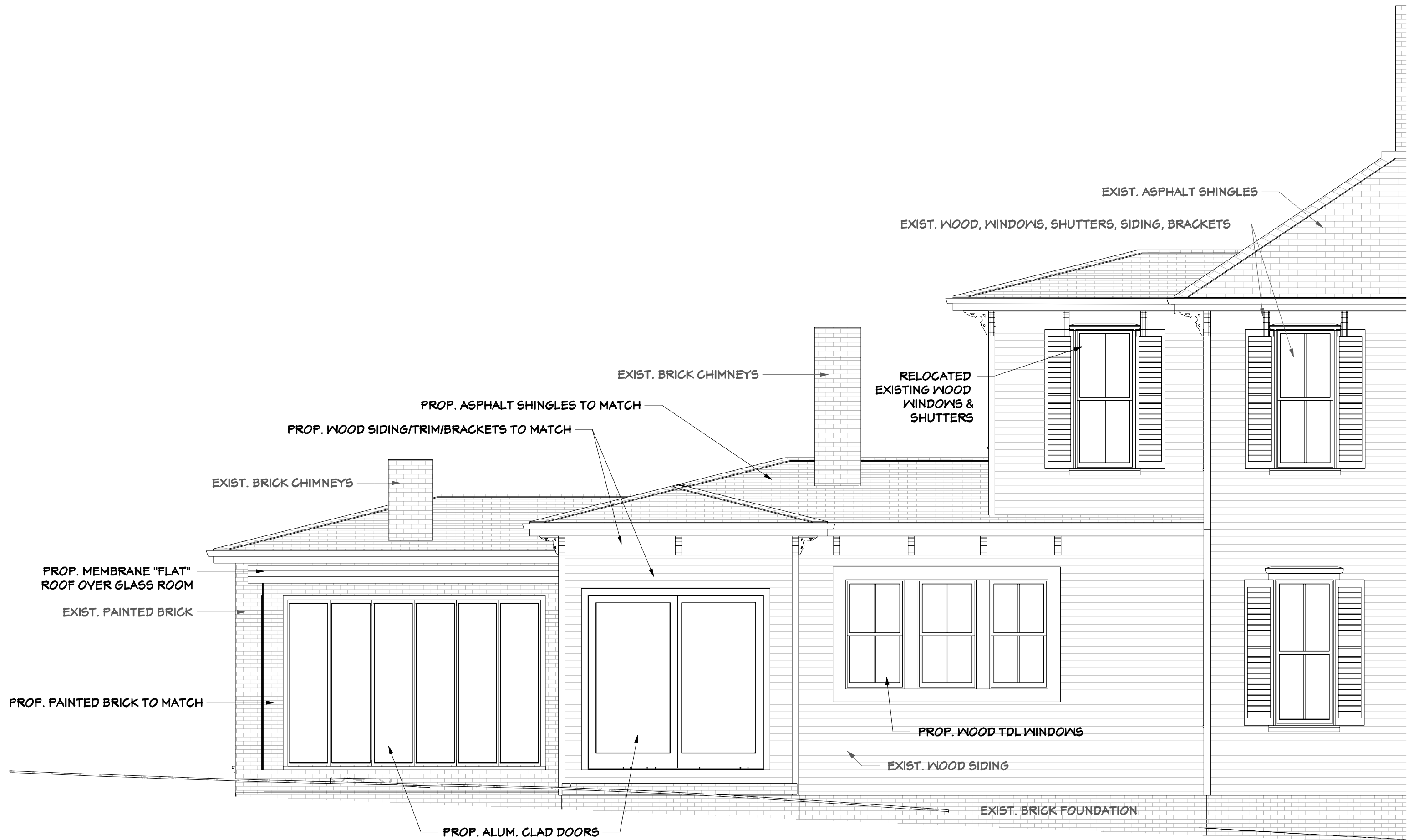
Existing North Elevation



PROPOSED NORTH ELEVATION



EXISTING WEST ELEVATION



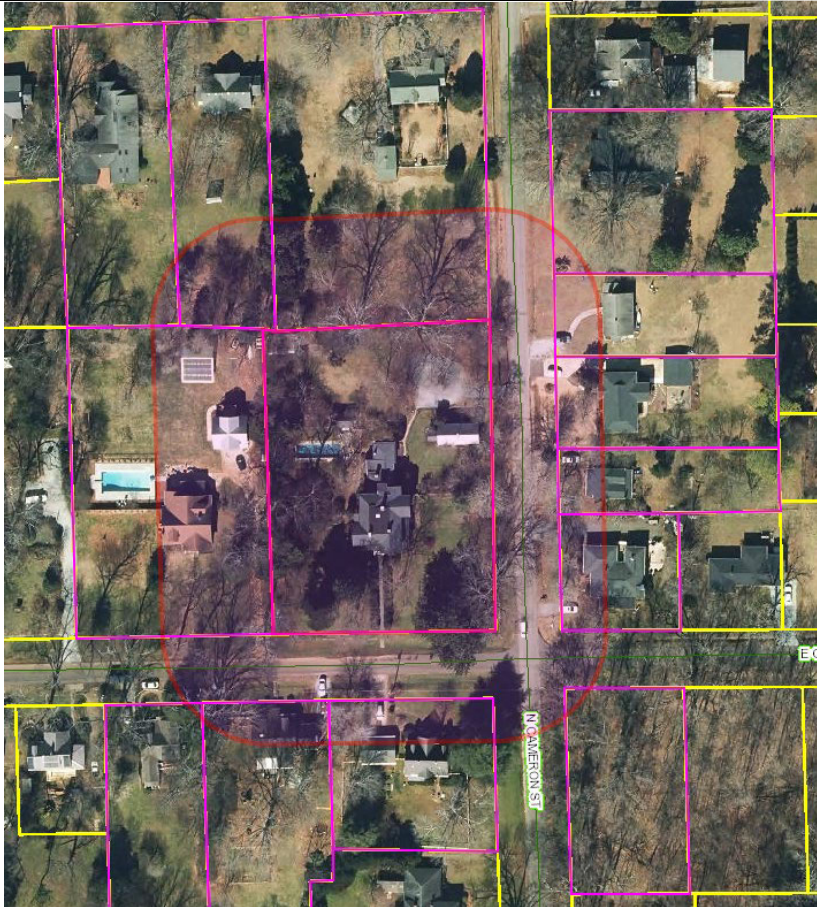
PROPOSED WEST ELEVATION

I, Joseph Hoffheimer, hereby certify that all property owners within 100 feet of and the owners of PIN 9874172771 (the affected property) have been sent a letter of notification of the Certificate of Appropriateness application before the Historic District Commission by first class mail in accordance with the Hillsborough Zoning Ordinance.

6/10/2026
Date

Joseph Hoffheimer
(for Hillsborough Planning Department)

PIN	ADDRESS1	CITY	STATE	ZIPCODE
9874170790	123 E QUEEN ST	HILLSBOROUGH	NC	27278
9874170933	120 E UNION ST	HILLSBOROUGH	NC	272782146
9874171302	122 E QUEEN ST	HILLSBOROUGH	NC	27278
9874171393	126 E QUEEN ST	HILLSBOROUGH	NC	27278
9874171925	124 E UNION ST	HILLSBOROUGH	NC	27278
9874172771	4004 TYNDRUM DR	DURHAM	NC	27705
9874172955	132 E UNION ST	HILLSBOROUGH	NC	27278
9874173319	130 E QUEEN ST	HILLSBOROUGH	NC	27278
9874174691	302 N CAMERON ST	HILLSBOROUGH	NC	27278
9874175477	121 N WAKE ST	HILLSBOROUGH	NC	27278
9874175629	302 N CAMERON ST	Hillsborough	NC	27278
9874175726	308 N CAMERON ST	HILLSBOROUGH	NC	27278
9874175823	310 N CAMERON ST	HILLSBOROUGH	NC	27278
9874175915	316 N CAMERON ST	HILLSBOROUGH	NC	27278



ITEM #6. E:

Address: 437 Dimmocks Mill Rd.

Year Built: 1896, 1904, c. 1917, c. 1923, c. 1970, c. 1971

National Register Nomination Information (2011)

1917 Weaving House, not extant [C1], and additions [C2 - C7]

A building for weaving [C1] was constructed circa 1917 which ran parallel to the 1896 and 1904 buildings, across the railroad siding tracks. Prior to the loss of the weaving house to fire in 1987, the space between it and the main mill was enclosed [C4] in c. 1971. The area where the weaving house [C1] once stood now serves as a gravel parking lot for the mill complex. Only remnants of the weaving house foundation, a c. 1971 small, brick, shed-roofed addition [C2] (a non-contributing structure), and a brick loading dock covered with a modern flat metal-roof [C3] attached to the south end of the east elevation of the 1971 infill section at the south end of the empty space remain. The west wall of the small addition [C2] was part of the east wall of the weaving house, and bricked in window openings are still present in this section of wall and on the east wall of the infill section [C4], which is actually the exposed west interior wall of the weaving house.

The two-story infill section [C4] has steel post and I-beam construction and a shallow metal decking gable roof, and added 60,000 square feet to the mill complex. A three-story brick elevator tower sits at the south corner of this enclosure, within the footprint of the 1904 section [B1]. In the early 1970s, the entire north facade of the mill was veneered to give the appearance of a continuous structure instead of a mishmash of the three different sections. No windows exist on the northwest or southeast walls of the infill addition [C4]. A large loading bay door was added to the northwest facade, likely in the mid-1980s after mill operations stopped.

Around 1971, another addition of over 12,000 square feet [C5] was built off the northwest exterior wall of the 1917 weaving house [C1]. This single-story brick addition has a flat roof, a single entrance on the northwest elevation, and a loading bay garage door on the northeast elevation. Two small single-story brick additions [C6 and C7] were made to this section in c. 1985, and they function as office space. The larger of the two additions [C6] has four single-pane square windows, an entry on the northeast elevation, and a large three-pane black aluminum store-front window on the southeast elevation. The smaller addition is largely blind save a single metal door on the northeast elevation.

Proposed work

- Add two temporary modular classroom units to the east parking lot.

Application materials

- Certificate of Appropriateness (COA) application
- Narrative
- Supporting documentation
- Supplemental narrative
- Additional site plan

Supplemental materials

- National Register nomination

Applicable Design Standards

- *Secretary of the Interior's Standards for Rehabilitation:* 1, 2, 4, 6, 9, 10

Staff Comments

- The cited section of the National Register nomination describes the portions of the mill closest to the proposed modular classroom installation. The entire nomination is attached for reference.
- The narrative and supplemental narrative propose differing numbers of modular units, but the applicant confirmed that only two units are proposed.
- As a reminder, the commission's role is to address the proposal's compatibility with the landmark.



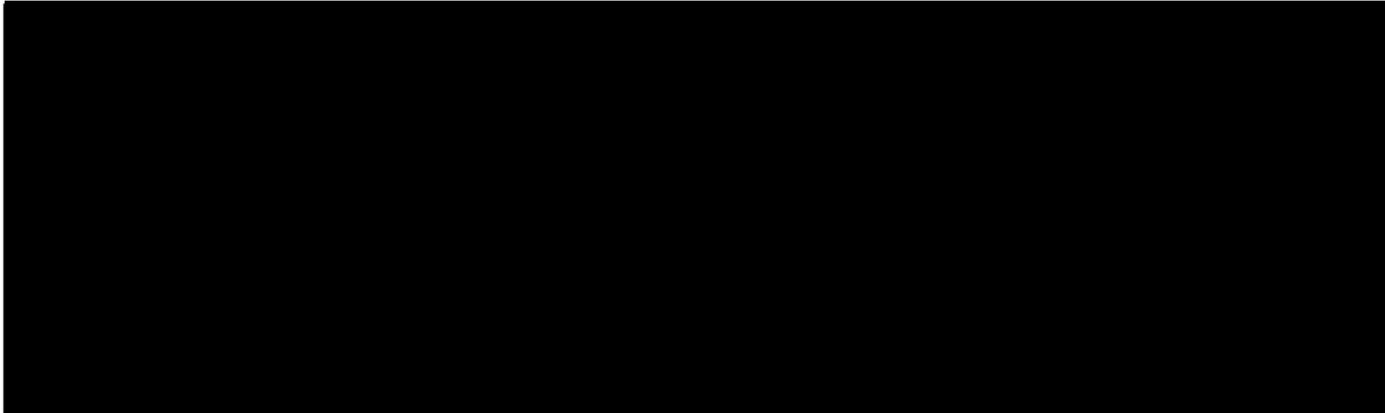
TOWN OF
HILLSBOROUGH

APPLICATION

Certificate of Appropriateness and Minor Works

Planning and Economic Development Division
101 E. Orange St., PO Box 429, Hillsborough, NC 27278
919-296-9470 | Fax: 919-644-2390
planning@hillsboroughnc.gov
www.hillsboroughnc.gov

<u>9864646207.002</u>	<u>GI</u>	<u>437 Dimmocks Mill Rd, Suite #33, Hillsborough, NC</u>
Orange County Parcel ID Number	Zoning District	Address of Project
<u>The Expedition School</u>		<u>Eno Side LLC: Atten. Jocelyn Wells</u>
Applicant Name		Property Owner (if different than applicant)



Description of Proposed Work: Two temporary modular classroom units added to the parking lot for use while construction of permanent space is completed

Estimated Cost of Construction: \$ \$150,000 + lease cost of modular units

The Historic District Design Standards, Exterior Materials Compatibility Matrix, and Certificate of Appropriateness application process can be found on the Town of Hillsborough's website: <https://www.hillsboroughnc.gov/hdc>.

Applicant and Owner Acknowledgment and Certification

I am aware that Historic District Design Standards, Exterior Materials Compatibility Matrix, and Unified Development Ordinance requirements are the criteria by which my proposal will be evaluated for compatibility, and I certify that I, and/or my design professional under my direction, have reviewed my application materials with Planning Staff for compliance to the standards in those adopted documents. I understand that I, or my representative, must attend the HDC meeting where this application will be reviewed. I further understand that town employees and/or commissioners may need access to my property with reasonable notice to assess current conditions, and to assist them in making evidence-based decisions on my application and that I am not to speak to any commissioner about my project until the public meeting at which it is under consideration.

Cody Shore 05/13/2026
Applicant's Signature (Optional) Date

Jocelyn Wells 05/13/2026
Property Owner's Signature (Required) Date

Last revised: December 2023

Submittal Requirements

The following documents and plans are required to accompany your COA application in order for it to be deemed complete and scheduled for commission review. Planning staff will determine when all submittal requirements have been met. The first FOUR complete COA applications submitted by the deadline will be heard on any HDC agenda.

All applications must include the following documents and plans:

(Provide a digital copy if plans are larger than 11"x17")

- Detailed narrative describing the proposed work and how it complies with all adopted standards.
- Existing **and** Proposed Dimensioned Plans {see below):
 - Site Plan (if changing building footprint or adding new structures, impervious areas or site features, including hardscaping)
 - Scaled Architectural Plans (if changing building footprint or new construction)
 - Scaled Elevations (if adding or changing features of a structure)
 - Landscaping Plans (required for all new construction and for significant landscaping or tree removal and re-planting)
 - Tree Survey (required for new construction when trees over 12" diameter at breast height are on site - show both existing and those to be removed)
 - Sign Specifications (if adding, changing, or replacing signage)
- Itemized list of existing and proposed exterior materials including photos and specifications, colors, etc. (Siding, trim and fascia, roof and foundation materials, windows, shutters, awnings, doors, porch and deck flooring, handrails, columns, patios, walkways, driveways, fences and walls, and signs, etc.).
- Photographs, material samples, examples of comparable properties in the district (if using them as basis for specific designs), plans, or drawings that will help to clarify the proposal, if applicable, or if required by staff as part of the review.

Staff Use Only:

**COA fee (\$1 per \$1000 of construction costs, \$150 minimum)
or Minor Works fee (\$1 per \$1000 of construction costs, \$25 minimum):** Amount: \$ _____

After-the-fact application (\$500): Amount: \$ _____

Demolition request review (\$50): Amount: \$ _____

Total Due: \$ _____

Receipt #: _____ Received by: _____ Date: _____

This application meets all Unified Development Ordinance requirements and has been reviewed for compliance with all approved materials.

N/A Yes Zoning Officer: _____

This application meets public space division requirements.

N/A Yes Public Space Manger: _____

Historic Architectural Inventory Information

Original date of Construction: _____

Description of the Property:

Applicable Design Standards:

Other reviews needed?

Hillsborough Zoning Compliance Permit Orange County Building Permit Other: _____

Minor Works Certificate of Appropriateness Application Decision

Approved Referred to HDC

Minor Works Reference(s): _____

Certificate of Appropriateness Decision

Approved Denied Commission Vote: _____

Conditions or Modifications (if applicable):

Historic District Staff Signature

Date



Completed Document Audit Report

Completed with SignWell.com

Title: Certificate of Appropriateness Application (1)

Document ID: dc63a931-deb6-4e69-8481-00c0a6d3aeab







Time Zone: (GMT+00:00) Coordinated Universal Time

Files

Certificate of Appropriateness Application (1).pdf - 3 pages

May 13, 2026 17:10:34 UTC

Activity

 Tammy Finch IP: 152.26.234.34	created the document (explorer@theexpeditionsschool.com)	May 13, 2026 17:10:34 UTC
 Tammy Finch IP: 152.26.234.34	sent the document to codyshore@theexpeditionsschool.com and jwells@hedgehogholdings.com	May 13, 2026 17:17:37 UTC
 Jocelyn Wells IP: 174.99.198.106	first viewed document (jwells@hedgehogholdings.com)	May 13, 2026 17:47:05 UTC
 Jocelyn Wells IP: 174.99.198.106	signed the document (jwells@hedgehogholdings.com)	May 13, 2026 18:09:44 UTC
 Cody Shore IP: 152.26.234.34	first viewed document (codyshore@theexpeditionsschool.com)	May 13, 2026 19:48:43 UTC
 Cody Shore IP: 152.26.234.34	signed the document (codyshore@theexpeditionsschool.com)	May 13, 2026 19:48:54 UTC

Request for Approval: Certificate of Appropriateness

Temporary Modular Classroom Units at The Expedition School

Located at the Eno River Mill, Hillsborough, North Carolina

Project Overview and Purpose

The Expedition School is seeking approval from the Hillsborough Historic District Commission to install three temporary modular units for a total of 5 classroom units on the school's campus at the historic Eno River Mill. The modular units would serve as a means to temporarily **accommodate currently enrolled students whose instructional spaces have been rendered inaccessible due to flood damage from Tropical Storm Chantal. The modular units will be a temporary measure, not visible from the street, while construction of the new classrooms is underway. This will not lead to increase in student enrollment and serves only to support the needs of the current student body.**

The flooding caused by Tropical Storm Chantal affected the school's facilities, necessitating construction of replacement classrooms for a portion of The Expedition School's students. During this period, several classrooms and educational spaces within the historic mill building are unavailable for student use. To ensure continuity of instruction and to maintain appropriate learning conditions while construction is underway, the school requires temporary instructional space to serve its existing student population.

The proposed modular classroom units represent a **short-term, transitional solution** designed to support students during construction activities, while ensuring the continued preservation and sensitive treatment of the historic Eno River Mill.

Description of the Proposed Modular Units

The temporary modular units will function as general classrooms and quiet learning spaces for students displaced from flood-impacted areas of the building. The units will be:

- **Temporary and fully reversible**, requiring no permanent foundations or attachment to the historic mill structure
- **Freestanding**, ensuring no physical impact to historic walls, materials, or architectural elements
- **Modest in size and height**, remaining subordinate to the historic mill building
- Finished in **neutral, understated exterior colors and materials** compatible with the historic and natural setting

The modular classrooms will be in use only during the period necessary to complete construction of the new classrooms.

Site Placement and Visual Impact

The modular units will be placed in the Eno River Mill parking lot[ER1] . Placement has been carefully considered to ensure that the modular units:

- Do not obstruct primary views of the historic Eno River Mill
- Are visually minimized through setbacks

The temporary nature of the installation ensures that the historic setting and experience of the site remain intact throughout the construction period.

Compliance with Hillsborough Historic District Commission Standards

The proposed project complies with the Hillsborough Historic District Commission guidelines and the Secretary of the Interior's Standards for the Treatment of Historic Properties in the following ways:

1. **No Alteration of Historic Fabric**
The modular units require no modifications to the Eno River Mill.
2. **Temporary and Reversible Installation**
The modular classrooms are temporary and can be removed at the conclusion of construction without permanent impact to the site.
3. **Compatibility Without False Historicism**
The units are simple and contemporary in design, avoiding imitation of historic architecture while remaining visually compatible in scale and material.
4. **Subordinate Scale and Massing**
The modular units are clearly secondary to the historic mill building and do not compete with or diminish the site's historic character.
5. **Preservation of Setting and Views**
Placement avoids significant sightlines and preserves the relationship between the historic structure and surrounding landscape.
6. **Minimal Site Disturbance**
Installation will avoid impacts to archaeological resources, mature vegetation, and other contributing site features.

Educational and Community Benefit

The temporary modular classrooms allow The Expedition School to continue serving its current students safely and effectively while construction following the catastrophic effects of Tropical Storm Chantal are completed. This approach minimizes disruption to students' education and enables essential work to proceed without compromising safety or instructional quality.

