

Agenda

HISTORIC DISTRICT COMMISSION

Regular meeting

6:30 p.m. August 7, 2024

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 July 10, 2024

5. Written decisions review and approval

Approve written decisions from regular meeting on July 10, 2024

6. New business

- A. Certificate of Appropriateness Request: **437 Dimmocks Mill Rd.** – Installation of windows in the bricked openings on the eastern façade (PIN 9864646207.006)
- B. Certificate of Appropriateness Request: **227 W. Margaret Ln.** – Relocation of existing structure and new single family home construction (PIN 9864859776)

7. Historic Preservation Awards

8. General updates

9. 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. July 10, 2024

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



Present: Chair Will Senner, Vice Chair Mathew Palmer, and members Elizabeth Dicker, Hannah Peele, Sara Riek and Bruce Spencer

Absent: Member G. Miller

Staff: Planner Joseph Hoffheimer and Town Attorney Bob Hornik

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

Chair Will Senner called the meeting to order at 6:32 p.m. He called the roll and confirmed the presence of a quorum.

2. Commission's mission statement

Senner read the statement.

3. Agenda changes

There were no changes to the agenda.

4. Minutes review and approval

Minutes from regular meeting on June 5, 2024.

Motion: Senner moved to approve the minutes from the regular meeting on June 5, 2024. Member Elizabeth Dicker seconded.

Vote: 6-0.

5. Written decisions review and approval

Written decisions from regular meeting on June 5, 2024.

Motion: Senner moved approval of the written decisions from the regular meeting on June 5, 2024.. Member Bruce Spencer seconded.

Vote: 6-0.

6. New business

1. Certificate of Appropriateness Application: 404 W. King St.

Applicant is requesting to construct a new detached garage with an accessory dwelling unit adjacent to the existing residence. (PIN 9864766393)

Senner opened the public hearing and asked whether there were any conflicts of interest or bias among the commissioners. Member Hannah Peele disclosed for the record that the applicants are her neighbors but stated that she was confident that she could hear and evaluate the application without bias. All

commissioners disclosed that they had visited the site in preparation for reviewing the application. No other conflicts of interest were disclosed.

Planner Joseph Hoffheimer was sworn in. Ryan Edwards, the project's architect, and Rob Fielder, the property owner, were sworn in to speak on behalf of the application.

Hoffheimer introduced the application by presenting 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:

- Because the proposed outbuilding would function as both an accessory dwelling unit and a garage, staff recommend applying both the New Construction of Outbuildings and Garages and New Construction of Accessory Dwelling Units standards.
- Several modern accessory dwelling units and rear additions exist throughout the historic district.
- The submittal does not include a separate materials list, although most of the materials are noted on the elevations.
- "Cementitious" panels do not appear to be directly addressed in the compatibility matrix, although fiber cement is permitted for siding and exterior trim.
- The garage door, porch brackets, concrete masonry unit surface finish, and light fixtures still need to be confirmed but can be approved at the staff level if they meet the minor works and compatibility matrix requirements.
- There was one question from commissioners about roof heights. The applicant has confirmed that the height of the addition at the chimney is 0.48 inches above the roof of the main house.

Edwards introduced the application by explaining the physical limitations of the site. He said there is a restrictive stream buffer at the rear of the property and that there are limited options for locating additions on the site. He said he had reviewed many options and that this proposal is what works best for the site. Additionally, Edwards noted that the street is low compared to the house, and that any structure to the rear of the house is not visible from the street. He said the addition will be completely obscured behind the residence.

Edwards explained that they referenced the design standards when developing the plan for this project. They are trying to create a structure that is consistent with the guidelines. He asserted that the design is meant to not look historic and to clearly be of the current era. He mentioned that he and the property owner have flexibility and are open to discussion on elements such as finishes.

Edwards clarified that the cementitious panels referenced in the application will be the same material as Hardie Board, but with a wider lap that will reveal the joints between the panels. He noted that similar projects have been done in the area and the same application of this material has been approved by the commission in the past. He added that this portion of the structure is below the roofline and will not be visible from the street.

Edwards confirmed that the color of the siding will be the same as in the renderings but not the same as the material sample included in the application. The color will be a gunmetal, light gray.

Edwards said the windows will be Marvin Elevate fiberglass windows with a mitered finish that will look similar to a wooden application.

The commissioners reviewed the site plan.

Edwards said the path material will be screening or gravel to match what is existing. Senner noted that this should be added to the list to confirm with staff when the material is selected.

Edwards said the proposed new retaining wall that will replace the existing block wall will be parged cement. He said this will look better than the existing wall.

Edwards explained that the existing drive stops at the hill on the site and that the hill is indicated on the site plan. He plans to extend the existing drive to allow cars to turn around without having to back out onto the street. He confirmed that the gravel of the new drive will match the existing gravel.

Senner expressed appreciation for the location of the addition at the rear of the main structure, in keeping with the design standards.

Edwards confirmed that some trees under 24 inches will have to be removed because the rest of the yard is unbuildable. He explained that there are some larger trees near the property line on plan east. He confirmed that construction will take place well out of the dripline of these trees since they are along the property line and within the required setback.

Edwards confirmed that the powder coated chimney cap will be aluminum or steel. Fielder added that it will match the window trim.

Edwards confirmed that they would prefer the Thermoplastic Polyolefin roofing material to be white. Dicker noted that typically membrane roofing is limited to commercial and industrial uses only, but that there is precedent for this application.

Edwards confirmed that the wood columns will match the side and that all wood will be stained as shown in the renderings. He confirmed that all colors and finishes in the renderings are accurate.

Hoffheimer confirmed that lighting can be approved as a minor work.

Edwards confirmed that the trim at the panels will be Tamlyn. They will be extruded aluminum and painted to match the panels so they will not look like a separate material.

Edwards confirmed that the railing will match the windows, and the block at the bottom of the railing will be parged to match the wall.

The point was raised that extruded aluminum is not in the design matrix as approved trim material. Edwards clarified that the trim will be flashing, not decorative trim. It will be used to create a finished edge on the panels.

Edwards said the garage door material will be aluminum and glass.

Edwards said the portico porch brackets will all be wood, which will match all the other wood in the project.

Senner noted that while the design standards suggest that the elevation of accessory structures be lower than the primary structure to show that they are subordinate, in this instance, since the chimney is less than ½ inch taller than the existing roofline; and considering how the addition is sited relative to the primary structure; and considering the change in elevation between the street to the built structures on

the site, the elevation of the chimney does not impede the intent of the accessory structure being subordinate to the primary structure. Edwards added that the chimney is for a wood burning fireplace and is required by code to be more than 10 feet above the roof. The commissioners agreed that this did not seem incongruent.

The commissioners reviewed the renderings.

Edwards confirmed that there is no physical connection between the existing house and the addition. He added that he pushed the accessory structure as far back on the site as possible to maintain the prominence of the primary structure. He also mentioned that though the style and materials of the house are modern, the design is intended to also pay homage to the primary structure in order to provide visual connection.

Edwards confirmed that two elevations of the renderings were missing in the application. But he confirmed that the other elevations have the same general appearance as the ones included in the packet.

The commissioners agreed that the plans appeared to be not incongruent with the character of the historic district.

Gary Nelson, the owner of the house next door to the property under consideration, was sworn in to provide testimony. Nelson had questions for Edwards about the visual impact of the design on the sightlines from his property. Senner reminded those present that testimony must include evidence related to the design standards.

Senner summarized the commissioners' discussion: The consensus is that the proposed accessory dwelling unit and accessory garage structure is not incongruous with the character of the historic district. The siting of the structure is consistent with design standards and materials are consistent with the compatibility matrix. While the application of materials is more modern, the design is intended to reflect the current period. There is compatibility and congruence between the materials used and those of the primary structure, and those are thoughtfully complementary.

Senner closed the public hearing.

Motion: Member Sara Riek moved to find as fact that the 404 W. King St. application is not incongruous 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: New Construction of Outbuildings and Garages; New Construction of Accessory Dwelling Units; Walkways, Driveways, and Off-Street Parking; and Fences and Walls. Spencer seconded.

Vote: 6-0.

Motion: Dicker moved to approve the application with conditions. Riek seconded.

Vote: 6-0.

Conditions: The walking path and driveway shall match the existing materials.

7. Old business

A. Certificate of Appropriateness Application: 437 Dimmocks Mill Rd.

Applicant is requesting to install windows in the northwest wall of the mill, demolish Suite 50, regrade, and add a bus drop-off. (PIN 9864646207.006)

Senner announced that the public hearing was still open, all prior witnesses were still sworn in, and Riek was still recused from consideration of the application.

Eddie Belk, of Belk Architecture; Frank Gailor, of Hedgehog Holdings; and Alex Gold, of Eno River Mill, were sworn in to speak on behalf of the application.