By selecting a temporary, reversible solution, the school demonstrates its commitment both to student well-being and to the responsible stewardship of a historic resource within the Hillsborough Historic District.

Conclusion

The proposed modular classroom units are a practical, temporary response to flood-related displacement and ongoing construction at the historic Eno River Mill. The project prioritizes preservation, reversibility, and visual compatibility, while ensuring that current students can continue learning in appropriate, quiet, and accessible environments.

For these reasons, The Expedition School respectfully requests approval of this temporary installation from the Hillsborough Historic District Commission.

NOTE "A"
SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED DURING THIS SURVEY. ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS WHICH MAY AFFECT THE USE OF THIS TRACT.

NOTE "B"
THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ARE BASED ON VISIBLE EVIDENCE AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON, AND ADDITIONAL BURIED UTILITIES MAY EXIST. CONTACT THE APPROPRIATE UTILITY COMPANIES FOR INFORMATION REGARDING BURIED UTILITIES.

NOTE "C"
ALL DISTANCES ARE HORIZONTAL GROUND AND AREA BY COORDINATE COMPUTATION.

NOTE "D"
THIS SURVEY WAS DONE WITHOUT A TITLE SEARCH AND IS BASED ON REFERENCED INFORMATION. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH COULD AFFECT THIS PROPERTY.

NOTE "E"
EXERCISE SPECIFICALLY STATED OR SHOWN, THIS SURVEY DOES NOT REPORT ANY OF THE FOLLOWING EXAMINATIONS, OTHER THAN THOSE VISIBLE DURING FIELD EXAMINATION, BUILDING SETBACKS, RESTRICTIVE COVENANTS, ZONING OR LAND USE REGULATIONS AND ANY FACTS WHICH A TITLE SEARCH MAY DISCLOSE.

NOTE "F"
WETLANDS, JURISDICTIONAL WATERS OR OTHER CONDITIONS WHICH MAY BE REGULATED BY FEDERAL OR STATE OR LOCAL AGENCIES WERE NOT INVESTIGATED DURING THIS SURVEY. RIPARIAN BUFFERS AND OTHER RESTRICTIONS ON DEVELOPMENT MAY BE REQUIRED.

NOTE "G"
1. SEE PLAT "PROPERTY SURVEYED FOR TOWN OF HILLSBOROUGH, BY SUMMIT CONSULTING" BY WILLIAM H. MCCARTHY, JR., PLS NO 3248, DATED 18TH OF JANUARY, 2012 AND RECORDED IN ORANGE COUNTY R.O.D., PB 109/168.
2. SEE PLAT "PROPERTY SURVEYED FOR JANE W. ROBBEE, BY ENT LAND SURVEYS, INC" BY STEVE F. YURASZ PLS NO 2793, DATED 27TH OF JUNE, 1989 AND RECORDED IN ORANGE COUNTY R.O.D. PB 53/95.
3. SEE PLAT "EDWARD SAMUEL HOWLE, JANET M. HOWLE, RONALD INTRATOR, WENDY ANNE INTRATOR, THOMAS D. BEK, M. PATRICIA BEK, DEPARTMENT OF TRANSPORTATION BY FINKBEINER, PETTIS & STROUT, LTD. CONSULTING ENGINEERS" BY ROBERT K. RUSSELL, PLS NO 3386, DATED 6TH OF JUNE, 1992 AND RECORDED IN ORANGE COUNTY R.O.D. PB 60/4.

NOTE "H"
NO NCGS MONUMENTS WERE FOUND WITHIN 2000' OF THIS SITE.

NOTE "I"
THIS PROPERTY IS WITHIN THE LOWER END UNPROTECTED AREA OF THE NUSE RIVER BASIN.

NOTE "J"
PORTIONS OF THIS PROPERTY ARE LOCATED IN "ZONE AE" FLOODPLAIN FLOODPLAIN AS SHOWN ON FEMA PANELS 9884 MAP NUMBER # 371098400K REVISED 11/17/2017.

FLOOD ZONE BOUNDARIES TAKEN FROM THE NORTH CAROLINA FLOOD RISK INFORMATION SYSTEM (FRIS)

NOTE "K"
ZONING: (ARU) ADAPTIVE RE-USE
MINIMUM LOT AREA: 3 ACRES
MINIMUM SQ.FT. PER UNIT: 3,630 SQ. FT.
MINIMUM LOT WIDTH: 100 FT.
MAXIMUM BUILDING HEIGHT: 65 FT.
BUILDING FRONT SETBACK: 20 FT.
BUILDING SIDE SETBACK: 20 FT.
BUILDING REAR SETBACK: 20 FT.

NOTE "L"
PRECISE LOCATION OF N.C.R.R. ALIGNMENT WAS PROVIDED TO SUMMIT DESIGN AND ENGINEER SERVICES BY THE NORTH CAROLINA RAILROAD COMPANY.

NOTE "M"
THIS PLAT DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY. A LIMITED BOUNDARY INVESTIGATION WAS PERFORMED IN ORDER TO DETERMINE THE CURRENT EXISTING CONDITIONS SURVEY TO THE BOUNDARY AS SHOWN ON THE RECORDED DOCUMENTS REFERENCED HEREON.

NOTE "N"
STORM SEWER AND SANITARY SEWER PIPE AND INVERT INFORMATION SHOWN TO EXTENT OBSERVABLE, ACCESSIBLE AND MEASURABLE AT TIME OF SURVEY. IN PREPARING THIS SURVEY THE SURVEYOR OBSERVES THAT SOME STORM AND/OR SEWER DATA APPEARS TO BE INCOMPLETE AND/OR REQUIRES RECHECKING AND CORRECTION. ADDITIONAL INVESTIGATION MAY BE NEEDED IN AREAS WHERE THIS INFORMATION IS CRITICAL. A MORE EXTENSIVE S.U.E. INVESTIGATION MAY BE REQUIRED.

STORM SEWER AND SANITARY SEWER SHOWN SUBJECT TO REVIEW BY CLIENT AND REQUEST FOR A MORE THOROUGH INVESTIGATION AS NEEDED.

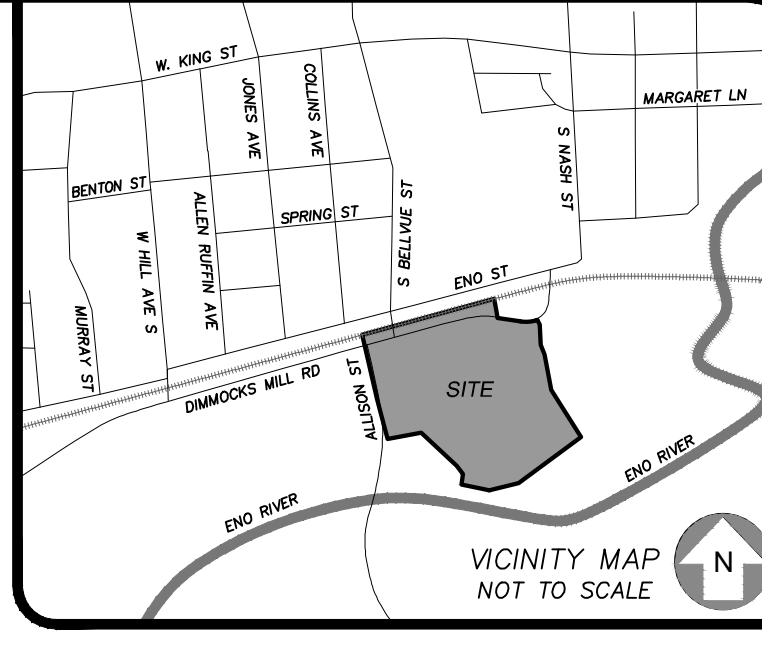
NOTE "O"
BUILDINGS APPEAR TO HAVE MULTIPLE FINISH FLOOR ELEVATIONS. ADDITIONAL FINISH FLOOR ELEVATION LOCATIONS MAY BE NEEDED. SUBJECT TO REVIEW BY CLIENT AND REQUEST FOR A MORE THOROUGH INVESTIGATION.

NOTE "P"
TOTAL IMPERVIOUS SURFACE: 453,216 SQ.FT. 10.404 ACRES
IMPERVIOUS SURFACE PERCENTAGE: 62%

NOTE "Q"
IMPERVIOUS SURFACE AREA CALCULATED FOR AREAS OUTSIDE OF THE EXISTING RIGHT OF WAYS.

NOTE "R"
0.614 ACRES IN ROAD RIGHT OF WAY +
1.756 ACRES IN RAILROAD RIGHT OF WAY +
16.786 ACRES OUTSIDE OF ROAD & R.R. RIGHT OF WAY +
= TOTAL AREA: 19.156 ACRES

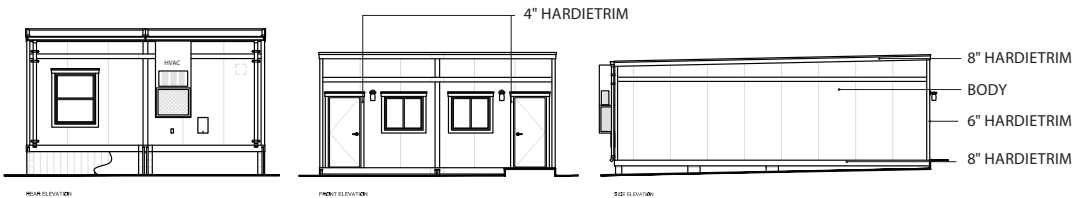
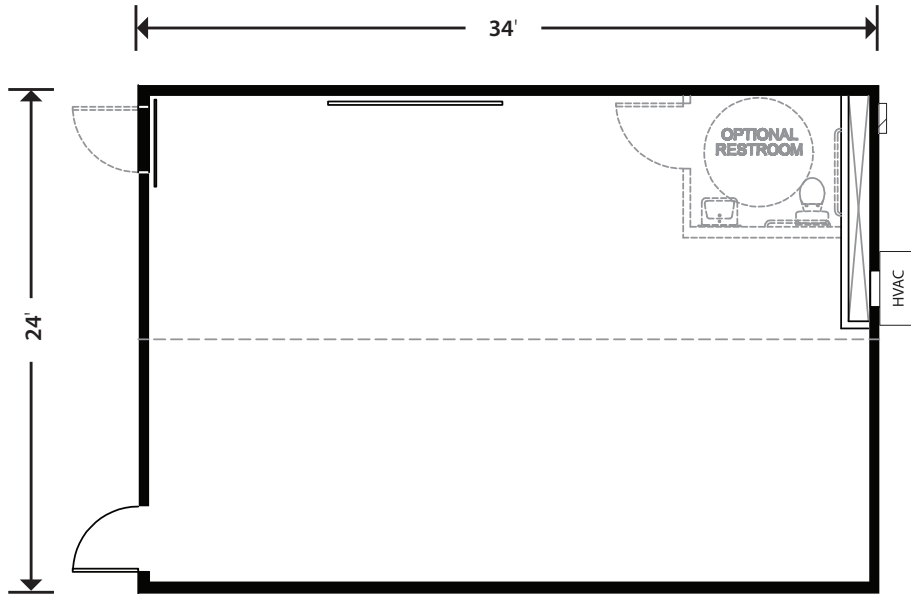
* TOTAL AREA TAKEN FROM PB 126/106, RIGHT OF WAY AREAS CALCULATED FROM R/W GEOMETRY TAKEN FROM PREVIOUS EXISTING CONDITIONS SURVEY.



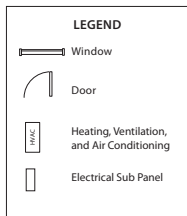
CampusMaker Hybrid® Classroom 24' x 34' Building



Model varies



*All dimensions nominal. Unless noted, equipment and related furnishings, finishes, accessories and appliances provided are previously leased. Materials, dimensions and specifications vary.



Notes



Size

- 34' long
- 24' wide
- 8' interior ceiling height
- 816 square feet

Interior Features

- 18" x 18" carpet tile (vinyl composite tile flooring optional)
- Vinyl wrapped gypsum wall finish
- T-grid suspended ceiling system
- 8' x 4' marker board at teaching wall
- 8' x 4' tack board at teaching wall

Exterior Features

- HardiePanel® exterior siding
- Contrasting color HardieTrim®
- Commercial grade vapor barrier building wrap
- Building frame allows for lower installation heights
- Side-by-side installation saves space on campus
- Steel clad exterior doors with dead bolt lock
- Dual-glazed low "e" exterior windows
- Dual-glazed vertical slider for secondary emergency Egress
- Single-sloped roof designed to divert drainage away from doors and windows
- Gutter and downspouts
- Energy efficient white EPDM cool roof

Electrical Features

- 10v duplex receptacles along exterior walls
- Exterior lighting fixtures with independent switching
- Interior fluorescent fixtures with independent switching and photocell
- 125 amp electrical panel
- Energy efficient recessed fluorescent lighting fixtures

Heating & Air Conditioning

- Central heating and air conditioning with ducted supply and return air
- Intelligent energy management system with automatic fresh air exchange and dehumidifier
- Adjustable supply air diffusers for optimal air distribution
- Insulated roof, exterior walls and floor

Options & Services

- Aluminum handicap access ramp
- Aluminum stairs
- Custom interior configurations
- Eco-friendly options
- Custom exterior paint
- Security bars and screens
- Decorative skirting
- Furnishings
- ADA accessible restroom

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MM-2052MA-ES-v1.0

5/14

PENETRATION OF FIRE RESISTANT WALLS AND CEILING:

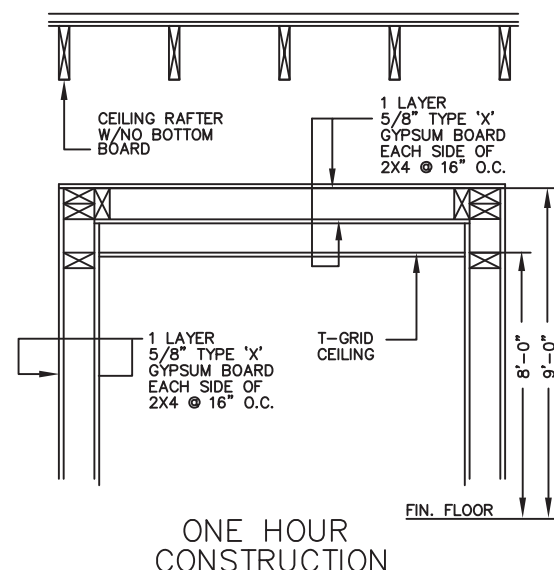
1. COMBUSTIBLE CABLES AND WIRES, COMBUSTIBLE PIPES, TUBES, AND CONDUIT SHALL MEET TESTING REQUIREMENTS OF ASTM E119 AS PART OF THE FIRE RESISTANT ASSEMBLY OR SHALL HAVE THROUGH-PENETRATION FIRESTOP SYSTEMS LISTED AND TESTED AS PER ASTM E814 AND BE TESTED AT A POSITIVE PRESSURE DIFFERENTIAL BETWEEN THE EXPOSED AND UNEXPOSED SURFACES OF NOT LESS THAN 0.1 INCHES OF WATER AND HAVE AN F RATING OF AT LEAST 1 HOUR BUT NOT LESS THAN THE RATING OF THE ASSEMBLY.
2. CABLES AND WIRES WITHOUT COMBUSTIBLE INSULATIONS AND NONCOMBUSTIBLE PIPES, TUBES, AND CONDUITS SHALL BE PROTECTED AS DESCRIBED ABOVE OR SHALL HAVE THE ANNULAR SPACE FILLED WITH A MATERIAL MEETING THE REQUIREMENT OF ASTM E119 TESTED UNDER A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.1 INCH OF WATER FOR A TIME PERIOD EQUIVALENT TO THE RATING OF THE ASSEMBLY.
3. ELECTRICAL BOXES SHALL BE METAL OR LISTED FOR USE IN FIRE RESISTANT ASSEMBLIES AND SHALL NOT EXCEED 16 SQUARE INCHES. BOXES ON OPPOSITE SIDES OF FIRE RESISTANT WALLS SHALL BE SEPARATED BY A MINIMUM HORIZONTAL DISTANCE OF 24 INCHES.
4. ALL CEILING FIXTURES SHALL BE SURFACE MOUNTED.
5. DUCTS PENETRATING FIRE RESISTANT CEILINGS SHALL HAVE AN ACCESSIBLE LISTED FIRE DAMPER LOCATED AT THE CEILING LINE.
6. ALL FIRE RATED DOORS SHALL HAVE LISTED DOOR, FRAME, AND HARDWARE NO LESS THAN THE TIME RATING SPECIFIED ON THE DOOR PLAN. IN ADDITION FIRE RATED DOORS SHALL BE EQUIPPED WITH SELF CLOSERS AND POSITIVE LATCHING HARDWARE.

WOOD STUD WALLS: 1 HOUR PER GA FILE NO. WP3520/WP3605
1 LAYER 5/8" TYPE "X" GYPSUM EACH SIDE OF WALL

DROP CEILING: 1 HOUR PER GA FILE NO. WP3605

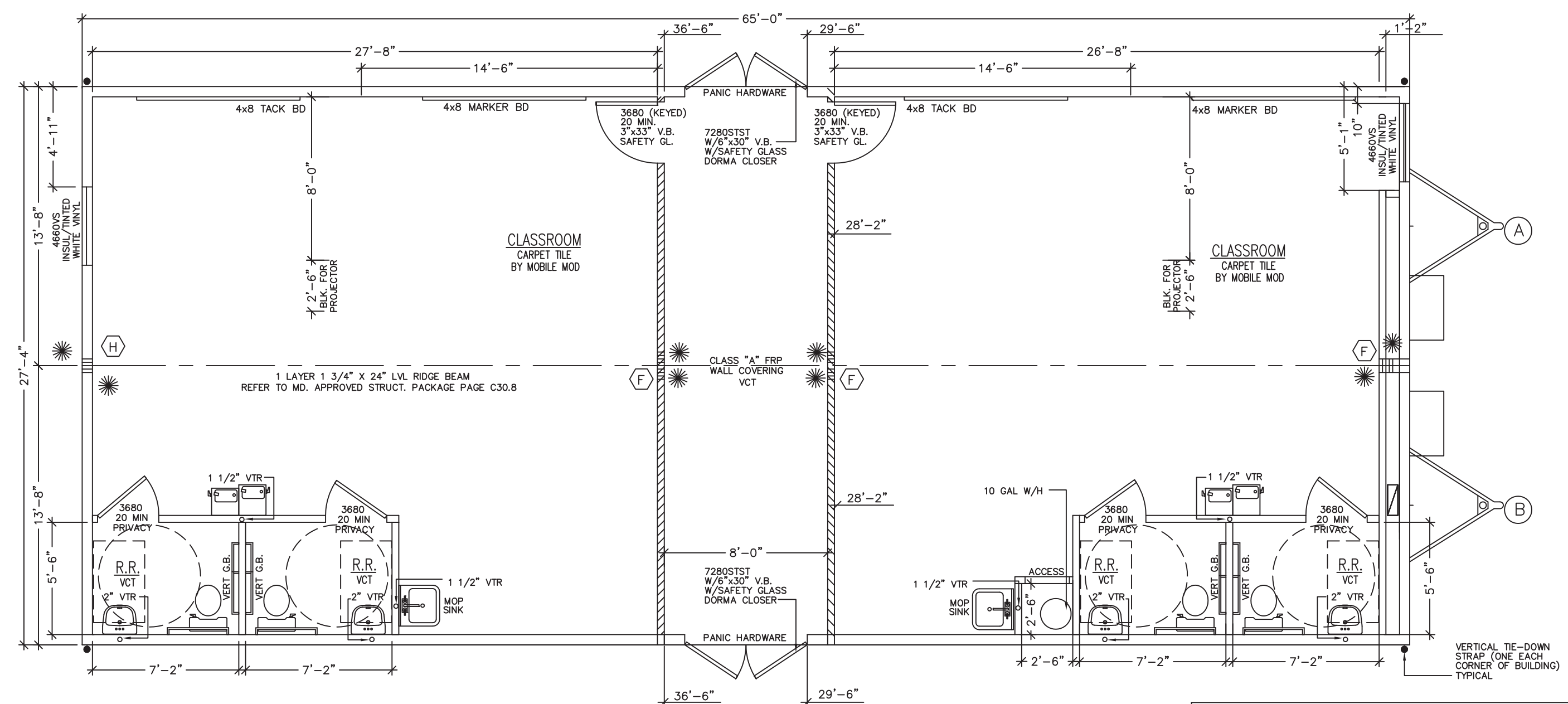
7. CORRIDOR DAMPERS MUST BE FIRE AND SMOKE DAMPERS IN ACCORDANCE WITH 2015 IBC, SECTION 717.5.4.1 FOR ALL LOCATIONS THAT ADAPT THE 2015 IBC.

NOTE:
VISION PANELS IN 20 MIN. RATED DOORS MUST COMPLY WITH THE FOLLOWING REQUIREMENTS:
A. THE GLAZING MUST BE SAFETY GLAZED.
B. THE GLAZING MUST BE 20 MINUTE RATED.
C. THE BOTTOM OF THE GLAZED PANEL MUST BE A MAXIMUM OF 43 INCHES ABOVE FINISHED FLOOR.