Hoffheimer gave the updated staff report. He noted that information from previous staff reports is in the public record. He highlighted new staff comments since the previous meeting:

- Since the last Historic District Commission meeting, the applicant has provided staff with a letter that is included at the end of the packet. Staff interpret the letter to have limited evidentiary value without further evidence and sworn testimony from the applicant, and it contains many topics outside the realm of the commission. The letter does include a request to evaluate the demolition of Suite 50 and northwest wall separately, and the commissioners will likely want to confirm this request with the applicant.
- As a reminder, any demolition is subject to Section 3.12.6 of the Town's Unified Development Ordinance, and the Commission may delay a demolition COA for up to 365 days from the date of approval. Staff interpret the 365-day timeframe to begin when the written decision is issued.
- Staff do not recommend approval of a shorter demolition timeline unless the applicant provides the evidence requested by the Historic District Commission at the last several meetings. The commission may approve a delay in demolition of up to 365 days at this meeting.
- Staff further reviewed the Certificate of Appropriateness history for this property and found that a brick ramp to Suite 50 was approved by the Historic District Commission on March 2, 2022. The estimated project cost for that proposal was \$35,000, and the applicant/s paid a \$35 application fee.
- The northwest wall once had windows before it was veneered with brick in the 1970s. More information is available in the National Register nomination section on p. 88.
- Since the last meeting, the applicant has provided a historic aerial photo of the northwest wall from when it had windows. See the photo on p. 81 for more information.
- At the last meeting, the applicant provided several items that were requested by the Commission. These items included:
 - Updated materials list
 - Patio wall finish sample
 - Proposed window details
 - National Park Service site and demolition plans (plans only; these have no bearing on local commission review)
 - Proposed floor plans (interior use has no bearing on local commission review)
 - Existing door examples
 - Scaled elevations
 - Proposed entry rendering
 - Suite 50 ramp estimate email (contractor was not present to testify)
 - Cost-benefit analyses from contractors (not present to testify)
 - Letter from NC Drainage (not present to testify)
 - Existing window examples

Hoffheimer also mentioned that Town Attorney Bob Hornik had emailed a copy of GS 160D-949 to the commissioners, which addresses demolition of historic buildings. He interpreted the statute to indicate that the commission cannot deny a request to demolish unless the building has been determined to have statewide significance by the State Historic Preservation Office. He pointed out that Subparagraph (a) establishes the basic rule that such applications may not be denied, but only delayed by up to 365 days.

There was a request from commissioners to confirm that the applicants had requested a demolition delay. Hoffheimer confirmed that his understanding was that that was the most recent request. Gailor clarified that the applicants had not requested a 365 day delay; they had instead acknowledged that the commission has the capacity to delay demolition, but that they may not deny the application. He confirmed that the applicants are not requesting a delay but would rather have approval for demolition.

There was discussion of the date from which the 365-day delay would be calculated. Hornik read from statute 160D-949A, which indicates that the effective date is 365 days from the date of approval. He clarified that the delay begins the day the demolition is approved, recognizing that the demolition may not be denied in this case, unless the building is shown to have statewide significance. Senner restated that the commission's task was to evaluate whether the demolition should be approved effective immediately or with a delay of up to 365 days.

The applicants stated that their timeline necessitates some urgency in making the decision. Senner assured the applicants that the commission has no desire to prolong the application; he reminded the applicants that the reason the timeline has been extended is because the requested information and materials have not been provided.

There was discussion of the proposal and National Register-related approval from the State Preservation Office and the National Park Service. There was further discussion of the difference between local designation of and standards for historic significance of structures and designation within the National Register.

There was discussion of the financial hardship faced by the applicant if demolition were delayed. Hornik confirmed that economic hardship of the applicant is a factor in considering the extent of the delay of demolition.

It was clarified among the commissioners that the demolition of Suite 50 could be considered separately from the consideration of whether the windows and other elements are congruent with design standards.

Gailor referred to the memorandum included in the application packet. He explained that the contractor's estimate was \$100,000 to complete a ramp. Additional improvements would bring the total cost to \$290,000. The applicants estimated 25% of hard costs going toward architects and engineers, so the grand total would be \$362,500. He explained that the return on this investment would work out to a little less than 4%.

Senner expressed that the calculations were logically laid out. He offered an alternate calculation: Senner referred to the staff report and noted that a separate application had the ramp estimated at a different cost provided as evidence under oath. Senner said he had applied an escalation value of 15% based on the time period of the application submitted previously. He questioned why the applicants' assumed rental rate of \$15 per square foot would be different than the market rate of \$28-\$34 per square foot that he arrived at based on a basic Google search.

Gailor explained that \$28-\$34 is higher than the office rate they have been receiving from tenants at the mill. He estimated that \$15 per square foot is optimistic for small spaces in disfavored locations. He added that if the rental rate were raised, it would not change the basic financial feasibility.

Senner made some calculations in a spreadsheet based on an \$18 per square foot rental rate and a revised cost of the ramp. Those figures would place the return on investment at about 8%. Hoffheimer noted that there had been a request for contractors to provide those numbers, and Senner noted that those contractors were not present at the meeting.

Peele asked the applicants whether the property could be sold, and what it would be worth if sold.

Gailor explained that the property is worth more to the applicants as land than it is as a building. He reiterated that as it stands, the existing building cannot be used for any commercial, industrial or residential purpose. The goal of the applicants is to expose the front of the main mill building and add windows to allow it to be used for other purposes.

There was discussion of the purpose of delay of demolition to allow alternative scenarios to be pursued. Gailor said that this is the first time in his career that he has ever had to propose demolishing a building in a historic district; he said that typically he tries to save buildings in historic areas. Belk added that he, too, goes to extra effort to try to make buildings work without demolishing them. He explained that he does not ever take demolition lightly, and that the former developer had allowed the building to deteriorate to the point that it does not make financial sense to rehabilitate it.

There was further discussion of the purpose of delaying demolition.

Spencer expressed confusion about why continued requests for certain evidence and testimony from contractors had been ignored. He said he was surprised that contractors were not present to be cross-examined. Gailor explained that they are experts in construction of historic properties and have a general contractor on staff. He said that the numbers presented were real numbers taken from current experience.

Senner agreed with Spencer's disappointment and frustration but also noted that he did not find anything in the presented logic or analysis to be surprising. Hornik asserted that the backgrounds of Gailor and Belk added to the weight of the testimony they provided. He proposed that there was substantial and competent evidence to support a decision.

Dicker expressed confusion over the limitation that the commission cannot deny demolition.

Senner and Vice Chair Mathew Palmer reminded the commission that it is worth considering the context of the larger development. Palmer added that everyone is trying to make good decisions for the town, and that the commission does that with the town's historic character in mind.

There was discussion of the historic significance of Suite 50. Belk said that as a historic preservation architect, he makes every effort to preserve buildings and put them back into use. He reminded the commissioners that the applicants are trying to preserve a large campus but have a building that is not architecturally significant to the history of the mill that is impeding the mill's use.

It was noted that the function of Suite 50 was discussed at previous meetings, and that testimony was provided that the building was the primary office of the mill. The question was raised of whether office

space offers special historic significance. Gold explained that in a textile mill property, administrative offices moved around as the mill grew and evolved. He explained that owners would often move the offices to add more looms, and that it was not typical for an administrative office to stay in one place.

Spencer raised the consideration that in some cases structures seem to have no special significance but over time people might recognize its historic significance as they look back on its history. Belk described the amount of research that went into developing the historical register nomination that designated the main mill to be contributing. He explained that it was unlikely that the in-depth research had overlooked the historical significance of Suite 50. He said that during the research it was concluded that the building was not significantly contributing to the operation of the mill during the mill's main period of significance, when the mill had viability. He reiterated that the goal of the project is to re-establish the beneficial purpose of the campus to the community, and that the presence of Suite 50 inhibits the ability of the property to be useful to the community.

The purpose of delaying demolition was discussed further. The consideration was raised that during the period of delay, someone would have to do the work of researching alternatives to demolition, and the question was put forward of whether that responsibility should lie with the commissioners. The question of the owners' incentive to look for an alternative was discussed. It was proposed that in theory there may be an alternative scenario that is economically viable, but that according to the evidence presented so far, there is not a clearly economically viable alternative in this instance.

The point was raised again of considering the larger picture and how the commission is encouraging connection and greater community reach through its decisions.

Belk returned to the question of historic significance and reminded the commission that the National Register nomination is always done in collaboration with the State Historic Preservation Office, and that each entity comes to agreement about what is contributing and what is not. In those discussions Suite 50 was determined to be not contributing. Hoffheimer noted that inventories are not regularly updated, so structures can take on historic significance between the time of nomination and the current time without being reflected in the inventory.

Senner offered that his opinion on the historic significance was based on the testimony that has been provided about the timing of the construction of the building; the determination of the building's contribution during the mill's period of significance; its standing in regard to the National Register application; and how it's been viewed by the State Historic Preservation Office and the National Park Service in regards to their review. He stated that in his assessment he felt comfortable with all of that evidence and testimony that the building does not provide special significance toward maintaining the character of the district. He added that in conjunction with the lack of historic significance, the economic assessment shows that there is not a viable path forward for the renovation of the building, which provides justification for not delaying the demolition. Hoffheimer reiterated that local standards of historic significance differ from those of the Department of the Interior for tax credit eligibility, and that many locally historic properties have been vetted by rigorous standards but are not considered contributing according to the National Register. Senner acknowledged Hoffheimer's comment and said he understood that point, but that his opinion stands in light of the totality of evidence presented. Palmer and Dicker said that they agreed with Senner's assessment.

Spencer said he also agreed with Senner's assessment and asked for a review of the financial numbers. Senner said that at \$18 per square foot for rental income and the lower estimated cost for the ramp, the

return on investment comes to about 6%. Peele said she was satisfied that there are enough changes to that building that would need to be made to make it usable that it is not cost effective.

Senner added that the proposed project would enable broader adaptive reuse and restoration of the mill that adds character to the landmark overall. Peele and Palmer agreed.

Senner closed the public hearing as it relates to the demolition of Suite 50.

Motion: Dicker moved to approve the demolition of Suite 50 at 437 Dimmocks Mill Rd. as submitted. Palmer seconded.

Vote: 5-0.

Palmer expressed appreciation both for planning staff members and the applicants in supporting the commission in negotiating such a complex application.

The commissioners addressed the unresolved portion of the application: the windows, canopy and site work modifications. Senner noted that the majority of the scope of the project had been discussed in previous meetings. He reminded those present that there had been questions raised by a commissioner regarding the style of the proposed windows.

Hoffheimer highlighted the comment in the staff report regarding the aerial photo of the northwest wall from when it had windows. The commissioners reviewed the example photos included in the packet. They also reviewed the rendering.

The applicants confirmed that in the rendering on p. 55 the lower windows appear smaller than the upper windows but that they are in fact the exact same windows. They said there seemed to have been a software glitch which made them appear different proportions.

No additional concerns about the windows were raised.

Senner said that in light of the many other examples of rehabilitation of the mill and use of similar windows, and of similar materials in terms of the canopy and the doors, he did not find the elements to be incongruous with the district. There was agreement among the commissioners that the windows were not incongruous.

Applicant Elena Wells confirmed that all of the photos included as examples were intended to show the different window types that currently exist throughout the mill.

Senner closed the public hearing.

Senner summarized the commissioners' discussion, noting that that in addition to lack of incongruity of the windows, and the evidence provided around the masonry wall not being contributing, the commission has not found any evidence that the application would be incongruous with the landmark or inconsistent with design standards of the Secretary of the Interior.

Motion: Dicker moved to find as fact that the application for 437 Dimmocks Mill Rd. is not incongruous with the overall character of the historic landmark and complies with all relevant standards of evaluation based on the commission's discussion of the application and the standards of evaluation of the Secretary of the Interior Standards for

Rehabilitation because the plans are consistent with Secretary of the Interior Standards for Rehabilitation: 1, 2, 3, 4, 6, 9. Palmer seconded.

Vote: 5-0.

Motion: Dicker moved to approve the application as submitted. Palmer seconded.

Vote: 5-0.

8. CLG Trainings

Hoffheimer reminded the commission that one commissioner must attend a Certified Local Government program training by September to retain the town's Certified Local Government status. Peele volunteered to attend.

9. Historic Preservation Awards

Hoffheimer mentioned interest in resuming the town's Historic Preservation Awards. He asked commissioners to let him know if there were any projects in recent years that stand out as having been exceptionally high quality or that did something unique regarding historic preservation. He added that the project does not have to be a restoration project.

10. General updates

Hoffheimer announced that the design standard modifications were approved on June 10. They are now posted on the website. He added that the town has a new website that is active.

Hoffheimer gave an update on fees for Certificates of Appropriateness.

11. Adjournment

Senner adjourned the meeting at 8:32 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
) 404 West King Street
)

This application for a Certificate of Appropriateness (“COA”) requesting approval for a new detached garage with accessory dwelling unit adjacent to the existing residence (the “Application”) came before the Hillsborough Historic District Commission (the “HDC”) on July 10, 2024. The HDC held a quasi-judicial hearing and, based on the competent, material, and substantial evidence presented at the hearing, voted 6-0 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 404 West King Street in the Town of Hillsborough. The Owner and Applicant is Rob Fielder (the “Applicant”).

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

a. Construct a detached garage with an accessory dwelling unit above; The proposed construction will be located in the rear yard but adjacent to the existing

residence located at 404 W. King Street; The current residence and the neighboring properties can be described as Queen Anne Style Cottages; The proposed construction of the garage and ADU are more modern in style; The proposed design uses the existing topography to minimize the visual apparent size of the structure; The existing retaining wall will be replaced with a new wall, allowing for vehicle maneuvering space in the rear yard; The existing gravel drive will be extended to the garage.

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 (the “District”), designated by Ordinance No. 4.3.1.2, adopted June 10, 2024. The Hillsborough Historic District Design Standards (the “Standards”), specifically the standards for *New Construction of Outbuildings and Garages*; *New Construction of Accessory Dwelling Units*; *Walkways, Driveways, and Off-Street Parking*; and *Fences and Walls* were used to evaluate this request, and the Application is consistent with these standards for the following reasons:

- a. The siting of the structure is consistent with the design standards, and the materials are consistent with the compatibility matrix. While the application of materials is more modern, the design is intended to reflect the current period. There is compatibility and congruency between the materials used and those of the primary structure, and those are thoughtfully complementary.

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. Rob Fielder, Applicant, appeared to present testimony and evidence in support of the Application.
 - c. Ryan Edwards, architect for the Applicant, appeared to present testimony and evidence in support of the Application.

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. The walking path and driveway shall match the existing materials.
- b. 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 7th day of August, 2024.

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.

BEFORE THE HILLSBOROUGH HISTORIC DISTRICT COMMISSION

) Application for
) Certificate of Appropriateness
) 437 Dimmocks Mill Road
)

This application for a Certificate of Appropriateness (“COA”) proposing to install windows in the northwest wall of the mill, demolish Suite 50, regrade, and add a bus drop-off came before the Hillsborough Historic District Commission (the “HDC”) on July 10, 2024. The HDC held a quasi-judicial hearing and, based on the competent, material, and substantial evidence presented at the hearing, voted 5-0 to approve the demolition of Suite 50 with no delay. Based on competent, material, and substantial evidence presented at the same quasi-judicial hearing, the HDC voted 5-0 to approve the application as submitted. In support of their decisions, 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 437 Dimmocks Mill Road in the Town of Hillsborough. The Applicant is Elena Wells/Eno River Mill, LLC (the “Applicant”).

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

- a) Demolish Suite 50, a two-story structure fronting Dimmocks Mill Road.
- b) Eliminate a lower-level overhead door and man-door, repurpose the upper overhead doors and loading dock, regrade to eliminate the concrete loading dock access ramps to both upper and lower-level loading docks, and allow the development of a bus drop-off.
- c) Add a new entrance, canopy, and windows to the northwest face of the main mill.

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

3. The Property is a local landmark (the “Landmark”), designated by Ordinance No. 20141208-10.B, adopted December 8, 2014. The Secretary of the Interior’s Standards for Rehabilitation (the “Standards”), specifically Standards 1, 2, 3, 4, 6, and 9 were used to evaluate this request and the Application is consistent with these standards for the following reasons:

- a. The proposed windows, canopy, and doors are in keeping with many other examples of rehabilitation at the mill and use of similar windows, canopies, and doors, and the materials are similar.

The demolition without delay is consistent with Unified Development Ordinance Section 3.12.6 for the following reasons:

- a. The building does not provide special significance toward maintaining the character of the landmark.
- b. The economic assessment shows that there is not a viable path forward for the renovation of the building, which provides justification for not delaying the demolition.
- c. The proposed project would enable broader adaptive reuse and restoration of the mill that adds character to the landmark overall.

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. Elena Wells, Applicant, appeared to present testimony and evidence in support of the Application.
- c. Will Riedel, architect, appeared to present testimony and evidence in support of the Application.
- d. Eddie Belk, architect, appeared to present testimony and evidence in support of the Application.
- e. Frank Gailor, Managing Member of Hedgehog Holdings, LLC, appeared to present testimony and evidence in support of the Application.

CONCLUSIONS OF LAW

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

The Application is not incongruous with the special character of the local landmark.

Therefore, the COA is hereby approved with the following conditions:

- a. 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 7th day of August, 2024.

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 #7. A:

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 [CI], 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 [CI] 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 [CI]. 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.

Contributing Structure? No

Per the National Register nomination, the bricked window openings on the section in question (C4) are from the exposed west interior wall of the weaving house, which was lost to fire in 1987. The bricked window openings in question have only been exposed since 1987.

Proposed work

- Installation of windows in the bricked in openings on the northeast façade.

Application materials

- Certificate of Appropriateness (COA) application
- Narrative (scope of work/description, dimensions, material and finish)
- Proposed site plan
- Current and proposed northeast elevations
- Window details and elevations

- Existing windows example

Supplemental materials

- National Register nomination
- Local landmark designation ordinance

Applicable Design Standards

- Secretary of the Interior's Standards for Rehabilitation: 3, 9, 10

Staff Comments

- The National Register nomination indicates that the bricked in window openings are from the interior wall of a building that no longer exists. Windows in those openings would have once faced west rather than east. However, that configuration is impossible to replicate, and the proposed windows do match existing windows on the same wall.



TOWN OF
HILLSBOROUGH

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>986 - 464 - 6207.006</u> Orange County Parcel ID Number	<u>ARU</u> Zoning District	<u>437 Dimmocks Mill Rd</u> Hillsborough, NC 27701 Address of Project
<u>Elena Wells</u> Applicant Name		<u>Eno River Mill, LLC</u> Property Owner (if different than applicant)
<u>1100 Wake Forest Rd</u> Applicant's Mailing Address		<u>1100 Wake Forest Rd</u> Property Owner's Mailing Address
<u>Raleigh, NC 27604</u> City, State ZIP		<u>Raleigh, NC 27604</u> City, State ZIP
<u>(919)656-4053</u> Applicant Phone Number		<u>919-755-2250</u> Property Owner's Phone Number
<u>ewells@hedgehogholdings.com</u> Applicant's Email		<u>ewells@hedgehogholdings.com</u> Property Owner's Email

Description of Proposed Work: Installing windows into bricked up openings on eastern facade.

Estimated Cost of Construction: \$ 500,000

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):
 - 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: \$ _____

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

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 Manager: _____

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

HISTORIC DISTRICT COMMISSION
TOWN OF HILLSBOROUGH
HILLSBOROUGH, NORTH CAROLINA

COMPLETION OF WINDOW INSTALLATION IN NORTHEAST WALL

TABLE OF CONTENTS

CERTIFICATE OF APPROPRIATENESS APPLICATION
COA NARRATIVE
OVERALL SITE PLAN W/ DEFINED AREA OF WORK
ENO NE ELEVATION EXISTING – PROPOSED
ENO NE ELEVATION EXISTING – PROPOSED ENLARGED
ENO NE ELEVATION EXISTING INSTALLED WINDOWS
NEW WINDOW DETAILS – NORTHEAST ELEVATION

June 25, 2024

Scope of work / Description of Project.