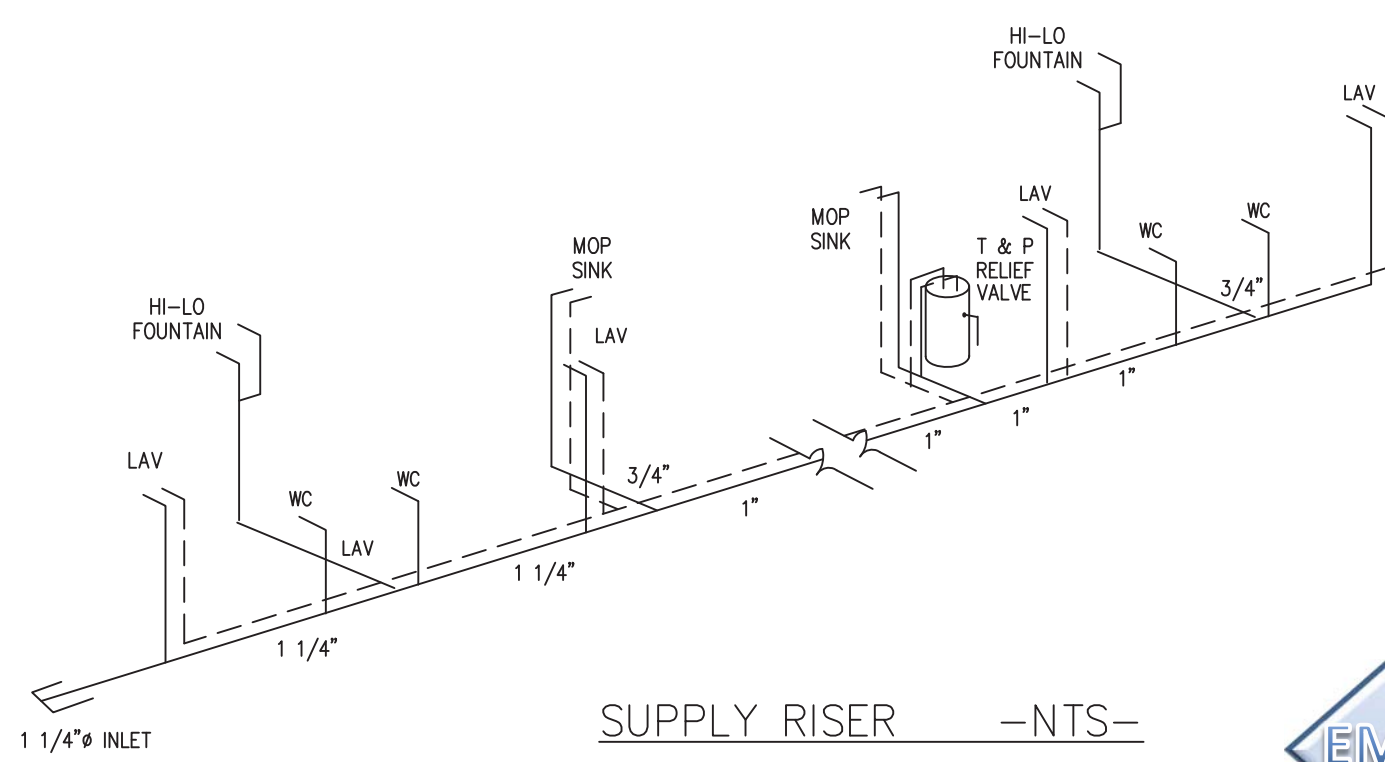
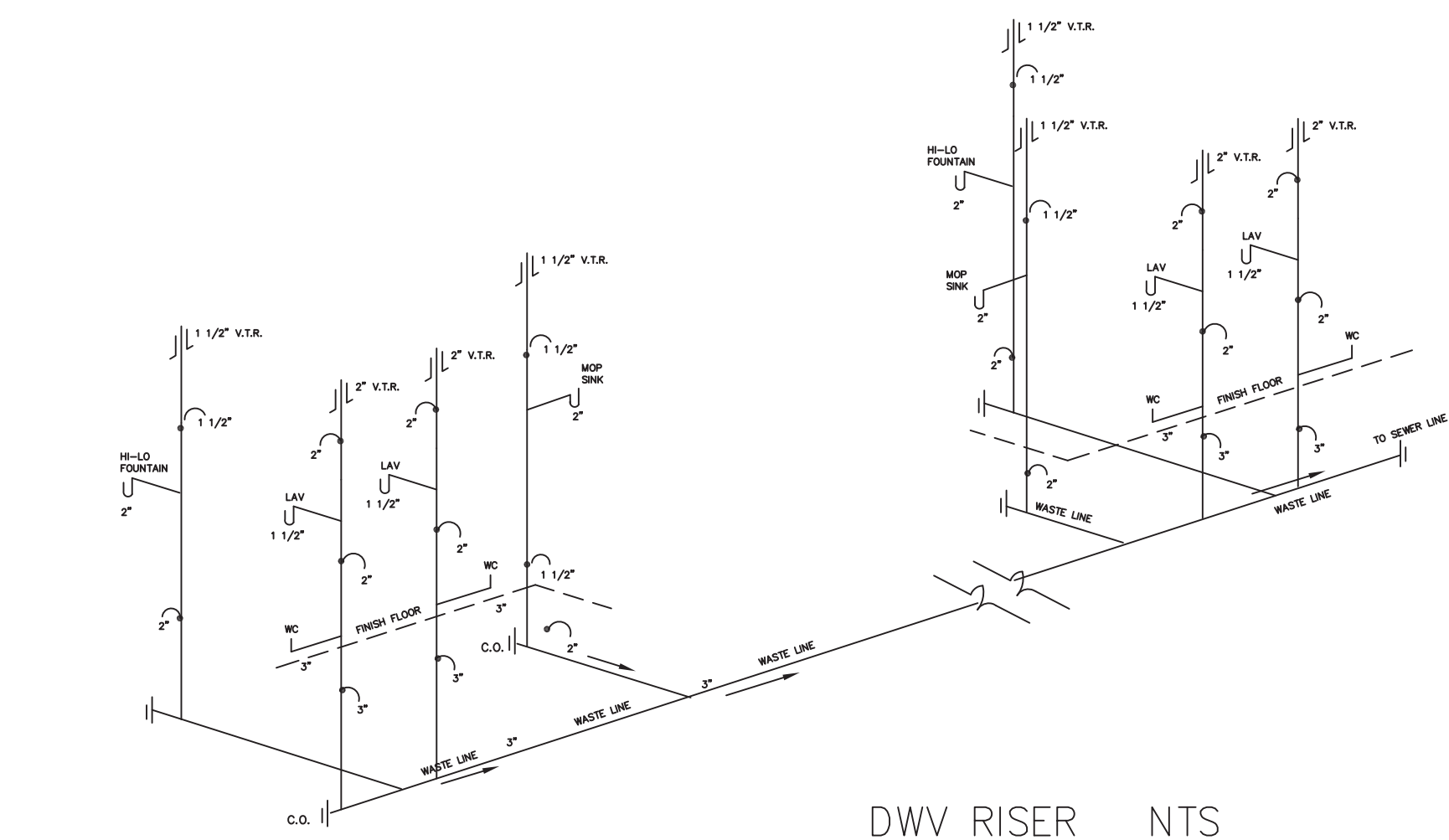


DWV RISER NOTES:

1. THE DWV RISER INDICATES ONE METHOD OF INSTALLING THE BELOW FLOOR PIPING. OTHER APPROVED METHODS MAY BE USED AS NEEDED TO ACCOMMODATE THE ACTUAL SITE CONDITIONS.
2. ALL BELOW FLOOR PIPING AND FITTINGS ARE TO BE SUPPLIED AND INSTALLED ON SITE BY OTHERS.
3. 1 1/2 INCH AND 2 INCH HORIZONTAL DRAIN LINES SHALL BE INSTALLED WITH A SLOPE OF 1/8 INCH PER FOOT.
4. 3 AND 4 INCH HORIZONTAL DRAIN LINES SHALL BE INSTALLED WITH A SLOPE OF 1/8 INCH PER FOOT.
5. BELOW FLOOR HORIZONTAL DRAIN LINES ARE 3 INCH MINIMUM DIAMETER UNLESS INDICATED OTHERWISE.
6. A MAXIMUM OF 3 WATER CLOSETS MAY DISCHARGE INTO A 3 INCH LINE.
7. CHANGES IN DIRECTION SHALL BE MADE WITH FITTINGS AS INDICATED IN TABLE T08.3. VERTICAL TO HORIZONTAL AND HORIZONTAL TO HORIZONTAL CHANGES OF DIRECTION ARE TO BE MADE WITH LONG SWEPT FITTINGS.



MARKER BOARDS AND TACK BOARDS ARE TO BE 6' APART.



R. JOHNSON
APPROVED
06 09 2016

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 85588. EXPIRATION DATE: 5-2-18

JOHN A. BODZIAK
ARCHITECT, AIA, P.A.
ARCHITECTURE, DESIGN AND CONSTRUCTION MANAGEMENT
GEORGIA REGISTRATION No. RA010759
EMAIL: jacob@bodziak.com
2325 LAMINGTON ROAD
SUITE 21, CLEARWATER, FLORIDA 33762
TEL: (727) 327-1866 FAX: (727) 865-5119

CONSULTING ENGINEER JAMES BRADLEY, P.E. — 212 FOX TRAIL — PARKESBURG, PA. 19365 — (610) 857-2458

FIRST STRING SPACE
892 RAILROAD AVE. EAST
PEARSON, GEORGIA 31642 (912) 422-6455

DATE: 5-26-16 REVISIONS:
SCALE: 3/16"=1'-0"
CODES: SEE NOTES
STATES: NC, VA, GA, MD, AL, SC. BY: J.B.
REFERENCE: 4938-39 SHEET
FSS4940 27'-4" x 65' EDUCATION 2 OF 6
FLOOR PLAN DESTINATION: ROCK HILL, SC.

FIRST STRING SPACE INC.
OUR STRENGTH IS TEAMWORK

COLUMN STRAPPING SCHEDULE:

(A) (2) 2x4 SPF #2 THIS HALF. (B) (2) 2x4 SPF #2 EACH HALF.
(C) (3) 2x4 SPF #2 THIS HALF. (D) (3) 2x4 SPF #2 EACH HALF.
(E) (4) 2x4 SPF #2 THIS HALF. (F) (4) 2x4 SPF #2 EACH HALF.
(G) (5) 2x4 SPF #2 THIS HALF. (H) (5) 2x4 SPF #2 EACH HALF.

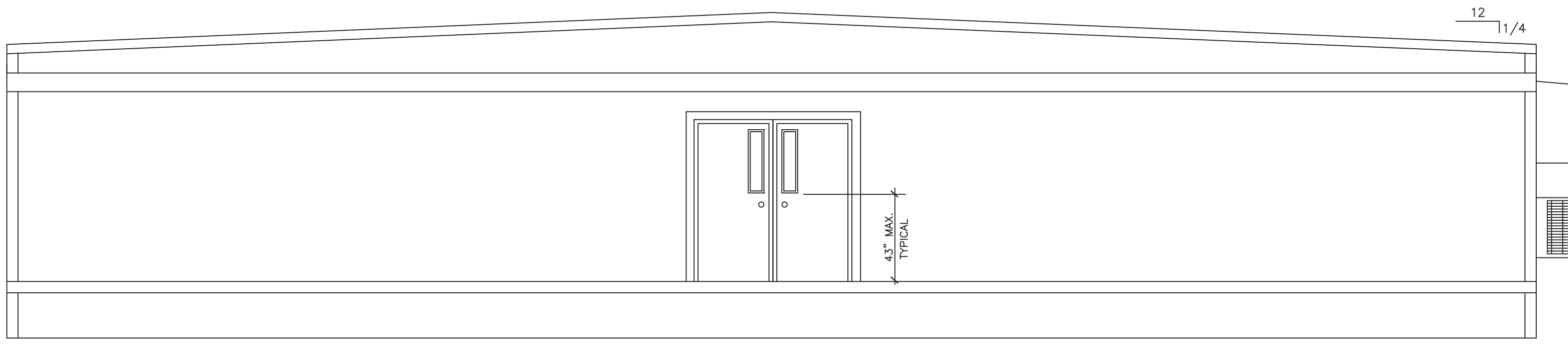
WITH RIDGE BEAM BEARING STIFFENER

NOTES:
1. ALL COLUMN STUDS SHALL BE GLUE/NAILED TOGETHER.
2. PVA GLUE WITH 100% COVERAGE SHALL BE USED.
3. INSTALL TWO STEEL STRAPS AT EACH STUD OF EACH COLUMN.
3. COLUMN STUDS SHALL NOT BE NOTCHED OR BORED.

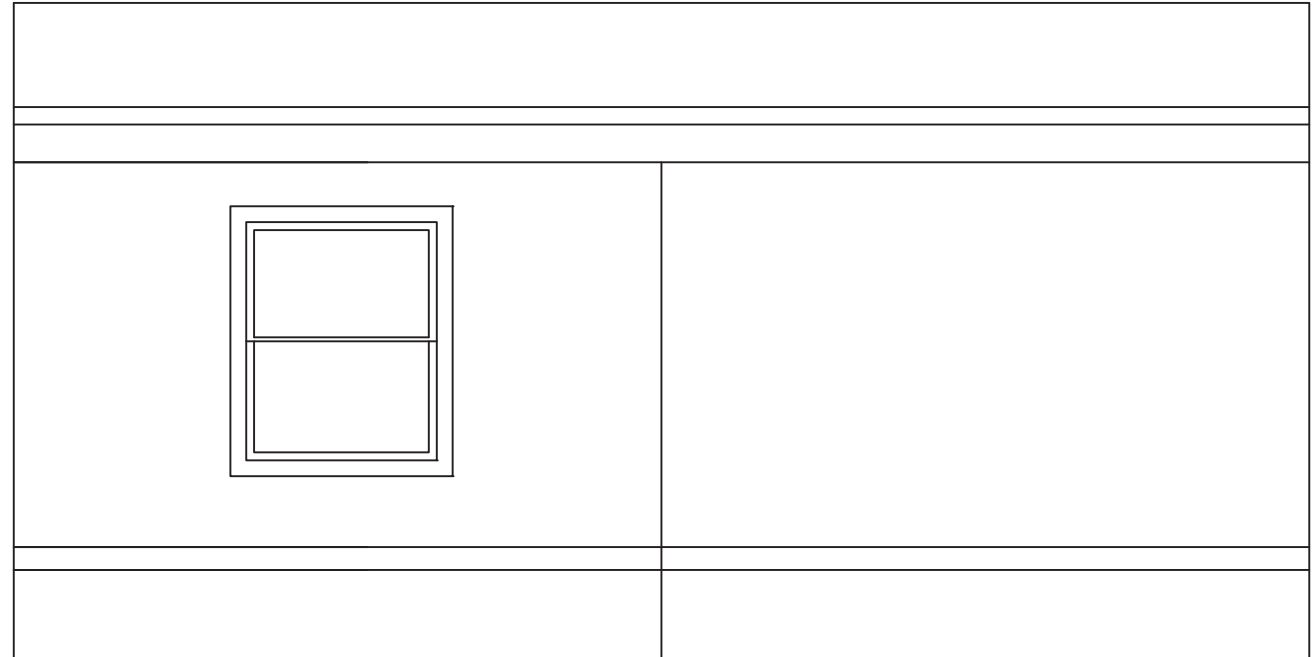
ELEVATION NOTES: TYPICAL
 SEE-CROSS SECTION FOR
 METHOD OF ROOF VENTILATION

ACCESSIBLE RAMP(S), STAIR(S),
 AND HANDRAILS ARE SITE
 INSTALLED, DESIGNED BY OTHERS,
 AND SUBJECT TO LOCAL JURISDICTION.

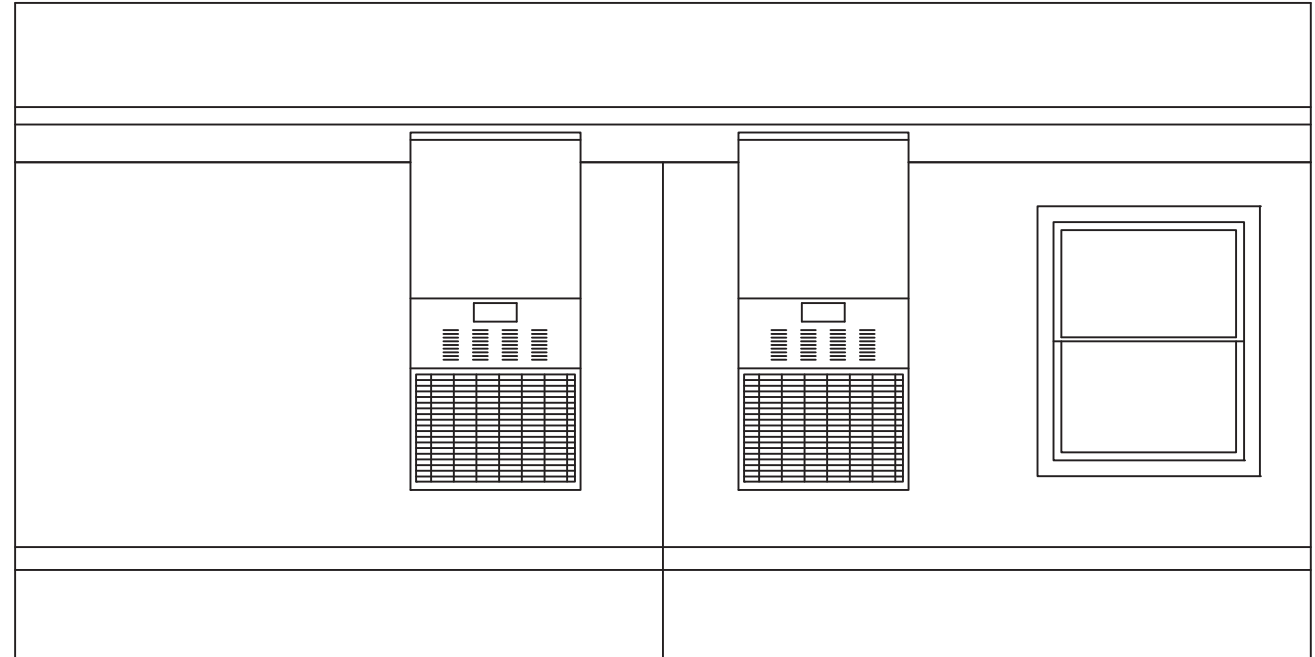
FOUNDATION ENCLOSURE
 (WHEN PROVIDED) MUST HAVE
 1 SQUARE FOOT NET VENT AREA
 PER 1/150TH OF THE FLOOR AREA,
 AND AN 18" X 24" MINIMUM CRAWL
 SPACE ACCESS, SITE INSTALLED BY
 OTHERS SUBJECT TO LOCAL
 JURISDICTION.