The work described within this submission completes the installation of the “historic” windows in the northeast wall of the main mill addition. Work required includes demolition of brick infill within the original window openings, repair of some areas of that existing wall, and installation of the replacement windows.

Dimensions.

The wall being addressed is approximately 226 feet long, approximately 16 feet high, and 16 inches thick. Not all of the bricked in original window openings will receive windows because of elements of interior work covering those historic openings. There are 25 new windows proposed to be installed. Please refer to the accompanying window drawings below, for size.

Material and Finish

The new windows will be aluminum with a white finish to match the windows installed in this wall at the time of the Expedition School development at the mill.



CLIENT

hedgehogholdings.com

GENERAL CONTRACTOR

SIGNÉE

TO B

TABLE 1

CONSULTANTS

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RIGHT

Drawn by: **RELK ARCHITECTURE**

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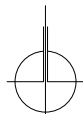
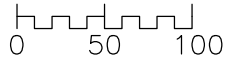
SHEET CONTENT

PROPOSED PARKING

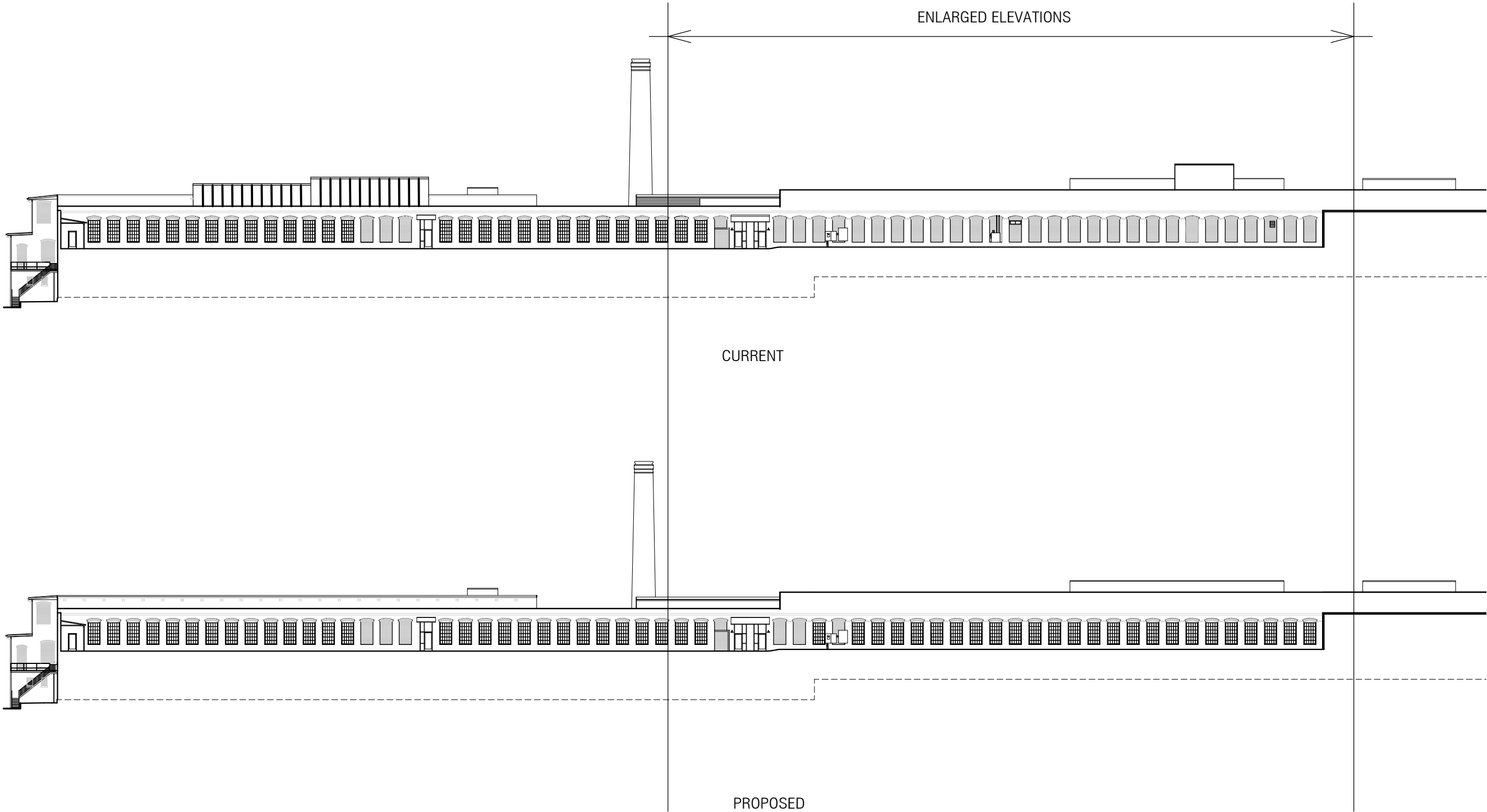
EDWIN DROPOFFS

2024

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**NOT FOR
CONSTRUCTION**

©2024, Belk Architecture

CLIENT

HEDGEHOG HOLDING LLC

GENERAL CONTRACTOR

CONSULTANTS

PROJECT TITLE & ADDRESS

**ENO COTTON MILL
PART II AMENDMENT**
AKA ENO RIVER MILL
437 DIMMOCKS MILL ROAD
HILLSBOROUGH NORTH CAROLINA

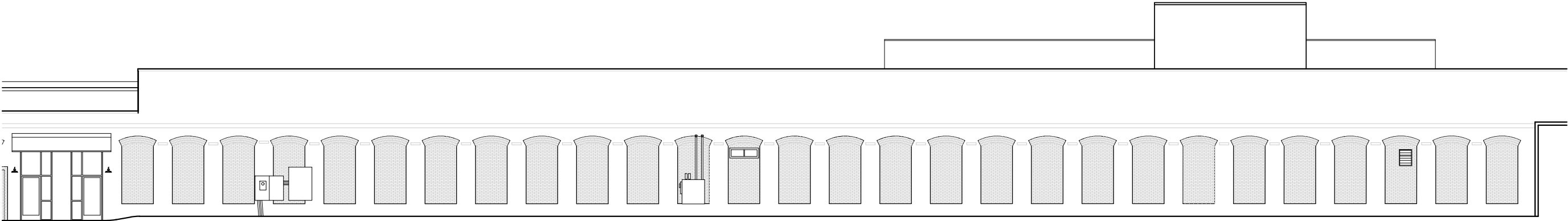
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Drawn by: BELK ARCHITECTURE

SCALE: NTS
ISSUE DATE: DESCRIPTION:

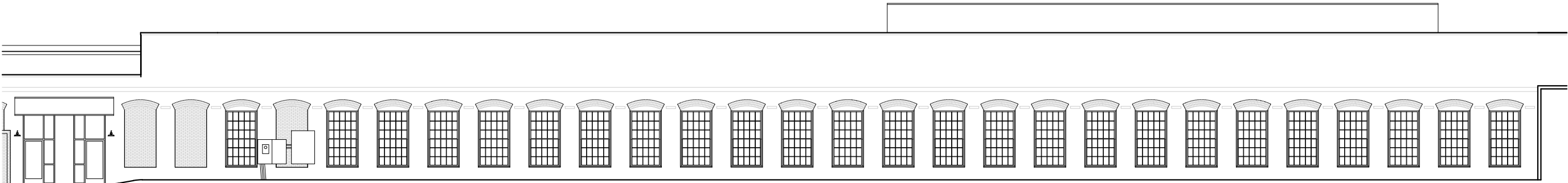
SHEET CONTENT
NORTHEAST ELEVATION

**NORTHEAST
ELEVATIONS**
EXISTING/PROPOSED

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CURRENT



PROPOSED

NORTHEAST ELEVATION

**NOT FOR
CONSTRUCTION**

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CLIENT

HEDGEHOG HOLDING LLC

GENERAL CONTRACTOR

CONSULTANTS

PROJECT TITLE & ADDRESS

**ENO COTTON MILL
PART II AMENDMENT**
AKA ENO RIVER MILL
437 DIMMOCKS MILL ROAD
HILSBOROUGH NORTH CAROLINA

Project Number: WTHS2014
Drawn by: BELK ARCHITECTURE

SCALE: NTS
ISSUE DATE: DESCRIPTION:

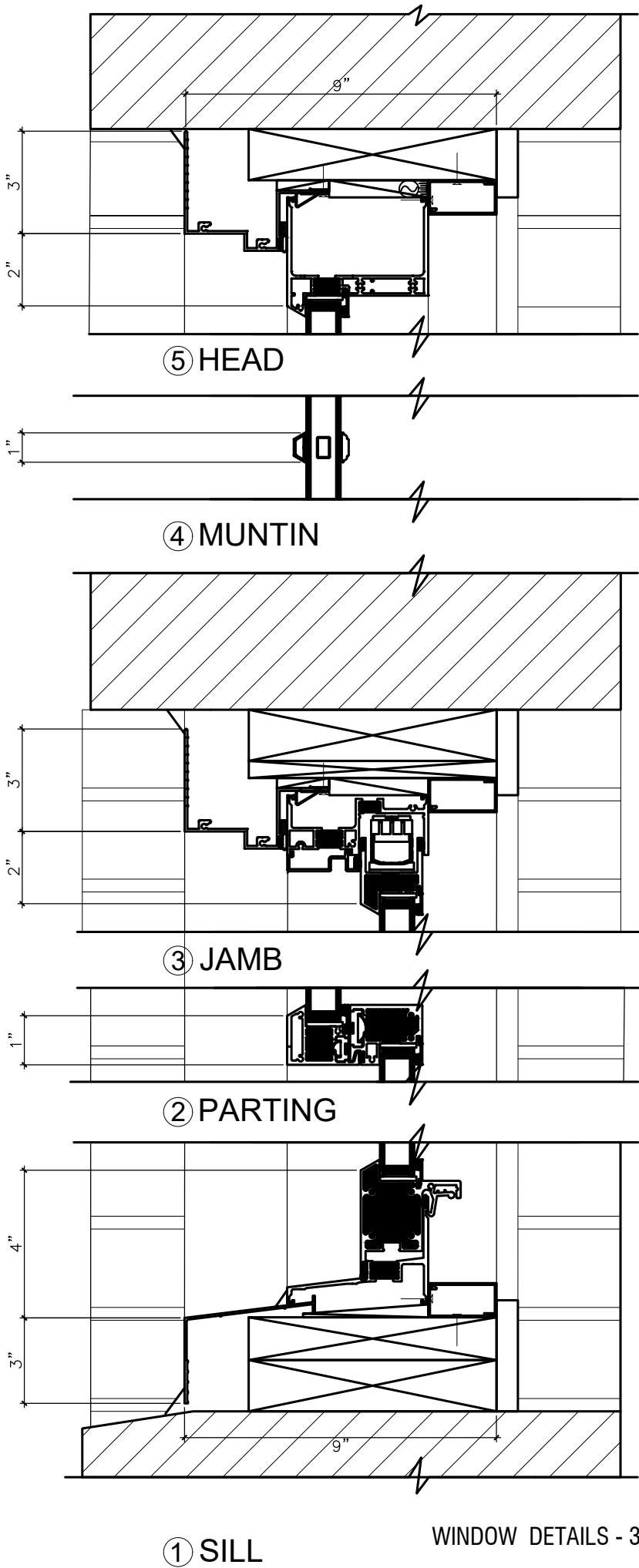
SHEET CONTENT
NORTHEAST ELEVATION

ENLARGED
**NORTHEAST
ELEVATIONS**
EXISTING/PROPOSED

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EXTERIOR



INTERIOR

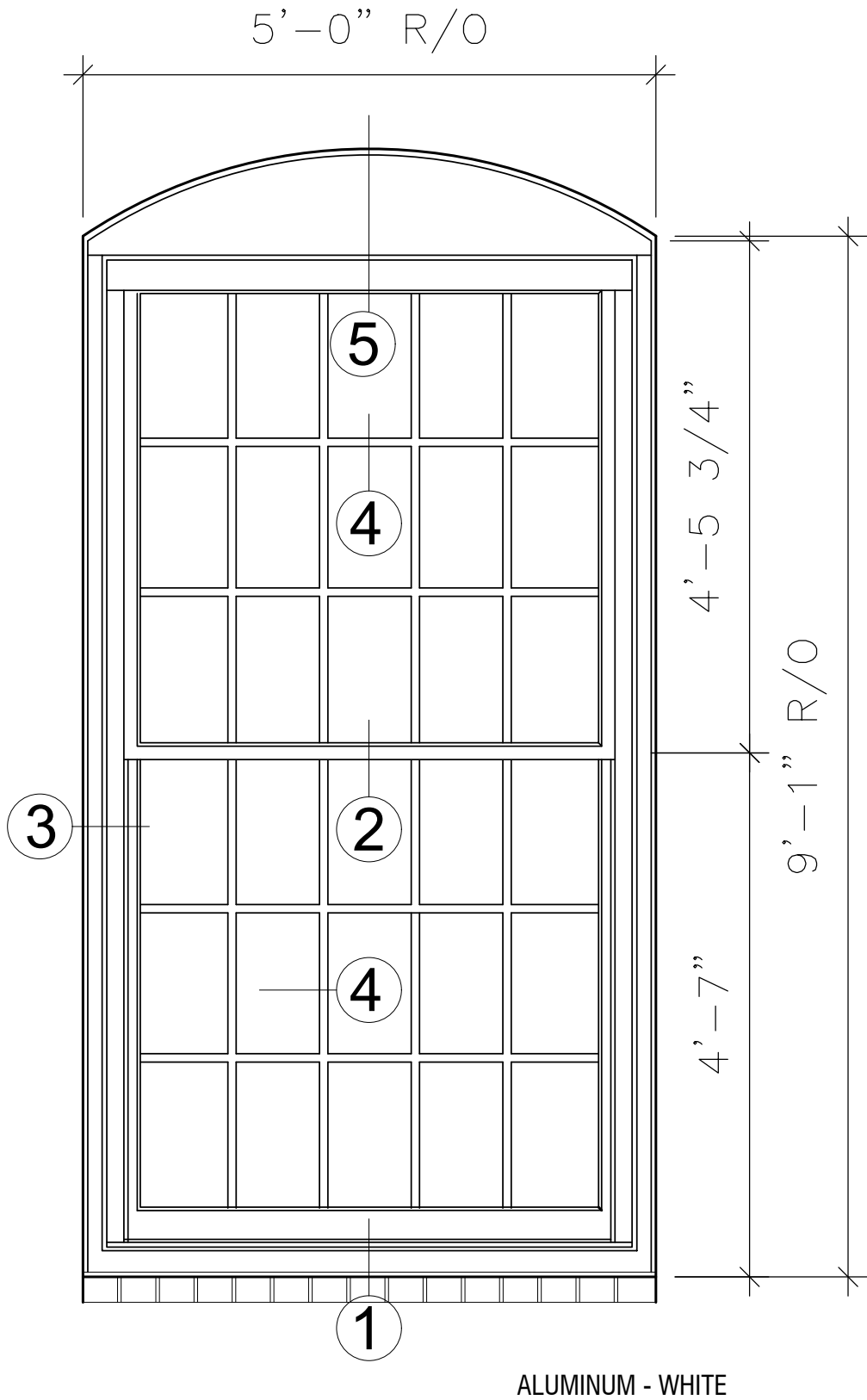
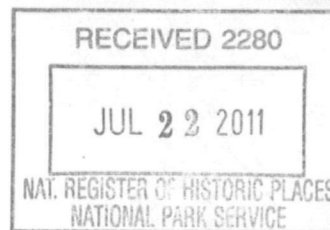




Photo 7 EXISTING WINDOWS IN NORTHEAST WALL

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



622

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
Signature of certifying official

7/12/11
Date

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

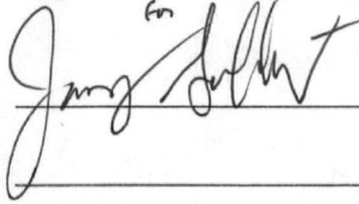
4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

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



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: INDUSTRY/PROCESSINGSub: Manufacturing Facility

Current Functions (Enter categories from instructions)

Cat: COMMERCIAL/TRADESub: Business**7. Description**

Architectural Classification (Enter categories from instructions)

ItalianateOther: Slow-burn Heavy Timber Construction

Materials (Enter categories from instructions)

foundation

BRICK

roof

RUBBER

walls

BRICK

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 Occonechee 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—Occonechee 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.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section 7 Page 3

Eno Cotton Mill
Orange County, North Carolina

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

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section 7 Page 4

Eno Cotton Mill
Orange County, North Carolina

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)

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

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

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

Areas of Significance

(Enter categories from instructions)

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

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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 probable 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

¹⁰ 1916 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 "it [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, dobby 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 Cone 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.⁵⁹

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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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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.

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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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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	17	669720	3993160	3	17	670060	3993000	5	17	669760	3993010
2	17	669920	3993200	4	17	669900	3992920				

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

<http://freepages.history.rootsweb.ancestry.com/~orangecountync/places/webbwhse/webbwhse.html>. July 2009. (Accessed July 2009)

North Carolina Railroad Company. "NCRR History." Available from

<http://www.ncrr.com/ncrr-history.html>. (Accessed December 2009)