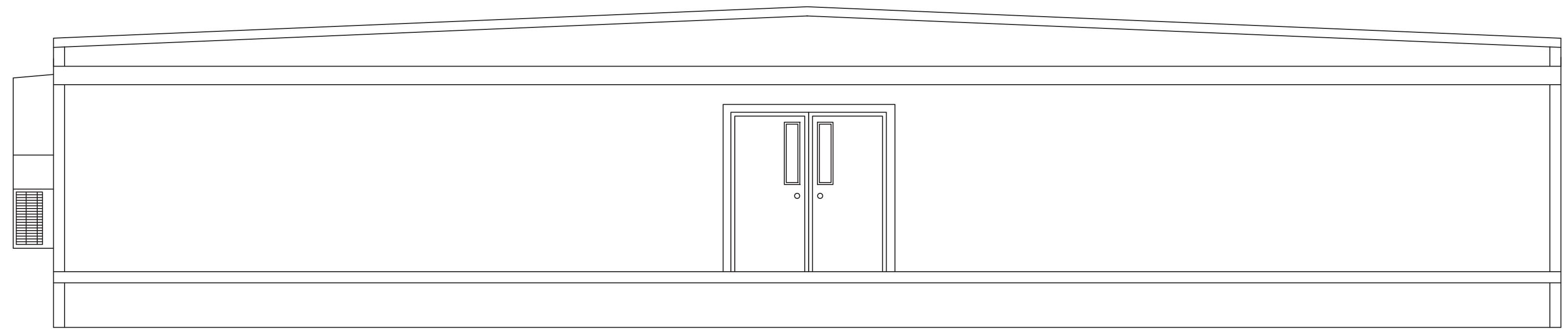
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

EMC
R. JOHNSON
APPROVED
06 09 2016

PROFESSIONAL CERTIFICATION:
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED
 BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER
 THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 8588.
 EXPIRATION DATE: 8-8-16

JOHN A. BODZIAK
 ARCHITECT, AIA, PA.
 ARCHITECTURE, DESIGN AND CONSTRUCTION MANAGEMENT
 GEORGIA REGISTRATION No. RA010759
 EMAIL: jacob@bodziak.com
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 SUITE 21, CLEARWATER, FLORIDA 33762
 TEL: (727) 327-1966 FAX: (727) 865-5119

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FIRST STRING SPACE
 892 RAILROAD AVE. EAST
 PEARSON, GEORGIA 31642 (912) 422-6455

DATE: 5-26-16
 SCALE: 1/4"=1'-0"
 CODES: SEE NOTES
 STATES: NC, VA, GA, MD, AL, SC
 REFERENCE: 4938-39

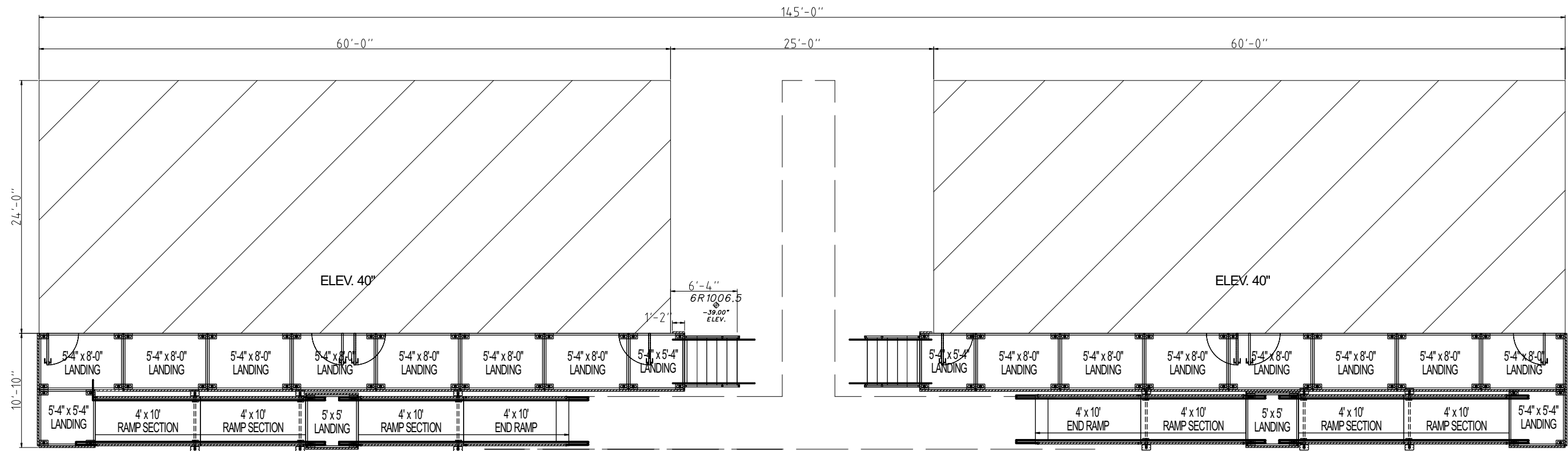
REVISIONS:

BY: J.B.

FSS4940
 27'-4" x 65' EDUCATION

ELEVATIONS DESTINATION: 103 ROCK HILL, SC

3 OF 4



PLAN VIEW: URS ALUMINUM ADA HANDICAP RAMP SYSTEM WITH 42/34" VERTICAL PICKET RAILS

REV.	REVIEW DESCRIPTION	DATE
5		
4		
3		
2		
1		

COMPLIANT ACCESS PRODUCTS, LLC
 PO BOX 58203
 CINCINNATI, OHIO 45258

MOBILE MODULAR
 (2) 24' X 60' DOUBLE CLASSROOM & (1) HYBRID
 THE EXPEDITION SCHOOL
 437 DIMMOCKS MILL RD.
 HILLSBOROUGH, NC 27278

REVIEWED BY TBA
DATE 4.29.26
DRAWN BY TMR
DRAWN BY TMR
SHEET NO. 104 2.0

CERTIFICATE OF APPROPRIATENESS SUPPLEMENT

Compliance with the Secretary of the Interior’s Standards for Rehabilitation

Project: Temporary Modular Classroom Units

Property: Eno River Mill

Address: 437 Dimmocks Mill Road, Hillsborough, North Carolina

Applicant: The Expedition School

Prepared For: Hillsborough Historic District Commission (HDC)

Date: May 21, 2025

1. Purpose and Overview

This supplemental narrative is submitted in support of The Expedition School’s application for a Certificate of Appropriateness for the temporary installation of modular classroom units at the historic Eno River Mill.

The purpose of this document is to demonstrate that the proposed work is consistent with the Secretary of the Interior’s Standards for Rehabilitation and the HDC standards.

The proposed installation is necessitated by significant flood damage resulting from Tropical Storm Chantal, which rendered multiple classroom spaces within the historic mill building unusable. In response, the school is constructing replacement classroom space but requires temporary facilities to ensure continuity of instruction for its currently enrolled student body.

The modular classrooms are therefore proposed as a short-term, transitional solution, designed to address an immediate need while maintaining full protection of the historic resource.

2. Description of Proposed Work

The project consists of the installation of two prefabricated modular structures, providing a total of four classroom units.

Each classroom unit:

- Is approximately 24 feet by 60 feet in size
- Is prefabricated and designed for temporary educational use
- Will be freestanding and will not be attached to the historic mill building
- Will utilize simple, contemporary materials, including:
 - Hardie Beige, fiber cement panel siding

- Hardie White minimal trim
- Window and door glass – Low E
- Steel clad doors
- Aluminum ramps
- Will be finished in neutral colors compatible with the site and surrounding setting

The modular units will be installed within the existing parking lot, and all supporting features, including accessibility ramps and utilities, will be temporary and non-invasive.

Upon completion of construction activities, all modular units and associated features will be removed, and the site will be restored to its current condition.

3. Site Placement and Visual Considerations

The proposed placement of the modular units within the existing parking lot supports the project’s compliance with preservation standards.

- The parking lot is a previously developed, non-character-defining area of the site.
- Locating the units in this area avoids disturbance to historic building materials, landscape features, and archaeological resources.
- Units have been sited to avoid obstruction of primary views of the historic Eno River Mill.
- Setbacks and orientation minimize visibility from public vantage points and maintain the visual prominence of the mill building.

This approach preserves the historic relationship between the building and its setting and ensures that the experience of the historic site remains intact.

4. Compliance with the Secretary of the Interior’s Standards

Standard 1: Use Requiring Minimal Change

Given the temporary and standalone nature of the units, there is no change to the defining characteristics of the historic structure or its site.

Standard 2: Retention of Historic Character

The proposed work does not involve removal or alteration of any historic materials, architectural features, or spatial relationships.

Standard 3: Differentiation from Historic Fabric

The modular units are contemporary in design and do not attempt to replicate historic forms or materials ensuring they are readily distinguishable from the historic mill.

Standard 9: Compatibility of New Construction

The modular units are compatible with the historic property through careful siting and scale:

- They are located in a parking lot and do not affect historic materials
- Their size and height are modest and subordinate to the Eno River Mill
- Their placement preserves key sightlines and the overall spatial organization of the site

Standard 10: Reversibility

The modular classrooms are temporary structures that can be removed without permanent impact. They do not require excavation, permanent foundations, or attachment to the historic building.

5. Applicability of Standards 4–8

Standards 4 through 8 of the Secretary of the Interior’s Standards address the treatment of historic materials, including preservation of historic alterations, maintenance of distinctive features, repair versus replacement, appropriate cleaning methods, and protection of archaeological resources.

These standards are not directly implicated by the proposed project because:

- No work is being performed on the historic structure or its materials
- The modular units are freestanding and do not require modification, repair, or treatment of the building
- The installation is located within an existing parking lot, which is a previously disturbed area, thereby avoiding impacts to archaeological resources

6. Preservation of Site and Setting

The proposed project minimizes impacts to the site by:

- Utilizing an existing impervious parking area rather than undisturbed land
- Avoiding impacts to mature vegetation and landscape features
- Avoiding ground disturbance that could affect archaeological resources

The historic setting and the relationship between the Eno River Mill and its surroundings remain unchanged.

7. Conclusion

The proposed temporary modular classroom units represent a thoughtful and appropriate response to flood-related damage and ongoing construction at The Expedition School located in the historic Eno River Mill.

The project:

- Does not alter or damage historic materials
- Is located within a non-character-defining area of the site
- Maintains clear visual distinction between historic and new elements
- Is compatible through scale, siting, and visibility
- Is fully temporary and reversible

Accordingly, installation of Temporary Modular Classroom Units at the Eno River Mill is fully consistent with the Secretary of the Interior’s Standards for Rehabilitation and satisfies the Hillsborough Historic District Design Standards.

PHOTO EXHIBITS



1. LOOKING SOUTH TOWARDS GRAVEL LOT



2. LOOKING NORTH TOWARDS ABANDONED OUTBUILDING

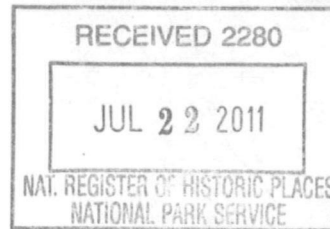


3. LOOKING SOUTHEAST TOWARDS ABANDONED OUTBUILDING

GOOGLE MAPS EXHIBIT



4. LOOKING SOUTH TOWARDS CLOTH MILL FACADE AND GRAVEL LOT



622

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

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

1. Name of Property

Historic name: Eno Cotton Mill
other names/site number: Eno Plant

2. Location

Street & number: 437 Dimmocks Mill Road not for publication N/A
City or town: Hillsborough vicinity N/A
State: North Carolina code NC county Orange code 135 zip code 27278

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this 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 meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Jeffrey Crow SHPO _____ Date 7/12/11
Signature of certifying official

North Carolina Department of Cultural Resources
State or Federal Agency or Tribal government

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

Signature of commenting official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register
 - See continuation sheet
- determined eligible for the National Register
 - See continuation sheet
- removed from the National Register
- other, (explain)

Signature of the Keeper

Date of Action

James Sullivan

9/01/2011

5. Classification

Ownership of Property (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing	
<u>2</u>	<u>4</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>1</u>	<u>8</u>	structures
<u>0</u>	<u>0</u>	objects
<u>3</u>	<u>13</u>	Total

Number of contributing resources previously listed in the National Register 0

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

N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: <u>INDUSTRY/PROCESSING</u>	Sub: <u>Manufacturing Facility</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Current Functions (Enter categories from instructions)

Cat: <u>COMMERCIAL/TRADE</u>	Sub: <u>Business</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)

<u>Italianate</u>
<u>Other: Slow-burn Heavy Timber Construction</u>

Materials (Enter categories from instructions)

foundation	<u>BRICK</u>
roof	<u>RUBBER</u>
_____	_____
walls	<u>BRICK</u>
other	_____

Narrative Description

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

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section 7 Page 1

Eno Cotton Mill
Orange County, North Carolina

Setting

The Eno Cotton Mill is located on just over seventeen acres in the West Hillsborough neighborhood in Hillsborough, North Carolina, less than a mile south of the historic downtown. The building complex that makes up the historic textile mill sits on a slight rise in the topography, situated between the Norfolk and Southern Railroad corridor to the north and the Eno River and Occoneechee Mountain to the south and southeast. The northern boundary of the property is bordered by Dimmocks Mill Road, running along the property line, parallel to the railroad tracks. North of the mill, across the railroad tracks, is the Bellevue Manufacturing Company mill, a small commercial strip, as well as a residential neighborhood consisting primarily of frame dwellings from both the Bellevue Manufacturing Company's mill village and those homes moved from the Eno Cotton Mill's four mill villages. Eno Mountain Road/Allison Street borders the property to the west. The land to the west was formally the location of three mill villages, but now it is vacant save two industrial warehouses. The south, southwest, and east edges of the property are bordered by two parks—Occoneechee State Park to the south and west and Gold Park to the east.

The mill is in the general form of a large rectangle with a small brick office to the north, two moderately sized, single-story brick buildings to the west, the brick Dye House building to the south, and another concrete block warehouse to the south. The original Main Mill, constructed in 1896, was oriented on a northwest-southeast axis with a northeast front façade and corner tower. Since its initial construction, however, the original Main Mill has been surrounded by later additions built throughout the mill's history. The original façade is no longer visible.

The overall construction of the Eno Cotton Mill is typical of textile mills built during the late nineteenth century where safety and efficiency were the primary concerns rather than architectural beauty. All of the buildings at Eno Cotton Mill were built in the commercial Italianate style and are typical of slow-burn construction. Like other textile mills of this style and construction type, the brick walls were punctuated by large segmental-arched wood double- and triple-hung sash windows. Decorative brickwork can be seen on many of the original buildings at the cornices. The brick walls are load-bearing, heavy timbers were used in the interior structure, and floors and ceilings were constructed of wood.

While the mill was in operation from 1896 to 1986, it saw many changes, including additions, the closing in of windows and doors, the creation of new openings, the replacement of select facades, and roof alterations. However, the mill complex, as a whole does retain its historical integrity.

The following description of the mill complex is organized around three sections of the main building: the original 1896 main mill [A], the 1904 expansion [B], and the 1917 building [C], followed by the other buildings and structures on the site (the 1908 dye house [D] and those labeled as [E], such as the office and warehouses). Within the

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section 7 Page 2

Eno Cotton Mill
Orange County, North Carolina

description of each section or building, the original building and subsequent additions will be described chronologically. See the attached floor plan for the location of the areas described and labeled using a letter/numeric code.

Main Mill Building

Contributing Building

1896, 1904, c. 1917, c. 1923, c. 1971

Main Mill [A1-A6] and additions [A7-A13]

When Eno Cotton Mill began operation in 1896, the plant consisted of a main mill building [A1], a lapper room [A2], an opening and picker room [A3], an engine room [A4] with a belt room [A5] a condenser room [A6], and a store house (no longer exists). The main building and smaller rooms are all brick, typical of slow-burn mill construction, and they were all built in the Italianate style exhibiting hallmarks of that style, such as brick corbelled and denticulated cornices, wood brackets under the eaves, and projecting brick drip molding above the windows. Despite several additions that obscure the majority of the main mill and portions of the smaller rooms, the brick walls of the 1896 sections remain intact.

The main mill [A1], which includes the lapper room [A2], has twenty-seven bays, and historic photos show eleven-foot-tall fifteen-over-fifteen double-hung wood sash windows with fixed segmental-arched ten-light transoms lining the west and east walls. Nine windows line the south wall, but the north façade was removed during the construction of a c. 1923 addition [A7]. All of the window openings have been in-filled with brick. The main mill is a two-story building with a shallow gabled roof supported by heavy timber beams and posts, and wood decking, all of which remain. A four-story tower with a hipped roof with wide, bracketed eaves and round-arched windows was originally located at the southeast corner of the building. It was later removed, likely during the construction of the 1971 infill addition [C3].

The single-story brick opening and picker room [A3] extends off the southwest side of the main mill building. Unlike the other original 1896 structures, this section has a flat roof, but it still exhibits the corbelled and denticulated cornice. Historic photos show that this building originally had segmental-arched windows and doors on the southeast and south elevations. The south wall was removed during the construction of a c. 1923 addition [A8], but the openings and their brick hoods on the southeast elevation are still evident. The door opening has been widened to accommodate a set of double steel doors, and the window has been bricked in. The c. 1923 addition [A8] was an expansion of the opening and picker room and was similar in terms of size, style, and construction. It also had a segmental-arched window and door on the southeast elevation, and while the window hood and opening (bricked in) remain, the original door opening was removed to accommodate a new set of double metal doors.

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This likely happened when the c. 1943 addition [A10] was constructed. This c. 1943 addition is also a single-story brick structure with a flat roof.

The brick Italianate-style 1896 engine room [A4] with an adjoining belt room [A5] and condenser room [A6] is connected to the main mill building near the south end of the southwest elevation of the main mill building. The engine room [A4] is a one-story brick building with denticulated cornice brickwork, a front-gable roof, and a basement. Historic photos show that this building had two eleven-foot-tall fifteen-over-fifteen double-hung wood sash windows under segmental-arched fixed ten-light transoms that flanked a center door with an eighteen-light transom. These openings have been filled in, but they are visible. Other alterations include a metal covered walkway that extends across the southeast elevation and a c. 1970 concrete block [A13] single-story storage shed along the north elevation.

The three-story belt room [A5] which is connected to the north side of the engine room was also constructed in the Italianate style, but unlike the main mill or engine room, this section has a hipped roof with a shed dormer on its west slope. Historic photos show that this section once had a hipped roof with a monitor, but the monitor has been lost. The historic photos also show that there were once three double-hung wood sash windows with segmental-arched fixed transoms that alternated with two arched double-door openings with fixed multi-light transoms. All of the openings have been reworked and closed in over the years. The decorative brick work at the cornice remains. The interior spaces of the belt room exhibit square, flared concrete mushroom posts, concrete floors, and heavy timber wood decking under the roof.

The condenser room [A6] is a two-story brick Italianate-style building with a hipped roof. It is connected to southeast side of the engine room. Historic photos show that it once had two eleven-foot-tall twelve-over-twelve double-hung wood sash windows with segmental-arched fixed eight-light transoms that flanked an arched center double-door with a multi-light transom. One window opening was reworked to accommodate a new aluminum and glass storefront door, and the original door and other window were bricked in. Those openings remain visible. Heavy timber beams and wood decking were used to construct this open space, but the building, which was likely a single-story building originally, has been divided into two floors with an exterior set of wood stairs to the new outer door.

Historic photos show two original, round brick steam stacks. One of them stood at the north corner of the belt room [A5]. This stack was removed when an elevator tower added to the belt room. The other steam stack (a contributing structure) still stands on the south side of the engine room [A4] and was re-pointed in 1994. Its elaborately corbelled top was shortened by several feet at some point after 1974.

In c. 1923, an addition [A7] was built north of the lapper room [A2] and opening and picker room [A3]. This two-story addition was constructed to match the styling of the original main mill, but it is slightly taller than the original main mill, and the roof slopes slightly where it joins the lapper room [A2]. Like the main mill, this addition has a

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shallow gable roof. The southeast and northwest elevations are fifteen bays long, and historic photos show double-hung sash windows like those on the original main mill. Those window openings have been filled with brick, and the north elevation was brick veneered, probably in the 1970s. The north side features three loading docks that were likely added in the late 1980s when the mill was converted to warehouse and flex space. Along the southwest elevation, a few of the filled window openings are visible between subsequent additions (a c. 1931 two-story windowless brick addition [A9] and a c. 1976 single-story brick addition [A12]) and the c. 1923 elevator tower and waste engine room [A9] (subsequently covered in white corrugated metal).

A two-story brick addition to the main mill was built in c. 1971 [A11]. It has a flat roof and a few small windows. A metal exterior set of stairs on this addition's west elevation provides access to the roof. Near this addition, on the south side of the main mill's rear restroom tower, a small one-story concrete block storage addition was added c. 1970 [A14].

1904 expansion [B1, B2, B3]

Two additional sections were added in 1904 to the southwest end of the original mill [A1]. A one-story brick structure [B1] with a saw-tooth roof was built for weaving. It is twenty-seven bays long and nine bays wide and measures 237' by 103'. Historic photos show windows that matched the main mill windows. Typical of standard mill construction, the interior of the building consists of wide open spaces, interrupted only by the two rows of wood support posts on the main level. The saw-tooth roof was replaced with a flat roof in 1940, likely to help new heating and cooling systems control for humidity.

An additional brick section [B2] with a shallow gable roof, also constructed in 1904, sits to the west of the weave shed [B1] and shares a twenty-four-inch-thick brick wall. This large three-story structure on a basement is twenty-four bays long and six bays wide and measures 196' by 56'. Much like the 1896 buildings, the large three-story structure had eleven-foot-tall fifteen-over-fifteen double-hung wood sash with segmental-arched fixed transoms and projecting brick drip molding. However, this building lacks the decorative features such as the corbelled denticulated cornice. A long loading dock with a flat metal roof extends along the ground floor of the west façade. On this floor, too, a few of the original window openings were reopened and smaller modern double-hung windows and vinyl siding were installed. On the southeast end of this building is a two-stage stair tower with vinyl-sided diagonal connectors. A one-story, brick shed-roofed building (32' by 44') is attached to the north end [B3], and it has a large round-arched opening that has been filled in with brick. An elevated walkway extends from the north end of the three-story section [B2] to the southwest elevation of the main mill [A1]. This walkway is shown on the 1904 Sanborn map.

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1917 Weaving House, not extant [C1], and additions [C2 –C7]

A building for weaving [C1] was constructed circa 1917 which ran parallel to the 1896 and 1904 buildings, across the railroad siding tracks. Prior to the loss of the weaving house to fire in 1987, the space between it and the main mill was enclosed [C4] in c. 1971. The area where the weaving house [C1] once stood now serves as a gravel parking lot for the mill complex. Only remnants of the weaving house foundation, a c. 1971 small, brick, shed-roofed addition [C2] (a non-contributing structure), and a brick loading dock covered with a modern flat metal-roof [C3] attached to the south end of the east elevation of the 1971 infill section at the south end of the empty space remain. The west wall of the small addition [C2] was part of the east wall of the weaving house, and bricked in window openings are still present in this section of wall and on the east wall of the infill section [C4], which is actually the exposed west interior wall of the weaving house.

The two-story infill section [C4] has steel post and I-beam construction and a shallow metal decking gable roof, and added 60,000 square feet to the mill complex. A three-story brick elevator tower sits at the south corner of this enclosure, within the footprint of the 1904 section [B1]. In the early 1970s, the entire north façade of the mill was veneered to give the appearance of a continuous structure instead of a mishmash of the three different sections. No windows exist on the northwest or southeast walls of the infill addition [C4]. A large loading bay door was added to the northwest façade, likely in the mid-1980s after mill operations stopped.

Around 1971, another addition of over 12,000 square feet [C5] was built off the northwest exterior wall of the 1917 weaving house [C1]. This single-story brick addition has a flat roof, a single entrance on the northwest elevation, and a loading bay garage door on the northeast elevation. Two small single-story brick additions [C6 and C7] were made to this section in c. 1985, and they function as office space. The larger of the two additions [C6] has four single-pane square windows, an entry on the northeast elevation, and a large three-pane black aluminum store-front window on the southeast elevation. The smaller addition is largely blind save a single metal door on the northeast elevation.

1908 Weave House and Dye Shed, [D1, D2, D3]

Contributing Building
1908, 1923

A weave house [D1] and dye shed [D2] were constructed in 1908 southeast of the 1904 sections [B1 and B2]. A new weave house was added in 1923 [D3] on the southwest elevation to provide additional space for weaving. The one-story brick building sits southeast of the entire main complex and is composed of three rooms under a shallow gable roof and covers approximately 17,500 square feet.

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On the northeast side of the weave house [D1], there are seven segmental-arched window openings with projecting brick drip molding above. Historic photos show that the original windows were fifteen over fifteen, double-hung wood sash windows. The openings were bricked up, but some of the openings have been partially opened, and modern black aluminum-framed plate-glass windows have been installed in those openings. The original openings are still visible. On the northwest elevation, two similar infilled openings can be seen, as well as a modern door that is connected to the 1904 section by a covered walkway. Historic photos show that the southwest elevation had seven window openings similar to those on the other sides of the building and one double-door opening. Currently, only four of the original infilled openings are visible due to alteration in the 1980s when new aluminum doors and windows were installed. This elevation now has three aluminum-framed glass doors and two aluminum-framed plate-glass windows. The two doors on the east end of this elevation are sheltered by cloth awnings.

Historic photos show a monitor on the roof of the dye house [D2], but it no longer remains. Instead, there are six skylights in the roof. The northwest and southeast walls have been veneered utilizing bricks similar to those seen in other 1970s alterations at Eno Cotton Mill. The east elevation has six windows and the north elevation, which faces the 1904 mill buildings, has over twelve openings. All of the windows in this section of the building were fifteen-over-fifteen double-hung wood sash with segmental arched openings. These windows did not have the fixed transoms over the windows and all have been bricked in. On the interior, two rows of steel posts run the length of this section.

The 1923 addition to the dye house [D3] was built on a concrete foundation. The northwest, southwest, and southeast elevations all have bricked in window openings. The northwest and southeast elevations each have eight bricked in window openings and one bricked in door. On each of those elevations, one smaller modern window has been installed within the original openings. A modern loading bay door has been installed in the door opening on the northwest elevation as well. Four modern aluminum-framed plate-glass windows were installed in the four center window openings on the southwest elevations, likely in the mid-1980s. On the interior, the original heavy timber beams and roof decking are supported by a single row of steel posts.

Steam Stack
Contributing Structure
1896

See description above in 1896 Main Mill Building entry on page 7:3.

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Shed-roofed Addition [C2]

Non-contributing Structure

c. 1971

See description above in 1917 Weaving House entry on page 7:5.

Warehouse [E1]

Non-contributing Building

1975

This single-story building with a flat roof is nestled into the hillside on the southeast end of the main mill complex. It is constructed out of small square concrete blocks, and it is connected to the c. 1971 infill addition [C4] by a metal covered walkway. The northwest and northeast elevations of the building are blind; the southwest elevation has an aluminum-framed glass double-door and an aluminum-framed plate-glass window. The southeast elevation has a concrete loading dock that extends along the south half of this wall. A loading bay door and single metal door are on the southeast elevation as well.

Equipment or Riser shed [E2]

Non-contributing Structure

c. 1971

This small single-story brick building with a flat roof has one door on the northwest side. The rest of the walls are blind.

Riser shed [E3]

Non-contributing Structure

c. 1971

This is a small low brick shed-roofed structure that likely covers pipes that served one of the gravity fed water silos.

Electrical Buildings [E4, E6], Solar Panel Enclosure [E5]

Non-contributing Structures (3)

c. 1986

A small brick building [E4] houses the electrical equipment that collects the power generated by the solar panels in the adjacent fenced area [E5]. Large conduits connect the [E4] electrical building to a similar small brick building with a flat roof [E6] that is situated between the north end additions to the 1917 weaving room [C6 and C7].

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Mill Office [E7]

Non-contributing Building
c. 1970

A two-story stand alone office building [E7] was constructed in c. 1970 north of the 1917 weaving room [C1]. Constructed of brick, the office stands in the northeast section of the property right on Dimmocks Mill Road. The building contains 1,330 square feet and is a simple square building with a flat roof and no architectural detail. A concrete stoop stands on the east end of the north façade, and a covered walkway extends from the south elevation and connects to the c. 1971 addition [C5] to the weaving room [C1]. The interior is divided into reception and office spaces with wood paneling on the walls throughout.

Warehouse [E8] and Warehouse [E9]

Non-contributing Buildings (2)
1950, 1976, c. 2008

A single story, flat roofed brick building that stands on the northeast side of the main mill complex [E8]. The majority of the building's walls are blind, but the southeast elevation has loading bay doors and a small brick connector to the adjacent warehouse [E9]. Warehouse [E9] was constructed in 1950 and is located across from the 1923 opening and picker room and additions [A3, A4, and A5]. This is a one-and-a-half-story brick building with a double front-gable roof. The south half of the southeast elevation has a metal stairway leading up from the parking lot to a main entrance that is an aluminum-frame glass door. The stairway connects to a metal porch that extends across half of this section of the building, and it gives access to the upper story as well. An awning extends out above the door, and there are four aluminum frame windows, also covered by a metal awning, high above the door as well. A one-over-one sash window, covered by an awning, is to the left of the door. On the west half of the southwest elevation, there are two aluminum-framed, eight-paned windows.

The northeast side of the building has a concrete ramp that extends along the side of the building and provides access to two doors and a loading dock door. The west half of this building is nearly twice as long as the south half, and the northwest side of the west half of this building is where the brick connector runs between the 1976 Warehouse [E8] and the 1950 Warehouse [E9]. The southwest side of the longer west half of the building has an aluminum door and window system that is covered by a large metal awning. The northwest side of the south half of this building has a single door and a large aluminum-framed twenty-pane window system in it. The southwest side of this building is blind. The interior of this building is open with metal posts. The upper story is a loft-style floor and looks down onto the lower level. Both buildings were

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heavily altered in c. 2008 to accommodate their current use as an industrial bakery and food preparation center.

Riser Shed [E10]

Non-contributing Structure
c. 1923

A small one-story brick shed-roof structure sits between the opening and picker room and its addition [A3, A4, and A5] and the belt room [A5]. It covers plumbing for part of the sprinkler system for the mill.

Gatehouse [E11]

Non-contributing Structure
c. 1980

A small metal and glass building with a flat roof sits at the entrance to the southeast parking lot. This building houses the guard for the gated fence that extends across the parking lot driveway.

Integrity Assessment

Today, all of the buildings are known as the Hillsborough Business Center where a variety of businesses lease space and operate. There have been many alterations and additions made to the buildings over the course of the Eno Cotton Mill Company's history to accommodate changes in the textile industry. The mill retains its historic integrity as the majority of the historic building fabric remains present and the mill complex is still able to convey its significance as a late nineteenth-century Italianate-style textile mill with twentieth-century buildings and additions.

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)

- X 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.
X 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.

Areas of Significance

(Enter categories from instructions)

INDUSTRY
ARCHITECTURE

Period of Significance

1896-1961

Significant Dates

1896, 1904, 1908, 1917, 1923

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

UNKNOWN

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

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

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Summary Statement of Significance

Eno Cotton Mill, located on the corner of Dimmocks Mill Road (State Road 1396) and Eno Mountain Road/Allison Street, was constructed in 1896. It was built one mile west of Hillsborough, North Carolina, along the north bank of the Eno River and on the south side of the Norfolk Southern Railroad corridor. Founded by local entrepreneurs Allen L. Ruffin and James H. Webb Jr., Eno Cotton Mill was the first textile mill both in Hillsborough and in what is today known as Orange County. The still extant Bellevue Manufacturing Company, built one block to the northeast c.1909¹, and Eno Cotton Mill formed an industrial area and led to an industrial boom in the county seat. Eno Cotton Mill operated under the Webb and Ruffin families until Cone Mills Corporation purchased the mill in 1952. Eno Cotton Mill meets National Register Criterion A for its significant contribution to industry in both Orange County and Hillsborough from 1896 through the first half of the twentieth century. Eno Cotton Mill also meets Criterion C for its distinctive turn-of-the-century textile mill construction, incorporating the "slow-burn construction" of brick and heavy timber prescribed by factory insurance companies of the period and the industrial Italianate style, characterized by its corbelled brickwork, arched window and door openings, and low gabled-roof. Eno Cotton Mill has local significance and its period of significance is 1896, the date of construction for the main mill building, to 1961. While the mill was in operation until 1986, the post-1961 industrial use is not of exceptional significance.

Historical Background of Eno Cotton Mill

1896-1913: Eno Cotton Mill Established

The history of the Eno Cotton Mill is the story of an innovative joint venture between two gentlemen from prominent Hillsborough families. James H. Webb Jr. (1868-1927) and Allen Jones Ruffin (1857-1911) are from two of the longest established families in Hillsborough. The families had close working relationships with each other and with other prominent families in Hillsborough.

The Eno Cotton Mill was chartered by a special act of the North Carolina General Assembly in 1896. The founders and principal stockholders were Allen J. Ruffin, George A. Durham, and James Webb Jr. Capital stock was listed in the 1895 journal *Fibre & Fabric* as \$100,000 with A. J. Ruffin and James Webb Jr. named as the first two stockholders. With this capital, construction of a two-story building began. The location of the mill was imperative to its success. The nearby Eno River provided a power source for the new mill and the North Carolina Railroad and the Southern Railway

¹ Lamprakos, Michele and Edwin Belk. "Bellevue Manufacturing Company" National Register Nomination. North Carolina Department of Cultural Resources, 2003.

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Company provided transportation of raw cotton to the mill and carried finished products away for distribution. Labor was drawn from Orange County, Alamance County, and other neighboring counties.

Eno Cotton Mill experienced rapid growth within its first years of operation. Under the direction of Thomas H. Webb, the first superintendent and general manager of the newly erected mill, Eno began production in 1897 as a 10,000-spindle yarn mill.² The mill expanded in 1904 to meet the growing opportunity afforded by high cotton prices. A one-story building was constructed to house the first looms intended for weaving chambrays and plaids. In addition, a three-story-on-basement building was constructed to house a dye room, a beaming room, a supply room, and a spinning room. Eno then became incorporated in January 1906, in North Carolina, with an authorized capital stock of \$500,000 divided into shares with a par value of \$100 each.³ This led to further expansion in 1908 when a two-room weave shed and dye house was constructed to the south of the mill complex. An additional 200 looms were also installed in the main mill. By 1909, the capital stock was listed as \$110,000, the number of ring spindles had doubled to 20,000, and 400 narrow looms were weaving gingham.⁴ By 1913, there were 632 looms and 20,000 spindles for the manufacturing of fine dress gingham.

1913-1940s: War Era at the Eno Cotton Mill

Eno Cotton Mill began running a second shift in 1913, both shifts running for twelve hours, to increase production.⁵ To help distribute the extra cloth produced, Eno began selling through Cone Export and Commission Company. Cone Export agreed to sell Eno Cotton Mill products and formed a partnership that would last from 1913 to 1952. The connection to the Cone family was crucial to the survival of Eno Cotton Mill. Without the support of Cone Export and Commission Company, it is highly probably that Eno Cotton Mill would have closed its doors in the first quarter of the twentieth century.

Cone Export was established in 1891 by Moses and Caesar Cone as a Northern selling agent for Southern textiles. Before they went into the fabric production business themselves, the Cone brothers worked with Southern mill owners to market their goods

² Reprint from the May 1935 Issue of Cotton, Atlanta, GA, Vol 9 No 5: "A Leader Of Men – Orange County Historical Museum Research Files – Eno Mill Folder. Thomas H. Webb was James H. Webb Jr.'s younger brother. He later went on to found and become President of the American Cotton Manufacturers' Association in 1935.

³ July 11, 1913 Analysis of Eno Cotton Mill in the Cone Mill Corporation Records #5247, Southern Historical Collection, The Wilson Library, University of North Carolina-Chapel Hill. The original stockholders were James H. Webb Jr., A.J. Ruffin, I. Ruffin, H.M. Webb, George A. Durham, Alice H. Webb, Rebecca E. Webb, and Rebecca Hill.

⁴ Textile World Record, 1908.

⁵ For their protection, girls under 16 were not permitted by the mill to work the second shift. The Chapel Hill Herald 1/3/2002, "Lifelong Resident Remembers the Village that Vanished" by Lois Carol Wheatley (Mills on the Eno Folder at Hillsborough Historical Museum).

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for a commission of five percent.⁶ Their goal was to handle North Carolina's cotton output and keep some of the profits, which had been flowing to the Northern commission houses, and to encourage the diversification of the Southern textile industry. Two years later, in 1893, the Cones entered production when they built Southern Finishing & Warehouse Company in Greensboro, North Carolina, one of the first finishing plants in the South. The Cones' business grew with the construction of Proximity Mill, the Cones' first denim manufacturing plant, in 1895, followed by the construction of Revolution Mill, a flannel production plant, in 1899, and White Oak Mill, another denim plant, in 1905. Proximity Print Works opened in 1912 and was one of the earliest cloth printing facilities in the South.

Cone Export records indicate that in 1913 they found Eno to be "in excellent shape" with an estimated net worth of \$500,000.⁷ The mill carried a considerable surplus, had an established trade on fine dress gingham, and was "looked upon as among the more successful in this vicinity."⁸ Eno management depended on the guidance and financial support of the Cones through the coming tumultuous economic times.

The management of Eno Cotton Mill considered expansion in 1914 but was advised by Caesar Cone to wait. He contended that "while there is no doubt that it would be a most desirable thing to do, it would appear that under existing conditions, it may be best to defer for the present making any increase." Cone suggested Eno practice "extreme conservatism" and try to get the mill running in the "most efficient shape possible."⁹ Eno management took Cone's advice and did not expand the mill at that time.

Eno Cotton Mill and Bellevue were the only two cotton mills in Orange County reporting to the North Carolina Bureau of Labor and Statistics from 1916 through 1920. Based on the data collected, it is clear that Eno and Bellevue went through substantial change during these years. As with other textile mills across the southeast during World War I, the mills grew, wages rose, and the companies modernized. Eno reported capital stock of \$315,700 in 1915. By 1920, the reported capital stock for Eno had grown to \$1,085,000. Eno had 20,000 spindles, 632 looms, and 77 cards in 1916 and the same number of spindles in 1920 but an additional 200 looms. Due to the labor shortage and high demand for cotton caused by the war, the number of employees dropped and wages increased. The overall number of employees decreased from 500

⁶ History of Cone Mills Corporation, <http://www.fundinguniverse.com/company-histories/Cone-Mills-LLC-Company-History.html> (Last accessed November 5, 2009).

⁷ May 12, 1913 General Ledger in the Cone Mill Corporation Records #5247, Southern Historical Collection, The Wilson Library, University of North Carolina-Chapel Hill.

⁸ March 15, 1913 Report in the Cone Mill Corporation Records #5247, Southern Historical Collection, The Wilson Library, University of North Carolina-Chapel Hill.

⁹ June 6, 1914 Letter from Caesar Cone to J. H. Webb in the Cone Mill Corporation Records #5247, Southern Historical Collection, The Wilson Library, University of North Carolina-Chapel Hill.

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to 476, with the number of females employed dropping from 150 to 123 and children under 16 decreasing from 50 to 16. The high average wage for males increased from \$4.00 to \$8.00 a day and wages for females increased from \$1.75 to \$4.00 a day. The numbers dependent, namely family members, on the mill and employees for their livelihood grew after the war from 1200 to 1500. The number of days in production dropped from 312 days to 300 days but the hours a week worked increased from 60 hours a week to 103 as the number of shifts increased from two to three.

Once Eno received permission from their largest shareholder, Cone, to expand the mill, they immediately began construction. A new one-story building was built, circa 1917, specifically for weaving. This building contained approximately 50,000 square feet.¹⁰ Additions were made to the 1896 picker room and to the 1908 dye house. An addition next to the original opening room was built to serve as a new opening room and a new two-story office building was constructed northeast of the mill.

In the first quarter of the twentieth century, North Carolina textile mills experienced labor unrest and strikes. L. H. Sellars, Secretary of Cone Export Commission, references the strikes occurring in Concord and Kannapolis in 1918-1919 in his letters to James H. Webb Jr., but does not fear they will spread and cause the Eno Cotton Mill trouble. He advised Eno's management to "sit steady and watch the situation. If [found] to prove menacing, then decide on whatever action that might be deemed necessary to take."¹¹ There is no record of any strikes or walkouts in either of the textile mills in Hillsborough. Support for unionization was low in Hillsborough and both the mills were established, in large part, to support the local agricultural economy and create jobs for struggling farmers.

The years following the boom created by World War I and leading up to the Great Depression were difficult years for Eno Cotton Mill and for textile mills throughout the country. When cotton prices fell drastically in the 1920s due to the nationwide agriculture depression, James Webb reached out to Cone Export for assistance. Webb was concerned about pricing and feared "very serious losses" if something did not change.¹² The poor cotton conditions continued throughout the 1920s, affecting cotton mills throughout the South. L. H. Sellars commented on the paralyzing effect of the low cotton prices in a letter to Webb on January 27, 1922 and acknowledged "things do not look very rosy for any of us just at the moment."¹³ By July 14, 1922, Webb wrote to

¹⁰1916 Year-End Ledger in the Cone Mill Corporation Records #5247, Southern Historical Collection, The Wilson Library, University of North Carolina-Chapel Hill. The 1916 year-end ledger lists construction assets of \$166,644.48.

¹¹ May 8, 1919 Letter from L. H. Sellars to J. H. Webb in the Cone Mill Corporation Records #5247, Southern Historical Collection, Wilson Library, University of North Carolina - Chapel Hill.

¹² 1920 Letter from J. H. Webb to L. H. Sellars in the Cone Mill Corporation Records #5247, Southern Historical Collection, The Wilson Library, University of North Carolina-Chapel Hill.

¹³ 1920 Letter from L. H. Sellars to J. H. Webb in the Cone Mill Corporation Records #5247, Southern Historical Collection, The Wilson Library, University of North Carolina-Chapel Hill.

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Sellars commenting that he was "powerfully discouraged over the conditions and outlook of our business" as they were not selling anything and were not able to deliver even if they could sell something. Webb asked Sellars for suggestions as he felt "[was] about time to quit."¹⁴

In April of 1923, Julius Cone raised his workers' wages in Greensboro causing the management of Eno Cotton Mill to become concerned as to the implications. James Webb knew that Eno would have to raise their wages to remain competitive for labor. Highly concerned, Webb wrote Cone and stated that the wage increase "strikes [them] at a hard time". For the company to meet the higher wages, "ruthless curtailment seem[ed] necessary." Webb believed that in order to pay the higher wages, either the organization would have to be broken up, which meant a hardship for the employees, or they would have to stop running as many looms. They were in a better position with gingham, but the overhead costs to run just the gingham looms would be too high with the chambray looms stopped. Webb suggested running just the 3.59 Denims or stop the night run entirely and confine weaving to the production of 21,000 spindles on the day run.¹⁵

Later in 1923, Webb considered selling some of the company's government Liberty Bonds as a means of raising capital. Cone advised Webb against selling, stating, "There is certainly nothing in your present financial showing indicating other than a very liquid condition...As soon as business recovers to the point, as it eventually will do...A mill that can make the financial showing that you are able to do, is indeed fortunate in being able to show among its assets a substantial amount of the soundest securities known to the world today."¹⁶ The difficult economy and the lack of improvement in the market for Eno's products led Cone to feel differently in 1924. Cone asked Webb to sell the bonds because "in times such as the cotton mills of this country are now passing through, it behooves them all to save every penny where it is possible to effect a saving."¹⁷

In another attempt to raise capital, Joseph "J. C." C. Webb asked Julius Cone to purchase more shares of Eno Cotton Mill stock. On December 31, 1925, J. C. Webb telegraphed Cox Webb to inform him of Cone's offer to buy forty percent of the stock of Eno Cotton Mills at \$.75 per share.¹⁸ Cone was not enthusiastic about investing in the

¹⁴ July 13, 1922 Letter from J. H. Webb to L. H. Sellars in the Cone Mill Corporation Records #5247, Southern Historical Collection, The Wilson Library, University of North Carolina-Chapel Hill.

¹⁵ October 14, 1923 Letter from J. H. Webb to L. H. Sellars and April 23, 1923 in the Cone Mill Corporation Records #5247, Southern Historical Collection, The Wilson Library, University of North Carolina-Chapel Hill.

¹⁶ November, 14 1923 Letter from Julius Cone to J. H. Webb in the Cone Mill Corporation Records #5247, Southern Historical Collection, The Wilson Library, University of North Carolina-Chapel Hill.