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

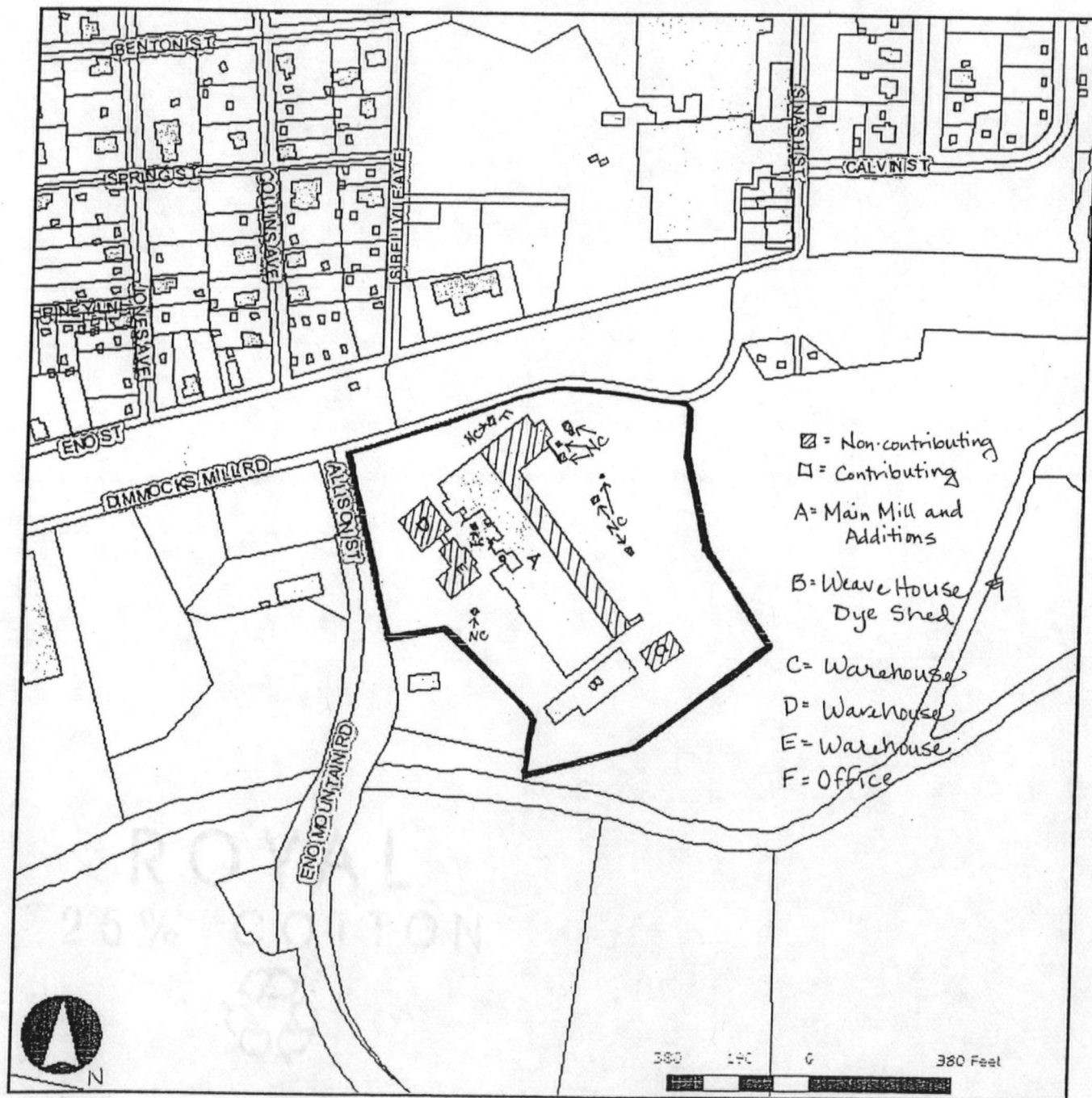


Orange County, NC GIS

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

- National Register Boundary

Orange County NC GIS



Parcel Search - [PIN in
('9864645320')] - 1 parcels found

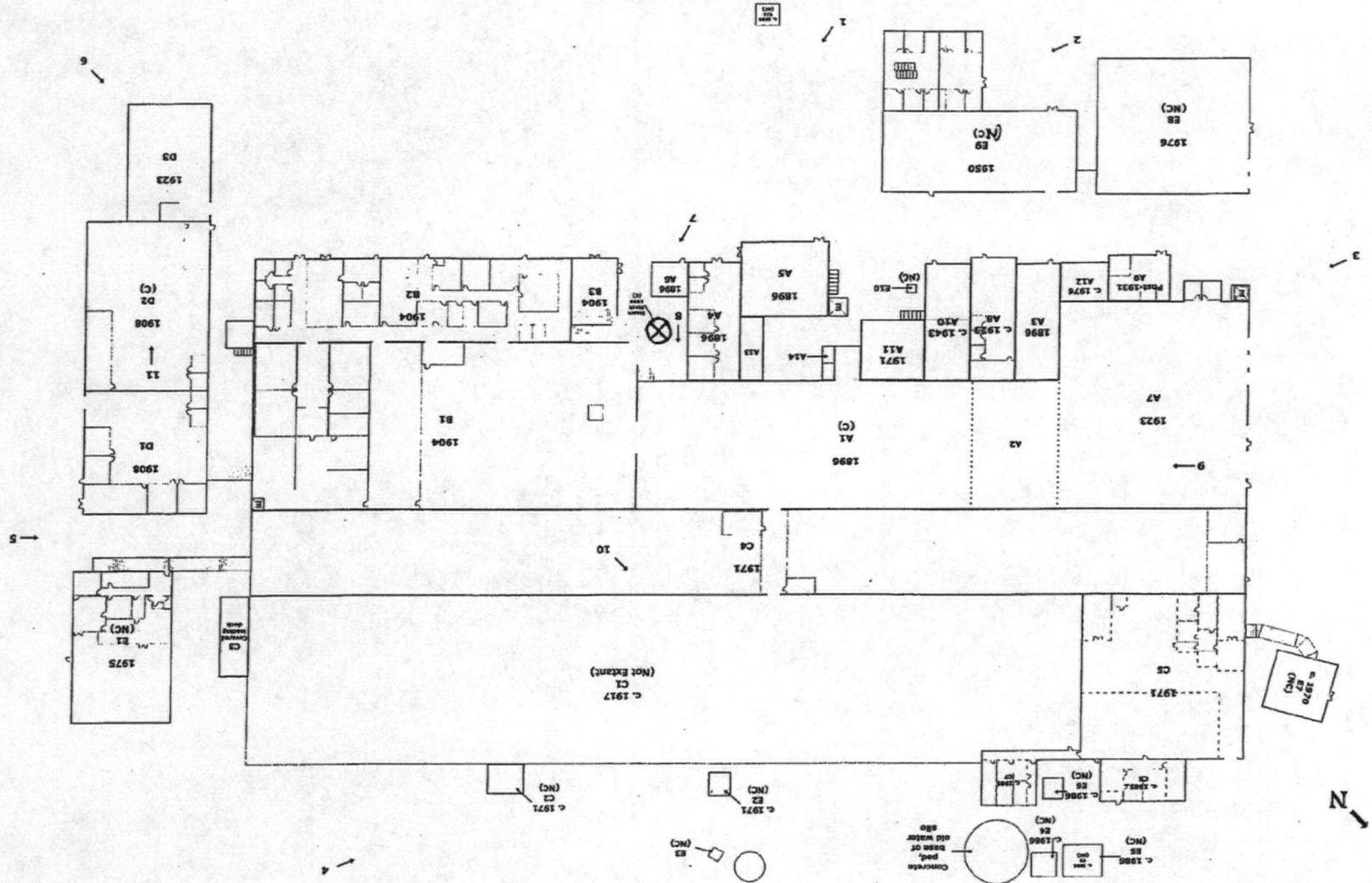


Major Streets
Interstate

Streets

Municipal Boundary Outline

ENO COTTON MILL
NATIONAL REGISTER NOMINATION
MAP KEY and FLOOR PLAN
437 Blomlocks 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 AHC