¹⁷ April 26, 1924 Letter from L. H. Sellars to J. H. Webb in the Cone Mill Corporation Records #5247, Southern Historical Collection, The Wilson Library, University of North Carolina-Chapel Hill.

¹⁸ Telegraph from J. C. Webb to Cox Webb at 2:45 PTC on December 31, 1925 in the Cone Mill Corporation Records #5247, Southern Historical Collection, The Wilson Library, University of North Carolina-Chapel Hill.

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mill since "no price at which we would buy this stock would offer an attractive investment." Eno was no different from the other mills groping their way through the rocky economy, but Cone laid his concerns aside and said he would "be willing to become associated with you folks and endeavor to work the mill out, and if possible put it on a profitable basis."¹⁹ Cone authorized J. C. Webb to buy 4,000 shares of the capital stock from outside investors, those not living in Hillsborough or associated with the mill, at \$.75 a share. Cone hoped to get "Old Eno out of its present rut" and was confident that by working together they would be able to "turn the trick."²⁰ The shareholders accepted the offer and the Board of Directors approved it unanimously. James and J. C. Webb replied to Cone that they found it "most fortunate to have you gentlemen associated with us in the ownership of this plant."²¹ Soon after purchasing a controlling share of the company in 1926, the Cones began to make changes to production, including weaving combed yarn broadcloths instead of solely manufacturing yarn-dyed fabrics.

As the 1920s progressed, the situation at Eno Cotton Mill worsened. In January of 1928, the mill started shutting down all the chambray looms from Thursday evening to Monday. The situation continued to worsen and by September 1928, J. C. Webb was ready to sell Eno Cotton Mill. However, instead of selling the mill, on November 19, 1928, J. C. Webb called a meeting to discuss readjusting the Capital Stock structure.²² The resolution passed on December 19, 1928 and was to be the first of two stock restructurings.

The management of Eno Cotton Mill continued to rely on Cone Export and Commission Company through the Great Depression. Although Eno Cotton Mill had been feeling the impact of the down economy for years, the 1930s proved very trying for it and all involved with textile production. Cone Export struggled with improving Eno Cotton Mill, admitting, "we have continued our investigation with a view of trying to work out some plan that will improve conditions at your mill, but I am sure you realize that this is a most difficult problem under existing market conditions...we are now trying to formulate other plans which we are very much in hopes can be worked out in such a way as will bring about some improvement with you..."²³ New machinery was installed

Joseph C. Webb and James Webb Jr. were brothers. J. C. Webb took over as Secretary and Treasurer of Eno Cotton Mill after James Webb, Jr. passed away in 1926.

¹⁹ January 2, 1926 Letter from Julius Cone to J. H. & J. C. Webb in the Cone Mill Corporation Records #5247, Southern Historical Collection, The Wilson Library, University of North Carolina-Chapel Hill.

²⁰ January 4, 1926 Letter from Julius Cone to J. H. & J. C. Webb in the Cone Mill Corporation Records #5247, Southern Historical Collection, The Wilson Library, University of North Carolina-Chapel Hill.

²¹ January 5, 1926 Letter from the Webbs to Julius Cone in the Cone Mill Corporation Records #5247, Southern Historical Collection, The Wilson Library, University of North Carolina-Chapel Hill.

²² September 1928 Letter to Shareholders in the Cone Mill Corporation Records #5247, Southern Historical Collection, The Wilson Library, University of North Carolina-Chapel Hill.

²³ Early 1929 letter from Sellars to J. C. Webb in the Cone Mill Corporation Records #5247, Southern Historical Collection, The Wilson Library, University of North Carolina-Chapel Hill.

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so the mill could change to using combed yarn instead of coarse carded yarn in the hopes of remaining competitive. To counter the large deficit, management reduced wages, taking effect Monday, August 11, 1930. Even management, such as J. C. Webb, was included in the ten percent salary cuts. Notices were posted and J. C. Webb reported to Sellars that he had heard "no unfavorable reaction."

On September 14, 1932, a second proposal to change the Capital Stock structure of the Company was offered, this time from Cone Export and Commission Company. The Directors of Eno Cotton Mill found the offer fair and urged the stockholders to accept it "since it [would] assure the continued operation of the mill." By exchanging First Preferred Stock for Second Preferred Stock, the holders were able to retain their interest if the operations become profitable again. Directors warned that, "the alternative is... receivership and a wiping out of all stock, as the property of the Company will not bring enough to cover its debt."²⁴

The indebtedness of Eno Cotton Mill to Cone Export and Commission Company is evident in this proposal. Before any dividend could be paid to common stock holders, Julius Cone reminded Eno's Directors that the company owed Cone Export \$929,350.97. The Cones had paid Eno's federal tax claim of \$15,000. In addition, Cone Export stated that it would need to advance the mill "approximately \$60,000 for the purchase and installation of new equipment before you can hope to run at a profit."²⁵ Cone Export could not justify carrying Eno's "heavy indebtedness... and in making the further advancements with the capital structure as it now exists."²⁶ After Eno Cotton Mill surrendered stock, Cone Export agreed to carry the current indebtedness and make future advancements to Eno. Cone agreed to "see to it that the Mill continues operation so long as we can see any justifiable hope that it will be able to work out of its present financial condition, and give its stockholders an investment of value."²⁷ With an investment of \$300,000, it was in Cone's best interest that the mill and its stock become of value.²⁸

Eno Cotton Mill continued operating throughout the 1930s producing broadcloth shirting and corduroy. Although textile mills throughout the southeast were experiencing labor unrest during the late 1920s and 1930s, Eno Cotton Mill experienced very little labor disruption. In the 1940s, the mill shifted production in order to meet wartime demands and produce a heavier cloth.

The April 1950 Report to Stockholders states that the mill operated at full capacity of 120 hours weekly in 1949. The net profit was \$263,000, or 5.29% of sales. The increase in sales, which was counter to the general trend in textiles, was due to the government contracts on poplin and oxfords. The contracts accounted for fifty percent of

²⁴ Mills in the Eno River Folder at the Hillsborough Historical Museum

²⁵ Ibid

²⁶ Ibid

²⁷ Ibid

²⁸ Ibid

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production and three-fifths of sales in 1949. The profit on the poplin and oxfords was "more satisfactory than on broadcloth." Broadcloth prices reached their low point during the fourth quarter of 1948 and showed little or no improvement in 1949, forcing management to reduce the number of looms on broadcloth to 100 and shift to other products. To accommodate this change, they shifted the looms to skip-dents, doobby broadcloths and corduroys. Touted as "the most important single item during 1949," the company replaced their spinning equipment with new long draft frames at a cost of \$920,000. The installation began in February and was completed in December. Even though the change depleted their cash supply, the management reported that the mill was "in a much better competitive situation, both as to cost and quality." During 1949, other machinery additions and replacements cost \$70,000 and \$60,000 was spent on building improvements, including rest rooms, a waste house, a warehouse, and new floors.

From a profit standpoint, corduroy operations were most desirable. Consideration was given to purchasing more looms in order to reduce manufacturing costs. By May 1950, Eno expected to be up to 322 looms on Sunwale and Conewale corduroys. The large increase in corduroy production, though profitable, unbalanced the mill and gave "much concern" to the management. "Compared to a loom on broadcloth, one loom on corduroy requires only half as many spinning spindles and approx twenty percent less poundage through the Carding department." If the corduroy looms operated 136 hours per week, the spinning and carding departments worked only 72 to 96 hours per week. "Corduroy costs carried about 3.5 cents per yard to cover under-absorbed overhead because of the idle equipment." An additional 75 looms, which went into production in June, took up a little less than one-half of the surplus spinning.²⁹ Additional equipment and machinery worth \$196,674.14 was added in 1950. In addition, \$48,397.85 was spent on additions to the mill building, including a warehouse built to the west of the 1896 mill.

1952: Sale of Eno Cotton Mill

In 1951, the Board of Directors agreed to sell Eno Cotton Mill to Cone Mills Corporation. On January 1, 1952, in accordance with a plan of liquidation approved by the Board of Directors of the company, Eno Cotton Mills, a wholly owned subsidiary of Cone Mills Corporation, was liquidated and its assets transferred to and liabilities assumed by Cone Mills, Inc.³⁰ After the merger, the mill's name was changed and it became officially known as the Eno Plant. Sydney Green, who had been with Eno Cotton Mill since 1933, became the resident manager. James E. Webb, president of

²⁹ April 10, 1950 Letter to Stockholders in the Cone Mill Corporation Records #5247, Southern Historical Collection, The Wilson Library, University of North Carolina-Chapel Hill.

³⁰ December 31, 1951 Report on Audit by AM Pullen & Company in the Cone Mill Corporation Records #5247, Southern Historical Collection, The Wilson Library, University of North Carolina-Chapel Hill.

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Eno, became a vice president in the Cone organization. The audit conducted for the sale lists on the fixed assets and reserve for depreciation a balance of \$533,621.29 on the mill building, including additions for the year totaling \$15,043.43, and a balance of \$130,243.93 for the mill housing. The net fixed assets equaled \$1,736,753.30 and the company's total net worth was valued at \$2,093,327.94.³¹

According to The Rocky Mount Evening Telegram on January 5, 1952, Cone merged four of its subsidiaries to simplify its corporate structure, and Eno Cotton Mill subsequently became a subsidiary of Proximity Manufacturing Company. Thirty thousand spindles and 676 looms were in operation in 1953, and when operating at capacity, the plant had three shifts a day employing approximately 600 workers, half of which were women.

1952-1984: Cone Mills' Eno Plant

In the late 1950s, Cone's market share was threatened by production in other nations. In order to compete, Cone increased its marketing efforts and streamlined manufacturing operations. Despite their attempts, the company had uneven financial results. They continued to diversify their operations in the 1960s, branching outside the textile industry into furniture and fabrics for home furnishings. They also expanded globally into South America, and also tried to enhance its competitive advantage by moving away from cotton fabrics and into synthetic blends. In 1965, the company moved from all-cotton products to a mix of cotton and synthetic fibers, which brought a higher price.

In 1960, the textile industry was the dominant industry in Hillsborough, providing twenty-five percent of jobs in the Hillsborough Township. Between Eno Plant and Bellevue, 566 people were employed. By 1963, forty percent of its population was employed in textiles, apparel, or furniture. In Orange County, 1078 manufacturing employees are listed as working for thirty-nine establishments, nine of which were located in the Hillsborough vicinity, including the two cotton weaving firms, Eno Plant and Bellevue. In 1963, textile mills ranked first in employment among North Carolina's twenty manufacturing groups, first in total payrolls, but sixteenth in average earnings per worker.³²

Eno Plant continued operating and on August 10, 1968, Cone Mills Corporation celebrated the 70th Anniversary of the Eno Plant. At this time, the plant had 23,104 spindles supplying yarn to 839 looms producing corduroy. These products were then finished at Conè Mill's Granite Plant in Haw River, in Alamance County, and at Union Bleachery, in Greenville, South Carolina. Cone Mills recognized at least six of the 385 people employed at Eno Plant, including Nelia Faucette, Tennie Gravette, Henrietta

³¹ December 31, 1952 Audit in the Cone Mill Corporation Records #5247, Southern Historical Collection, The Wilson Library, University of North Carolina-Chapel Hill.

³² Hillsborough, North Carolina General Development Plan, 1968-1988.

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Hicks, Anna Dixon, Josie Wagner, and Mont Maddox, for working at the plant for 50 years or more.³³

Growing importation of cheap fabrics caused Cone Mills Corporation to struggle throughout the 1970s and kept profits in all their plants down. Cone Mills came to rely heavily on denim and corduroy as they both enjoyed fashion popularity. Eno Plant contributed heavily to the production of corduroy products. Unfortunately, the popularity of corduroy did not last long and with the impact of lower-priced imported goods, Cone Mills were forced to close, convert, or sell ten of its mills between 1977 and 1990. Eno Plant closed its doors in 1984.

1984-Present: Reuse of Eno Cotton Mill

In 1985, McKibben Lane and other partners opened the Hillsborough Business Center (HBC) in the mill to operate as an incubator for new businesses. Daniel McEntire "Mac" Gold, one of the original partners and the owner of Plaidville Mill in Randleman, North Carolina, became the sole owner of the HBC in 1987 and continued to lease mill space to medium-sized industries and incubator companies. Mac Gold's son and daughter-in-law, Alex and Darci Gold, took over the HBC in 1989. The Gold family has been involved with the textile industry for two generations. Mac Gold worked as a textile engineer for mills in New York, North Carolina, and even Buenos Aires. His son and daughter-in-law both have studied textile science and design, and they have worked in textile mills throughout the Piedmont. The Golds lease the mill spaces out to a variety of small businesses including a small textile company, and in 1995, the Golds donated twenty acres of land to the Town of Hillsborough for the creation of a park (Gold Park).

West Hillsborough and Mill Village History

Allen J. Ruffin and James H. Webb, like other textile mill owners at the turn-of-the-century, built Eno Cotton Mill outside of the town's limits to avoid local property taxes and ruling by the local government. As was the norm, the textile owners also built housing for its employees. By separating the mill and its village from the town, mill managers found they would be able to maintain a measure of economic and social control.³⁴ They were also able to create a separate and distinct community from Hillsborough by providing housing, religious and educational facilities, and other services to their employees.

The Eno Cotton Mill and its mill village changed the area dramatically. In conjunction with Bellevue Manufacturing Company and its accompanying village, the area now referred to as West Hillsborough was established. Prior to construction of the

³³ Cone's 70th Anniversary Pamphlet in the Eno Mill Folder at Hillsborough Historical Museum.

³⁴ Brent D. Glass. *The Textile Industry in North Carolina: A History*. Raleigh, NC: Division of Archives and History, North Carolina Department of Cultural Resources, 1992.

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Eno Cotton Mill, very few families lived in the vicinity. After the mill was built, West Hillsborough became a thriving community with its own business district, known as the West End.

As was typical of other textile mills, the Eno Cotton Mill provided housing and other services for its employees to attract families from farms to work in the mills. These houses were rented by the room and one worker had to be provided for each room. By 1906, the Eno Cotton Mills employed 300 people and owned 60 houses, ranging from two to six rooms, on either side of the Eno River. Three of the company owned mill villages, Front Row, Old Hill and New Hill, sat on the same side of the Eno River as the mill. The Mountain Village sat on the other side of the river and was only accessible by a footpath. Heating for the homes was provided by coal stoves. People living away from the village remember seeing a black blanket of smoke lying across the villages on cold winter mornings. The homes did not include indoor plumbing but did have outhouses and hand pumps behind them. In 1915, the rent on a company house was \$0.25 per room per week. The 1924 Sanborn map indicates the number of houses in the village had grown to 100.

Beginning in the 1930s, textile mills in North Carolina began to abandon the mill village system. Thirty-three textile mills sold their villages between 1934 and 1941. By 1939, there were 380 cotton manufacturers in North Carolina, 83 of which had sold their village. Between 1942 and 1949, 17 more mills sold their villages.³⁵ House repairs at this time at Eno were reported at \$19,127.44 for 1948 and \$4,975.88 for 1949. Village rents offset the costs, but only by \$8,570.20 in 1948 and \$8,832.69 in 1949. No additions were built in the Eno villages after 1950.³⁶ By 1953, the number of company provided houses totaled 148.

In March of 1956, Cone Mills Corporation announced the sale of the Eno Plant's mill villages. The approximately 150 homes were sold to employees for \$25 a room and the purchasers were required to move the homes from the company property. On August 1, 1956, the Cones offered the remaining vacant village homes to the public for purchase. Men from Tennessee with flat bed trucks with cross ties came and moved the houses.³⁷ The majority of the homes were moved into West Hillsborough or into rural Orange County outside the town's limits. Bellevue followed in 1957 and sold the homes in its village, but the homes remained where they stood. The removal of the Eno village homes changed the landscape of West Hillsborough dramatically.

In addition to the village houses built by the Eno Cotton Mill they also constructed the Eno Methodist Church. The church was still operational in 2009 with twenty-nine members regularly attending service.³⁸ Originally held on the upper floor of the two-story

³⁵ Herring, 123, 129-131.

³⁶ Ibid, December 31, 1950 Fixed Assets & Reserve for Depreciation

³⁷ Hillsborough Historical Society Journal, "The Eno Mill Village." July 1999, pg. 67

³⁸ The People of the United Methodist Church. www.umc.org (Last accessed on November 12, 2009).

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brick building that housed the company store, services were moved to the church's current location in 1908 when Allen Ruffin donated the land north of Eno Street as the site for a church. A structure was built across the railroad from Front Row and is now the present frame structure for the Eno Methodist Church. As was common practice, the church's ministers were on the mill's payroll. Additional rooms were added to the back of Eno Methodist Church in 1920 and were used as classrooms. In 1938, Eno Methodist Church remodeled and moved to the rear of the lot. In 1940, the church had over 140 members.

The church building was used for educational purposes as well, teaching children from the first through the fifth grade until a five-room house, also across from Front Row, was used to house West Hillsborough Elementary. The school caught fire on April 18, 1957 and burned down despite attempts to put the fire out. At the time of the fire, the building had grown to a thirteen-room three-story apartment house.³⁹ A new structure for West Hillsborough Elementary, containing first through sixth grades, was built but closed in 1969, forcing the children of the area to attend school elsewhere.

Industry Context

Hillsborough, North Carolina, the Orange County seat, was one of the most important towns historically in the state of North Carolina. It was the site of political and military activity during the Revolutionary War and the site of the 1788 Constitutional Convention. Hillsborough has been a center of mill activity in North Carolina because of its location on the banks of the Eno River. Before the Civil War there were mills of varying sorts every few miles on the Eno and Little rivers.

A very early attempt to organize a cotton mill located several miles from town on the Eno River failed in 1813 due to lack of capital.⁴⁰ However, in 1852, Mr. Webb and Mr. Douglas completed a cotton factory, Webb & Douglas Cotton, on Little River thirteen miles east of Hillsborough.⁴¹ This first factory was expected to run 100 spindles. On the Eno River, the 1852 Alpha Woolen Mill, the fourth woolen factory in the state, was located about seven miles east of Hillsborough, an establishment for manufacturing wool carding machines and wheat fans was six miles east of Hillsborough, and The Eagle Foundry was located about two miles east of Hillsborough. The few manufacturing firms located in the Hillsborough vicinity before the Civil War established a good foundation and residents were hopeful it would expand and lead to prosperity once the railroad was put in operation.⁴²

³⁹ April 18, 1957 *News of Orange*

⁴⁰ The Hillsborough Manufacturing Co. never became operational (*The Raleigh Minerva*, June 18, 1813).

⁴¹ It is unclear which Webb constructed this factory, but he is most likely related to James H. Webb Jr., co-founder of the Eno Cotton Mill.

⁴² From The Hillsborough Recorder on February 7, 1852 in *History of the Town of Hillsborough 1754-1982* by Allen Alexander Lloyd and Pauline O. Lloyd, 1986.

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While the Civil War slowed Hillsborough's progress, it soon recovered. By 1885, there were at least three companies producing tobacco products in Hillsborough. Col. H. B. Jones owned a smoking tobacco factory that stood just west of the Hillsborough depot. James Webb and Joseph C. Webb established Webb & Company Tobacco ("Webb's") in 1878 across from the courthouse in downtown Hillsborough. The company closed in 1897 shortly after founder James Webb passed away. Another Webb, Mr. R. F. Webb, manufactured window blinds and Rev. John A. McMannen manufactured smut machines (machines which clean the grain) and patent corn shellers.

The earlier cotton factory on the Little River was for small production with a few spindles, but neither carding nor weaving equipment, and is not believed to have survived the Civil War. Industrial textile mills, already present in other Piedmont towns, appeared in for the first time Orange County, in Hillsborough in 1896, with the construction of the Eno Cotton Mill, located one mile southwest of the Orange County Courthouse on a railroad siding.⁴³ The establishment of Eno Cotton Mill came during North Carolina's mill boom. The "Cotton Mill Campaign" of the 1880s and 1890s called for the construction of textile mills throughout the state in an effort to rehabilitate the state's economy, especially in the Piedmont. The campaign led to an average of six new mills being built per year between 1880 and 1900, increasing the number of mills in North Carolina from 33 to 177. The Eno Cotton Mill, like many other textile mills, was the result of community investment. Stock subscriptions were sold to local investors and the construction of the mill was regarded as a sign of community prosperity and progress.⁴⁴

Just as manufacturing firms had lined up along the Eno River so, too, did textile mills spring up along the North Carolina Railroad throughout the Piedmont communities. The North Carolina Railroad Company, authorized in 1848 by the North Carolina legislature, ran from Raleigh, through Durham, Hillsborough, and High Point to Charlotte.⁴⁵ An 1850 survey shows the tracks running just outside Hillsborough's limits with a train station at the corner of Nash Street and Dimmock's Mill Road. Once Eno Cotton Mill was constructed, Southern Railway Company (Danville division) ran a single-end spur onto Eno's property along the west side of the main mill. The railroad carried the supply of raw cotton right to the mill and carried finished products away to markets outside of Hillsborough. A second spur was added after the construction of the

⁴³ The Bureau of Labor and Printing reports only two cotton mills in their 1899 Thirteenth Annual Report. In 1905, the two mills listed in Orange County were Eno Cotton Mills in Hillsborough and Alberta Mills in Chapel Hill.

⁴⁴ The original stockholders were Hillsborough natives: James H. Webb Jr., A. J. Ruffin, I. Ruffin, H. M. Webb, George A. Durham, Alice H. Webb, Rebecca E. Webb, and Rebecca Hill. "Progressive Hillsboro," *Durham Recorder*, July 9, 1907. This article cites the town's "up-to-date" architecture, new macadam roads, and burgeoning textile industry as evidence of the town's progressivism.

⁴⁵ James H. Webb's father, Thomas Webb, was president of the North Carolina Railroad during the Civil War.¹³⁶

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1917 mill building to the east of the main mill, and was located between the two buildings.

Eno Cotton Mill, like other North Carolina manufacturers, such as Anna Cotton Mills in Kings Mountain, and Atherton Mills in Charlotte, produced lower-grade yarn at a relatively lower cost than their Northern counterparts. Typically, mills with weaving departments produced heavy woven goods, such as unbleached cloths, plaids, gingham, denims, toweling, and canton flannel. Eno Cotton Mill spun #12 to #40 yarn in the early years.⁴⁶ In 1904, they began weaving chambrays and plaids and began weaving gingham in 1909.

The textile industry in Hillsborough grew with the construction of the Bellevue Manufacturing Company in 1909. Shepperd Strudwick (1868-1961), established the Bellevue Manufacturing Company. The Webbs and Ruffins had close ties with the Strudwicks, a prominent Hillsborough family. Joseph Cheshire Webb was Secretary and Treasurer of Eno after James H. Webb Jr. but his son, Norfleet Webb, served as Secretary and Treasurer for Bellevue for years and owned 66 shares of Eno Cotton Mills Second Preferred Stock at the time of his passing. In addition, the northern portion of Bellevue's site was acquired from Allen J. Ruffin, who also purchased shares in Bellevue. Throughout their operation, the two mills continued to be connected. During the Great Depression, Eno lent Bellevue a substantial loan and Bellevue stock was given as collateral. The assistance with the creation of Bellevue and the continued support indicate there were shared interests and perhaps a joint-venture strategy.

The Eno Cotton Mill was always a larger facility than Bellevue. Looking at the reported figures for 1915 and 1916, for example, it is clear to see how the two compare. Eno reported \$225,000 in assessed value in both real and personal property compared to Bellevue's \$85,000. In 1916, the total reported capital stock for Eno was \$315,700 compared to Bellevue's \$157,800. Eno had 20,000 spindles, 632 looms, and 77 cards compared to Bellevue's 5,000 spindles and 200 looms. Eno employed 500 workers, five times that of Bellevue. In 1916, 1200 people were estimated to be dependent on Eno and its employees for their livelihood versus 200 people dependent on Bellevue. The high average wage for males at Eno was \$4.00. Bellevue paid slightly higher at \$4.50, but both had the same low average wage of \$1.00 for males and females. Females made \$.75 more at Bellevue with an average high wage of \$2.50. Eno operated 6 more days out of the year than Bellevue for a total of 312 days. Both mills operated ten hours during the day for a total work week of 60 hours and paid their employees weekly, which was predominantly the norm throughout North Carolina.

Eno Cotton Mill followed the trend of other North Carolina mills during the two World Wars. Increasing demand for textiles during World War I translated into growth

⁴⁶ North Carolina specialized in "low-numbered" yarns mostly #12 to #24. The numbers reflected the amount of yarn required to weigh one pound, ie. A #20 cotton yarn meant it took 16,800 yards of yarn to weigh one pound.

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Section 8 Page 24

Eno Cotton Mill
Orange County, North Carolina

and expansion for the mill. Multiple additions were made during and after World War I including the large 1917 weaving room and the large 1923 addition to the original main mill building for spinning. Eno Cotton Mill was not immune to the effects of the Great Depression and was forced to take actions such as a reduction of wages and salaries and stock restructuring.

In the first quarter of the twentieth century, North Carolina textile mills experienced labor unrest and strikes. Although textile mills throughout the southeast were experiencing labor unrest during the late 1920s and 1930s, Eno Cotton Mill experienced very little labor disruption. It is possible that the small town dynamic played a role, causing mill workers to feel a greater sense of loyalty to the mills, which were a integral part of the local economy.

The textile industry was a key component to the World War II effort as the Allied Forces required textile-based products such as parachutes, tents, and uniforms. The United States government demanded that the textile industry fulfill the orders for the Allied Forces, and textile machinery across the country was converted for wartime production. Eno Cotton Mill also felt the effects of World War II. It was forced to shift production in order to meet wartime demands and produce a heavier cloth. Additionally, the mill was faced with a decrease in labor supply as many workers joined the army. The increase in demand and the decrease in labor supply caused wages to rise. After the Second World War, textile mills in the United States faced new competition from plants in war-torn countries that were rebuilding. They were able to install newer and more efficient equipment in the early 1950s which the United States textile mills found it too expensive to update their entire operation. These foreign textile industries would increasingly become greater and greater competition, causing the flight of the textile industry overseas.⁴⁷ The Cone Mills, owner of Eno Plant, responded to the competition by streamlining their manufacturing operations, diversifying their product lines, and expanding overseas. Eno Plant was an industrial anchor in Hillsborough well into the 1960s and 1970s, but they finally closed their doors in 1984.

Architectural Context

Eno Cotton Mill is an example of a late nineteenth-century industrial Italianate-style textile mill constructed during the cotton mill boom in North Carolina. Its design, like that of other mills built in the Piedmont and throughout the southeast at the end of the nineteenth century, was dictated by safety and efficiency before architectural beauty. Northern manufacturers who supplied the machinery and Northern insurance companies determined the criteria for mill construction. Conforming to the standards set by the insurance companies, Eno Cotton Mill adhered to the "slow-burn construction". The risk of fire made this type of construction imperative for textile mills. The mills built in this manner were typically two-story brick structures with gabled and shed roofs, large

⁴⁷ Mildred Gwin Andrews. *The Men and the Mills*. Macon, GA: Mercer University Press, 1987, 177.

United States Department of the Interior
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NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section 8 Page 25

Eno Cotton Mill
Orange County, North Carolina

operable windows, and heavy interior timbers. Brick fire walls separated the main mill from other sections where fires were likely to occur, primarily the picker room, the belt room, the warehouse, and the engine or boiler room.⁴⁸ An examination of the 1905 Sanborn map reveals that fire doors and an automatic sprinkler system were also in place at Eno.

Adequate light and ventilation for the working spaces were a necessary functional element in mill buildings. Eno Cotton Mill achieved this with large windows, generally consisting of two lower sliding sash and an upper, segmental-arched transom. Like other mills with weaving departments, Eno Cotton Mill later used 'saw-tooth' roof construction to improve lighting. This roof was used on the 1904 weaving room but was replaced in 1940 with a flat roof set three inches higher. Eno Cotton Mill also made use of monitors in the roofs of the 1908 weaving and dye house and the 1917 weaving room. These monitors were later removed.

The interior of textile mills was standardized to follow the flow of the textile process, with large open spaces that could be used for different manufacturing purposes. The 1896 main section and the 1904 and 1923 additions have large open spaces, exposed brick perimeter walls, wood floors, and wood plank ceilings supported by heavy, exposed timber beams and posts. The 1908 weaving and dye house with a 1923 addition now has concrete floors replacing the earlier wood and no supporting posts, but the space remains open with exposed brick walls. In expectation of growth, mill builders built oversized carding rooms and located the spinning room at the end of the mill to allow for future expansion. This design was followed in the 1896 building. The weaving room addition built in 1904 was constructed at the south end of the 1896 building, which contained the carding room on the first floor. Unlike some mills, Eno had its spinning room located on the second floor of the main mill.⁴⁹

Architectural decoration on these turn-of-the-century mills is often minimal and found particularly on entrances, prominent faces of the building, or on stair towers. The tower was a standard element of industrial architecture and iconography of the textile industry. It was here that builders could be more elaborate, making the tower the focal point. They typically included a decorative roof form or more detailed brickwork. The original stair tower at Eno Cotton Mill was constructed at the southeast corner of the 1896 building. Originally four-stories tall with Italianate-style features, such as bracketed wide eaves, it was topped with a pyramidal roof and had large round-arched multi-paned windows. The tower was removed when the open space between the 1896 building and the 1917 building was enclosed to create more factory space. Italianate stylistic details can be seen in other areas of the Eno Cotton Mill, which serves as a good example of just how well the Italianate styling could be applied to the expanses of

⁴⁸ Brent D. Glass, *The Textile History in North Carolina*, pp. 38.

⁴⁹ According to the 1905 and 1911 Sanborn Maps.

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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section 8 Page 26

Eno Cotton Mill
Orange County, North Carolina

the slow-burn brick wall.⁵⁰ The smaller 1896 sections – the waste house, engine room, belt room, condenser room, and the exposed west façade of the picker room – have detailed corbelled and denticulated brick cornices. The 1896 and 1904 sections have simple brackets and projecting brick drip molding on most windows and doors. Even though the complex has undergone several additions and changes, including the removal of the stair tower, additions in 1904, 1908, and 1923, and the replacement of the 1896 storehouses with an attached structure in 1923, the overall integrity of the original structures remains and the construction technique and architectural style that make the mill significant are still readily apparent.

The Eno Cotton Mill was built using similar slow-burn construction methods as the mill buildings at Bellevue Manufacturing Company, a nearby mill of the same era located at Nash and Eno streets in Hillsborough. However, the Eno Cotton Mill buildings stand out among these two historic mills, as it contains greater architectural detail and decoration, representing the industrial Italianate style often used in mill buildings of this time, whereas Bellevue is an example of a simple industrial architecture with little decoration.

⁵⁰ Catherine Bishir, *North Carolina Architecture*. Chapel Hill, NC: University of North Carolina Press, 2005, 442-444.

9. Major Bibliographical References

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

Previous documentation on file (NPS)

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

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Wilson Library, North Carolina Collection, University of North Carolina-Chapel Hill; Orange County Historical Museum; Orange County Library

10. Geographical Data

Acreage of Property approximately 17.587 acres

UTM References (Place additional UTM references on a continuation sheet)

	Zone Easting Northing	Zone Easting Northing	Zone Easting Northing
1	<u>17 669720 3993160</u>	<u>3 17 670060 3993000</u>	<u>5 17 669760 3993010</u>
2	<u>17 669920 3993200</u>	<u>4 17 669900 3992920</u>	

Verbal Boundary Description

(See the description of the boundaries of the property on continuation sheet, Section 10.)

Boundary Justification

(See the explanation why the boundaries were selected on a continuation sheet, Section 10.)

11. Form Prepared By

name/title Cathleen Edge and Carrie Ehrfurth
 organization Hedgehog Holdings, LLC date March 30, 2011
 street & number PO Box 12929 telephone 919-755-2250
 city or town Raleigh state NC zip code 27605

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section 9 Page 27

Eno Cotton Mill
Orange County, North Carolina

Bibliography

Books, Articles, and other supporting documents

- Andrews, Mildred G. *The Men and the Mills*. Macon, GA: Mercer University Press, 1987.
- Bishir, Catherine. *North Carolina Architecture*. Chapel Hill, NC: University of North Carolina Press, 2005.
- Glass, Brent D. *The Textile Industry in North Carolina: A History*. Raleigh, NC: Division of Archives and History, North Carolina Department of Cultural Resources, 1992.
- Herring, Laura H. *Passing of the Mill Village: Revolution in Southern Institution*. Greenwood Publishing Group, Incorporated. 1977.
- Hillsborough, North Carolina General Development Plan, 1968-1988.
- Lamprakos, Michele and Edwin Belk. "Bellevue Manufacturing Company." National Register Nomination. North Carolina Department of Cultural Resources, 2003.
- Lefler, Hugh Talmage and Paul Woodford Wager, ed. *Orange County, 1752-1952*. Chapel Hill, NC: Orange Printshop, 1953.
- Lloyd, Pauline. *History of the Town of Hillsborough*. Hillsborough, NC: The author, 1982.
- Norris, Carolyn E. "The Eno Mill Village." *Hillsborough Historical Society Journal* 2, no. 1 (July 1999): 48-69.
- "A Leader Of Men." *Cotton*. Atlanta, GA, Vol. 9 No. 5, May 1935.

Newspaper Articles and Clippings

News of Orange County:

- "Cone to Disperse Mill Village, Sell Homes: Employees Must Move Them Away," March 8, 1956.
- "Cone Offers Public Sale of Houses," July 19, 1956.
- "Local Cone Workers Hear Benjamin Cone," November 22, 1956.
- "Five Have Narrow Escape When Fire Levels 3-Story Apartment House at West-Hillsboro Monday Night," April 18, 1957.
- "Employment Security Commission Registers 175 Cone Workers During First Week", Willie Drye, January 4, 1984.
- "Cone Starts Layoffs; Sign-Up for Unemployment Insurance Begins," Willie Drye, January 18, 1984.
- "Cone's Eno Plant: 80% of Work Force Laid Off; Closing Expected in March," Willie Drye, February 1, 1984.
- "Eno Starts Shutting Doors Friday at 3," Willie Drye, February 15, 1984.
- "Mill Village is Alive and Well in West End," Lilyn Hester, November 7, 2001.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section 9 Page 28

Eno Cotton Mill
Orange County, North Carolina

- "Lifelong Resident Remembers the Village that Vanished," Lois Carol Wheatley, January 3, 2002.

The Chapel Hill Herald:

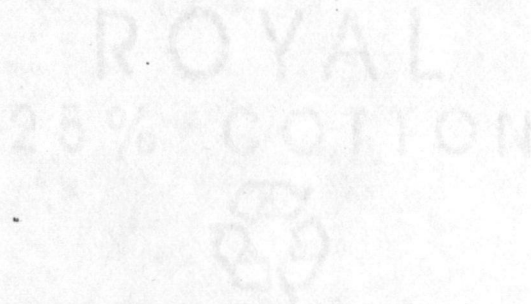
"Lifelong Resident Remembers the Village that Vanished" by Lois Carol Wheatley. January 3, 2002.

Manuscripts

Cone Mill Corporation Records #5247, Southern Historical Collection, The Wilson Library, University of North Carolina-Chapel Hill, NC.
Research Files at the Orange County Historical Museum, Hillsborough, NC.

Websites

- Ancestry.com. "The Eno Cotton Mill." Available from
<http://freepages.history.rootsweb.ancestry.com/~orangecountync/places/cottonmills/cn1.html>. (Accessed July 2009)
- Ancestry.com. "Webb & Company and Webb's Warehouse." Available from
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- North Carolina Railroad Company. "NCRR History." Available from
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- North Carolina Business History. "Textiles." Available from
<http://www.historync.org/textiles.htm>. (Accessed December 2009)
- Cone Mills, LLC. "History of Cone Mills Corporation." Available from
<http://www.fundinguniverse.com/company-histories/Cone-Mills-LLC-Company-History.html>. (Accessed November 5, 2009)



Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

See Sections 7, 8, 9, and 10.

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- An Orange County, NC Tax Map indicating the National Register boundary location.
- A Map Key and Floor Plan indicating construction dates and Contributing/Non-contributing status.

Photographs

Representative photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

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

name Eno River Development Company

street & number 437 Dimmocks Mill Road telephone 919-732-1488

city or town Hillsborough state NC zip code 27278

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

Estimated Burden Statement: Public reporting burden for this form is estimated to range from approximately 18 hours to 36 hours depending on several factors including, but not limited to, how much documentation may already exist on the type of property being nominated and whether the property is being nominated as part of a Multiple Property Documentation Form. In most cases, it is estimated to average 36 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form to meet minimum National Register documentation requirements. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, 1849 C St., NW, Washington, DC 20240.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section 10 & Photos Page 29

Eno Cotton Mill
Orange County, North Carolina

Verbal Boundary Description

The boundary of the Eno Cotton Mill is shown by the heavy black line around Orange County Property #9864645320 on the accompanying Orange County NC tax map.

Boundary Justification

The nominated parcel is the land historically associated with Eno Cotton Mill and provides an appropriate setting.

Photographs

The following information is common to all the National Register Nomination photographs of Eno Cotton Mill.

Name of Property: Eno Cotton Mill

Location: 437 Dimmocks Mill Road, Hillsborough, Orange County, North Carolina

Name of Photographers: Cathleen Edge and Carrie Ehrfurth

Date of Photographs: See the photo descriptions

Digital negatives located at NC SHPO

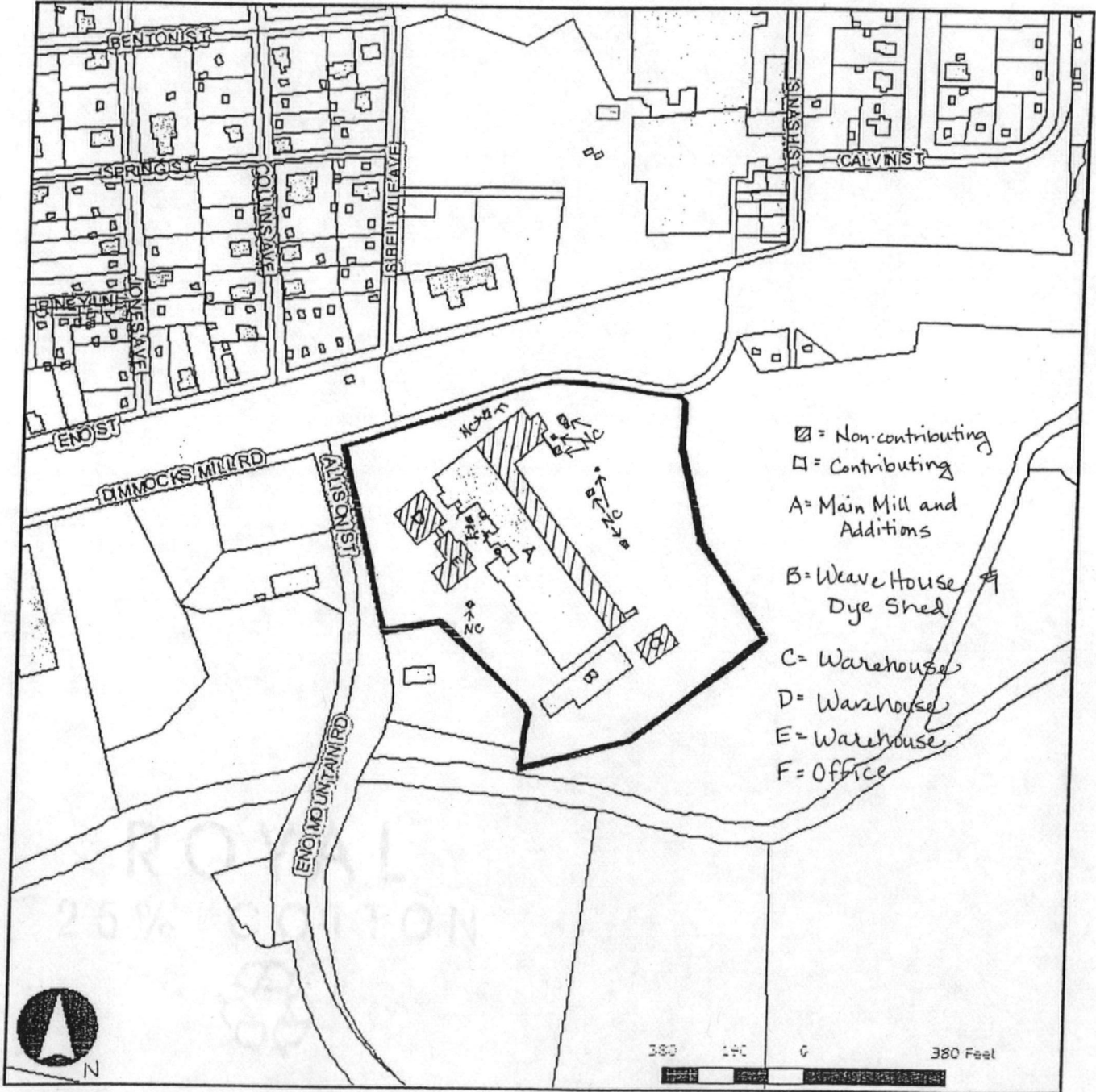


Orange County, NC GIS

Eno Cotton Mill
437 Dimmocks Mill Rd
Hillsborough, NC
Orange County
Tax Map & Site Plan