REVIEWER J. Gibbar

DISCIPLINE _____

TELEPHONE _____

DATE _____

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

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



D. 2011.5.205

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. 20B

Eno Cotton Mill

Hillsborough, Orange County, NC

Photo 5

Southeast elevation, looking Northwest



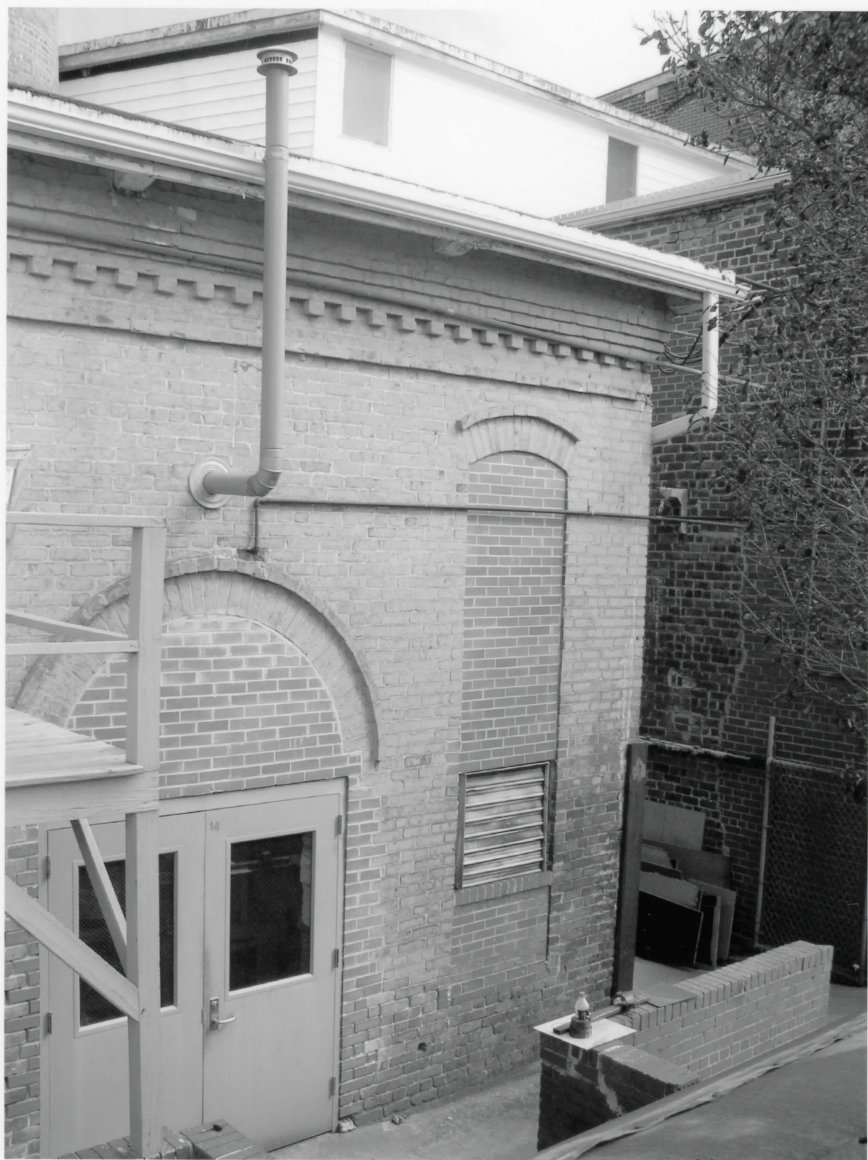
D. 2011.5. 209

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

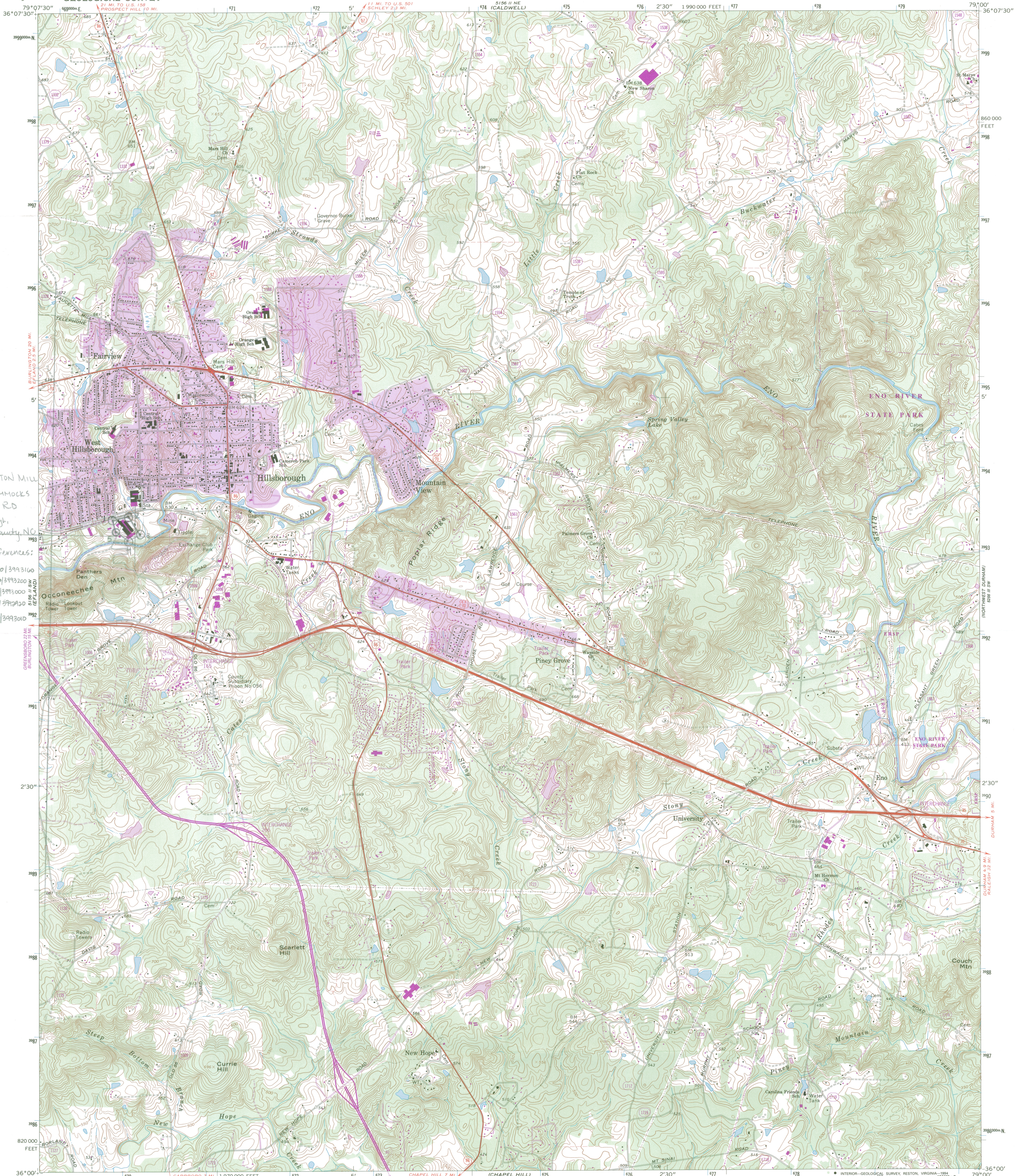
Hillsborough, Orange County, NC

Photo 11

Interior of Dye House, looking Southwest

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

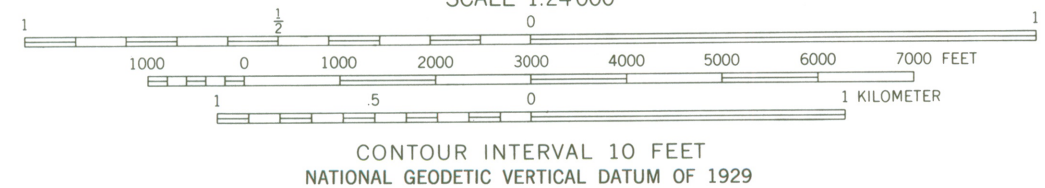
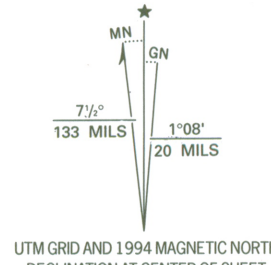
HILLSBOROUGH QUADRANGLE
NORTH CAROLINA—ORANGE CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)



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

- UTM References:
1. 17/069700/3993100
 2. 17/069700/3993200
 3. 17/069700/3993300
 4. 17/069700/3993400
 5. 17/069700/3993500

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



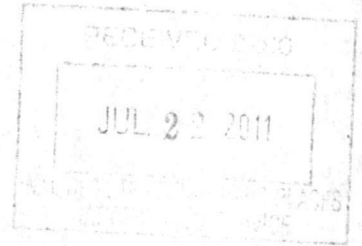
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



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

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 poor weather
Interstate Route	U. S. Route	State Route	

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

AN ORDINANCE DESIGNATING ENO COTTON MILL
AS A LOCAL HISTORIC LANDMARK
OF THE TOWN OF HILLSBOROUGH

THE BOARD OF COMMISSIONERS OF THE TOWN OF HILLSBOROUGH ORDAINS:

- Section 1. The Owners of the Eno Cotton Mill building located at 437 Dimmocks Mill Road in Hillsborough requested local historic landmark designation from the Town of Hillsborough. The parcel for which the Owners seek such designation is identified by Orange County Parcel Identification Number of 9864-64-6207 and contains approximately 22.148 acres.
- Section 2. The property Owners are Eno River Development Company, 437 Dimmocks Mill Rd, Suite 14, Hillsborough, NC 27278
- Section 3. The Hillsborough Historic District Commission conducted a public hearing regarding the potential historic landmark designation on Wednesday, December 3, 2014 and prepared its favorable recommendation for the Hillsborough Town Board consistent with Section 2.5.1.d of the Unified Development Ordinance.
- Section 4. The Hillsborough Town Board of Commissioners conducted a public hearing regarding the potential designation on Monday, December 8, 2014 and made the following findings:
- (a) The required landmark designation steps identified in NCGS 160A-400.6 have been followed.
 - (b) The written comments from the State Historic Preservation Office have been received and considered.
 - (c) As detailed in the designation report and the Historic District Commission's resolution, the property has local historical significance in documenting both the industrial history of Hillsborough and the role of this mill in particular played in that history to support landmark designation.
 - (d) As detailed in the designation report and the Historic District Commission's resolution, the contributing structures on the property possesses integrity of design, materials, setting, and workmanship and are remarkably intact to support landmark designation.
 - (e) Before the December 3 hearing with the Historic District Commission, the property owner requested and received approval to demolish three modern additions to the building that do not impact the character or integrity of the remaining structures or the applicability of local landmark designation.
- Section 5. The parcel and structures identified herein are hereby designated a local historic landmark within Hillsborough and shall be treated as such under the Hillsborough Unified Development Ordinance and relevant section of North Carolina law. The designation does not include any interior features.

Ordinance #20141208-10.B

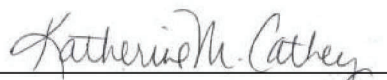
- Section 6. Consistent with NCGS 160A-400.5 and Section 3.12.6 of the Hillsborough Unified Development Ordinance, the structures on this property are subject to the waiting period stated in NCGS 160A-400.14(a) shall be observed prior to demolition, including any reduction authorized by the Historic District Commission in their review of the Certificate of Appropriateness application for demolition.
- Section 7. All provisions of any town ordinance in conflict with this ordinance are repealed.
- Section 8. This ordinance shall become effective upon adoption.

The foregoing ordinance having been submitted to a vote, received the following vote and was duly adopted this 8th day of December, 2014.

Ayes: 5

Noes: 0

Absent or Excused: 0


Katherine M. Cathey, Town Clerk

I, Joseph Hoffheimer, hereby certify that all property owners within 100 feet of and the owners of PIN 9864646207.006 (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.