- National Register Boundary

Orange County NC GIS



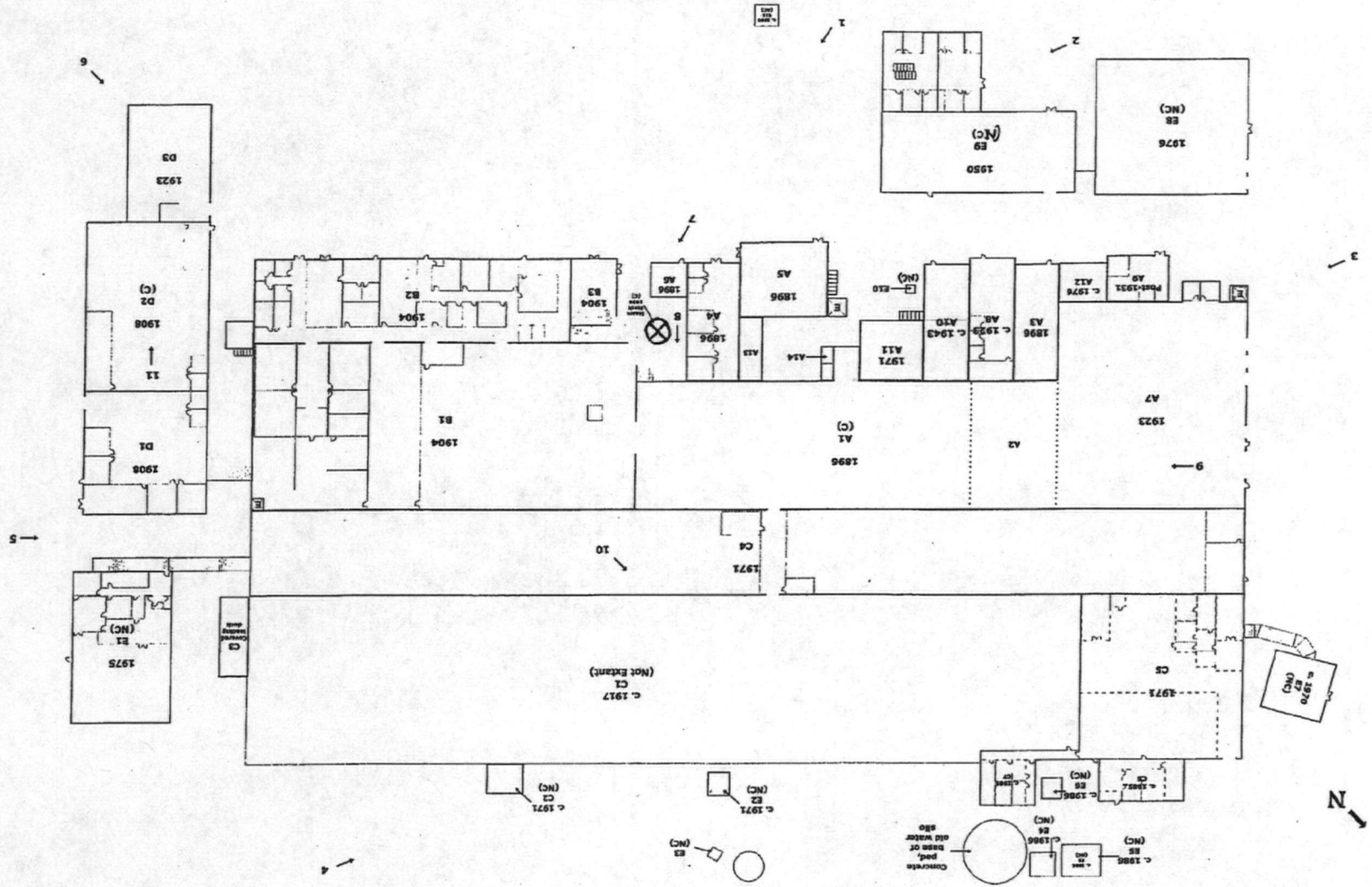
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Major Streets
Interstate

Streets

Municipal Boundary Outline

ENO COTTON MILL
 NATIONAL REGISTER NOMINATION
 MAP KEY and FLOOR PLAN
 417 Dimmocks Mill Road, Hillsborough, Orange County, NC



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Eno Cotton Mill
NAME:

MULTIPLE
NAME:

STATE & COUNTY: NORTH CAROLINA, Orange

DATE RECEIVED: 7/22/11 DATE OF PENDING LIST: 8/15/11
DATE OF 16TH DAY: 8/30/11 DATE OF 45TH DAY: 9/06/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000622

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: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 9/1/2011 DATE

ABSTRACT/SUMMARY COMMENTS:

*A very important mill in the industrial context of the county.
Good example of slow-burn design. C. 1970s additions, which
once bridged gap between bldgs, are now contributing*

RECOM./CRITERIA Accept A+C

REVIEWER J. Gibbar 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.



D. 2011. 5. 204

Eno Cotton Mill

Hillsborough, Orange County, NC

Photo 1

Main Elevation, looking East



CAUTION
Slippery
When Wet
COURAGE
PROPERTY OF
COURAGE

D. 2011.S. 205

Eno Cotton Mill

Hillsborough, Orange County, NC

Photo 2

1950 Warehouse, looking East



D. 2011. 5. 206

Eno Cotton Mill

Hillsborough, Orange County, NC

Photo 3

NWest elevation, looking east



D. 2011.5.207

Eno Cotton Mill

Hillsborough, Orange County, NC

Photo 4

Eno Cotton Mill

Northeast elevation, looking west



D.2011.5.208

Eno Cotton Mill

Hillsborough, Orange County, NC

Photo 5

Southeast elevation, looking Northwest



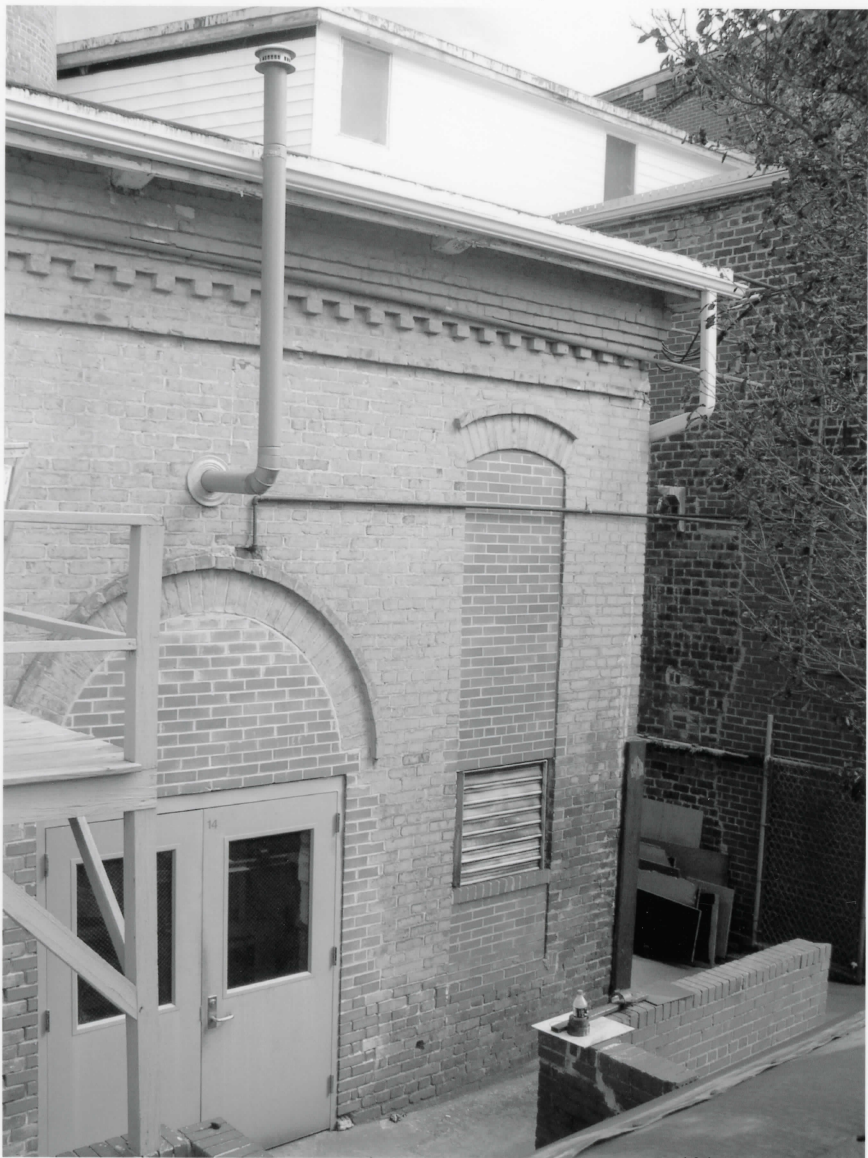
D. 2011.5. 209

Eno Cotton Mill

Hillsborough, Orange County, NC

Photo 6

South corner of the Dye House, looking North



D.2011.S. 210

Eno Cotton Mill

Hillsborough, Orange County, NC

Photo 7

Representative door and decorative brick work on
Southwest elevation, looking East.



D. 2011. S. 211

Eno Cotton Mill

Hillsborough, Orange County, NC

Photo B

Southwest elevation, representative window and
denticulated cornice, looking Northeast



D. 2011.S. 212

Eno Cotton Mill

Hillsborough, Orange County, NC

Photo 9

Interior of Main Mill addition, looking southeast



D. 2011. S. 213

Eno Cotton Mill

Hillsborough, NC Orange County,

Photo 10

Interior of 1971 Infill addition, looking North



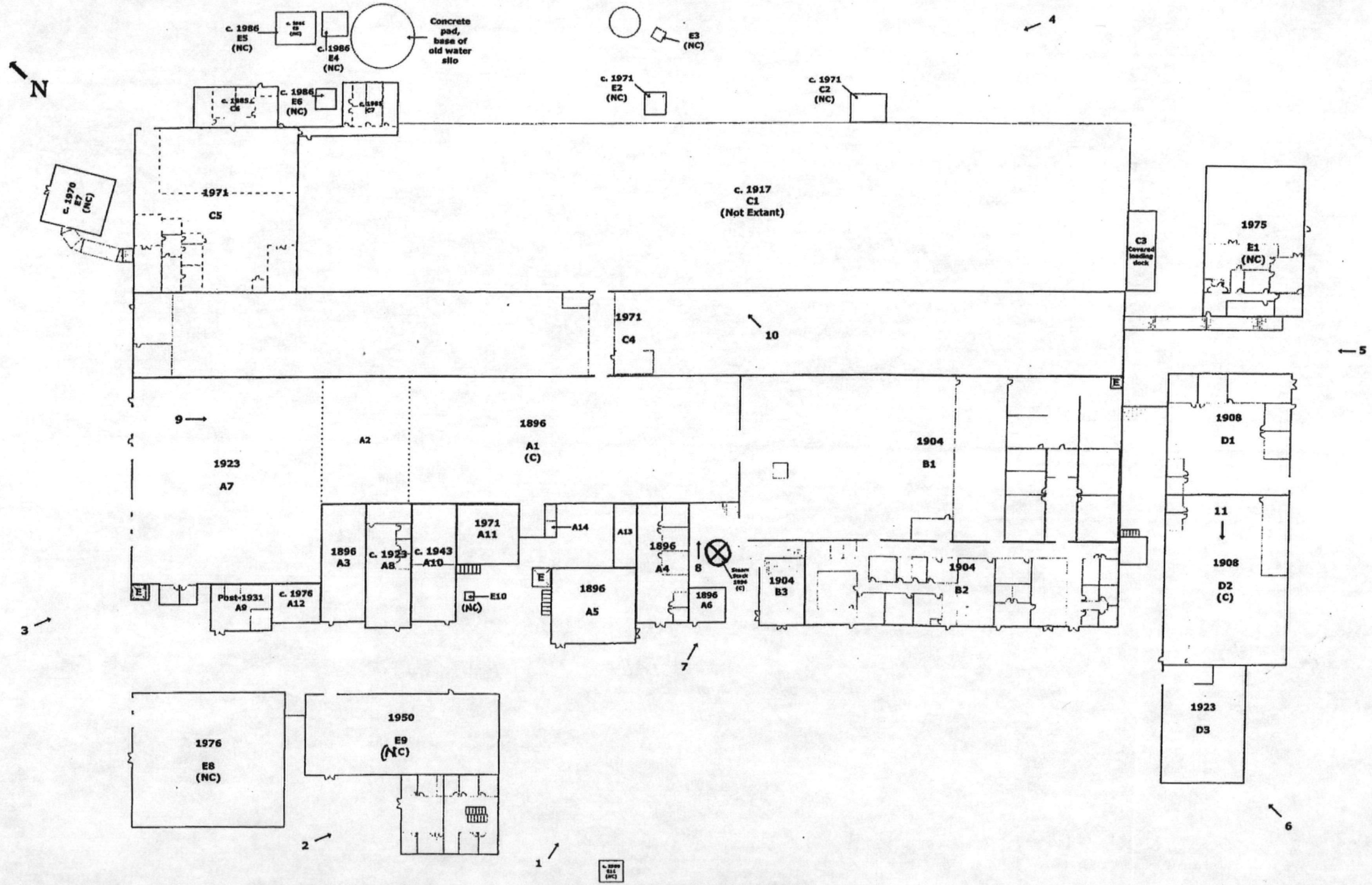
D-2011-S-214

Eno Cotton Mill

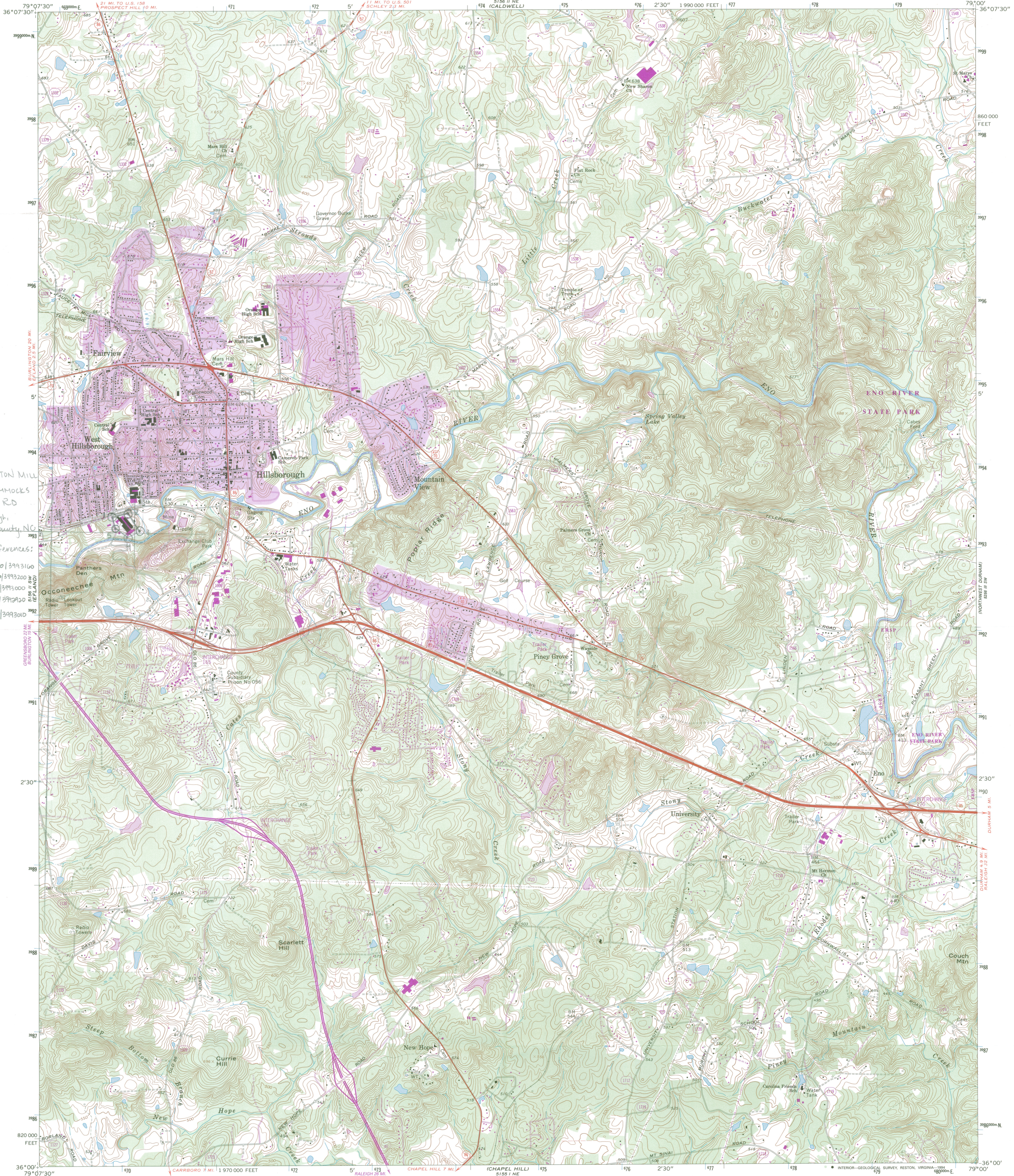
Hillsborough, Orange County, NC

Photo 11

Interior of Dye House, looking Southwest



ENO COTTON MILL



ENO COTTON MILL
437 DIMMOCKS
MILL RD
Hillsborough,
Orange County, NC

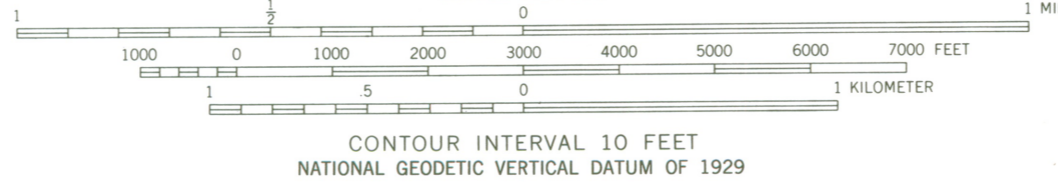
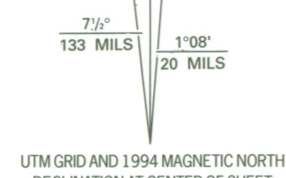
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2. 171699800/3993200
3. 171699900/3993300
4. 171700000/3993400
5. 171700100/3993500

Produced by the United States Geological Survey

Control by USGS and NOS/NOAA
Topography by photogrammetric methods from aerial photographs
taken 1964. Field checked 1968

North American Datum of 1927 (NAD 27). Projection and
10,000-foot ticks: North Carolina coordinate system
(Lambert conformal conic)
Blue 1000-meter Universal Transverse Mercator ticks, zone 17
North American Datum of 1983 (NAD 83) is shown by dashed
corner ticks. The values of the shift between NAD 27 and NAD 83
for 7.5-minute intersections are obtainable from National Geodetic
Survey NADCON software

There may be private inholdings within the boundaries of
the National or State reservations shown on this map
Fine red dashed lines indicate selected fence and field lines where
generally visible on aerial photographs. This information is unchecked



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

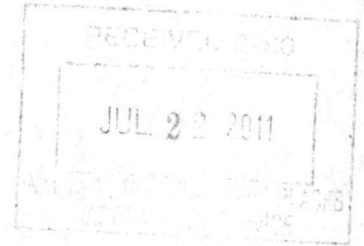


QUADRANGLE LOCATION

ROAD CLASSIFICATION	
Primary highway, all weather, hard surface	Light-duty road, all weather, improved surface
Secondary highway, all weather, hard surface	Unimproved road, fair or dry weather
Interstate Route	U. S. Route
	State Route

Revisions shown in purple compiled in cooperation with
State of North Carolina agencies from aerial photographs
taken 1991 and other sources. This information not
field checked. Map edited 1994
Purple tint indicates extension of urban areas
Information shown in purple may not meet USGS content
standards and may conflict with previously mapped contours

HILLSBOROUGH, N. C.
36079-A1-TF-024
1968
REVISED 1994
DMA 5156 II SE-SERIES V842



**North Carolina Department of Cultural Resources
State Historic Preservation Office**

Peter B. Sandbeck, Administrator

Beverly Eaves Perdue, Governor
Linda A. Carlisle, Secretary
Jeffrey J. Crow, Deputy Secretary

Office of Archives and History
Division of Historical Resources
David Brook, Director

July 15, 2011

Ms. Carol Shull, Keeper
National Register of Historic Places
National Park Service
U.S. Department of the Interior
1201 Eye Street NW (2208) Eighth Floor
Washington, D.C. 20005

Re: Reid's Grove School – Gates County
Eno Cotton Mill – Orange County
Christ Episcopal Church – Rowan County

Dear Ms. Shull:

Enclosed are the nominations for the above-referenced district and property to be listed in the National Register of Historic Places.

We trust you will find the nominations to be in order. If you have any questions please call Ann Swallow, 919.807.6587.

Sincerely,

A handwritten signature in cursive script that reads "Jeffrey J. Crow".

Jeffrey J. Crow
State Historic Preservation Officer

JJC/jct: enclosures

I, Joseph Hoffheimer, hereby certify that all property owners within 100 feet of and the owners of PIN 9864646207 (the affected property) have been sent a letter of notification of the Certificate of Appropriateness application before the Historic District Commission by first class mail in accordance with the Hillsborough Zoning Ordinance.

6/10/2026
Date

Joseph Hoffheimer
(for Hillsborough Planning Department)

PIN	ADDRESS2	CITY	STATE	ZIPCODE
9864342119		RALEIGH	NC	27604
9864537896		BURLINGTON	NC	27217
9864548231	UNIT 208	CHAPEL HILL	NC	27517
9864548420	STE 100	RALEIGH	NC	27604
9864632758	PUBLIC SPACE DIVISION	HILLSBOROUGH	NC	27278
9864633933		HILLSBOROUGH	NC	27278
9864646207				
9864646207	STE 100	RALEIGH	NC	27604
9864646207	STE 100	RALEIGH	NC	27605
9864646207	STE 100	RALEIGH	NC	27605
9864646207	STE 100	RALEIGH	NC	27605
9864646207	STE 100	RALEIGH	NC	27605
9864646207	STE 100	RALEIGH	NC	27604
9864646207	PUBLIC SPACE DIVISION	HILLSBOROUGH	NC	27278