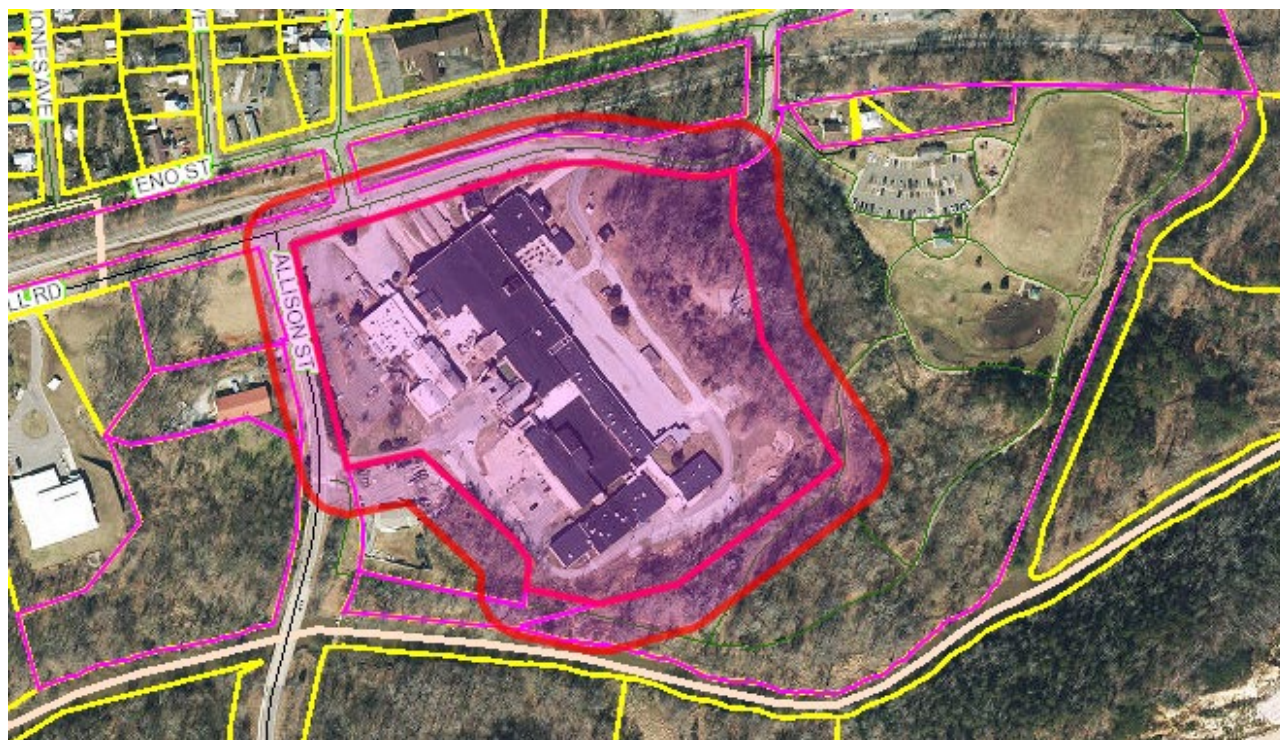
7/24/2024

Date

Joseph Hoffheimer, Planner

(for Hillsborough Planning Department)

PIN	OWNER1_LAST	ADDRESS1	ADDRESS2	CITY	STATE	ZIPCODE
9864342119	NORTH CAROLINA RAILROAD	2809 HIGHWOODS BLVD		RALEIGH	NC	27604
9864537896	ENO BANKS PROPERTIES	1905 N ASHLAND DR		BURLINGTON	NC	27217
9864548231	COUNTY LOCK UP	6 CAROLINA MEADOWS	UNIT 208	CHAPEL HILL	NC	27517
9864548420	ENO RIVER MILL LLC	1100 WAKE FOREST RD	STE 100	RALEIGH	NC	27604
9864632758	HILLSBOROUGH TOWN OF	PO BOX 429	PUBLIC SPACE CENTER	HILLSBOROUGH	NC	27278
9864633933	NC DRAINAGE SOLUTIONS	PO BOX 1077		HILLSBOROUGH	NC	27278
9864646207						
9864646207	ENO RIVER MILL LLC	1100 WAKE FOREST RD	STE 100	RALEIGH	NC	27604
9864646207	ENO RIVER MILL LLC	1100 WAKE FOREST RD	STE 100	RALEIGH	NC	27605
9864646207	ENO RIVER MILL LLC	1100 WAKE FOREST RD	STE 100	RALEIGH	NC	27605
9864646207	HEDGEHOG HOLDINGS LLC	1100 WAKE FOREST RD	STE 100	RALEIGH	NC	27605
9864646207	ENO RIVER MILL LLC	1100 WAKE FOREST RD	STE 100	RALEIGH	NC	27605
9864646207	HEDGEHOG HOLDINGS LLC	1100 WAKE FOREST RD	STE 100	RALEIGH	NC	27604
9864745301	HILLSBOROUGH TOWN OF	P O BOX 429	PUBLIC SPACE CENTER	HILLSBOROUGH	NC	27278



ITEM #6. B:

Address: 227 W. Margaret Ln.

Year Built: c. 1931

Historic Inventory Information (2013)

This one-story, side-gabled, Craftsman-style house is three bays wide and double-pile with a full-width, engaged, shed-roofed wing at the rear. The house has asbestos siding, nine-over-one Craftsman-style wood-sash windows, exposed rafter tails, and an interior brick chimney. The nine-light-over-one-panel Craftsman-style door is sheltered by a small, front-gabled porch supported by tapered square columns with asbestos siding in the gable and exposed rafter tails. There is a small shed-roofed addition at the right rear (southwest) and an unpainted wood deck at the left rear (southeast). County tax records date the building to 1931.

Contributing Structure? Yes

Proposed work

- Relocation of existing structure and new single family home construction

Application materials

- Narrative
- Existing photo and floor plans
- Existing elevations
- Photos of existing conditions
- Proposed elevations and floor plans
- Photos of similar examples in the local historic district
- Proposed door, siding, lighting, and paint
- Proposed landscape/hardscape plan
- Existing landscape survey
- Proposed gates and fencing
- Materials list
- Proposed stained glass windows, chimney, shingles, and brick
- Compatibility with relocation standards

Applicable Design Standards

- New Construction of Primary Residential Buildings: 1 – 11
- Decks: 1 – 8
- Fences and Walls: 8, 9
- Walkways, Driveways, and Off-Street Parking: 8 – 11, 13
- Exterior Lighting: 5
- Relocation: 1 – 6

Staff Comments

- The two proposed parking pads will be perpendicular to the street. The current house has a gravel parking pad parallel to the street as well as a gravel driveway.
- Due to its age, either relocation or demolition of the rear garage would also require HDC approval.
- A relocation of the existing house that complies with the design standards likely is a preferable alternative to demolition, which the commission may delay but not deny.



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

9864859776	Historic District	227 W Margaret Lane
Orange County Parcel ID Number	Zoning District	Address of Project
Glenn & Kyla Wallace		
Applicant Name		Property Owner (if different than applicant)
1401 Cates Hickory Hill Lane		
Applicant's Mailing Address		Property Owner's Mailing Address
Hillsborough, NC 27278		
City, State ZIP		City, State ZIP
919-614-3684 Glenn , 919-348-8948 Kyla		
Applicant Phone Number		Property Owner's Phone Number
c.glenn.wallace@gmail.com , kylapw@gmail.com		
Applicant's Email		Property Owner's Email
Description of Proposed Work: Relocation of existing structure and new single family home construction.		
Estimated Cost of Construction: \$ 500,000		

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.

		C. Glenn Wallace	7/16/2024
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 (\$300):

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

227 WEST MARGARET LANE • HILLSBOROUGH NC 27278



227 WEST MARGARET LANE currently exists as a small run-down 1929 bungalow onto which a rear laundry and deck have been cobbled.

The original home is approximately 775 square feet, and the later laundry addition is about 65 square feet.

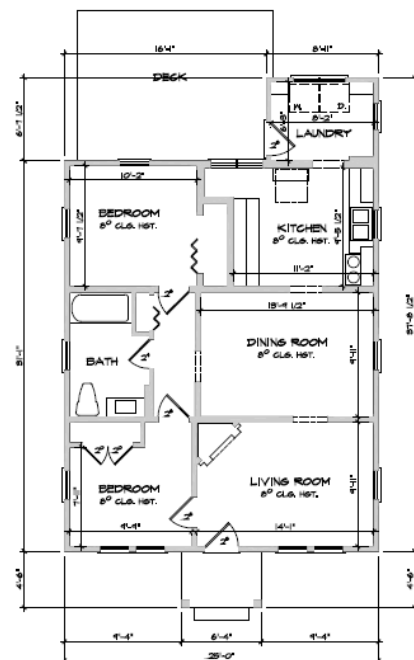
Although it is a historic home, it is in such disrepair that the idea of saving it becomes questionable, especially when a new home with the appearance of a historic home can be built in its place.



The following photo and floor plans show the **EXISTING HOME**.

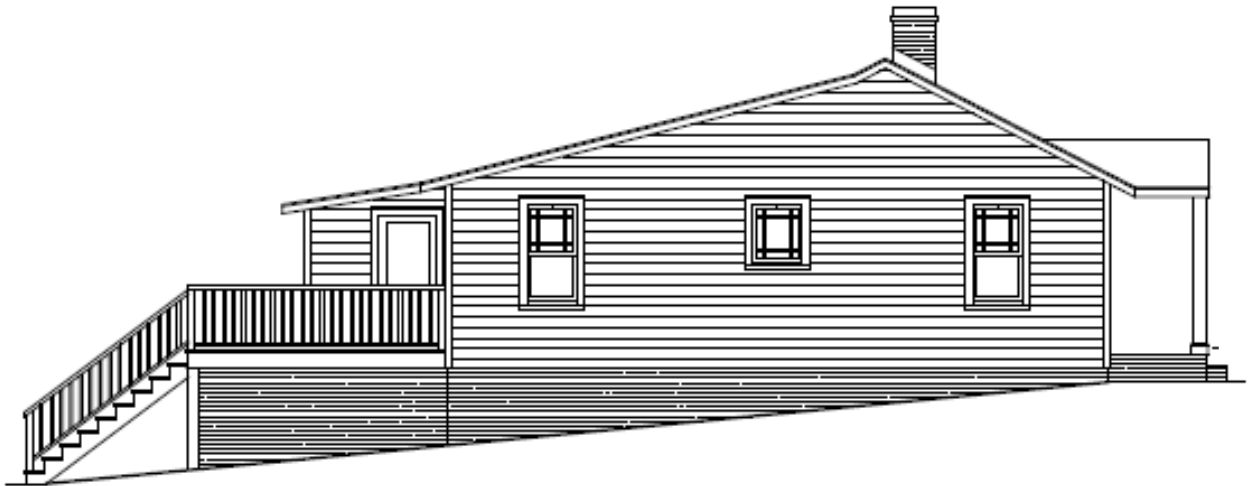


The undersized 2x4 ceiling rafters have created a dangerously sagging roof

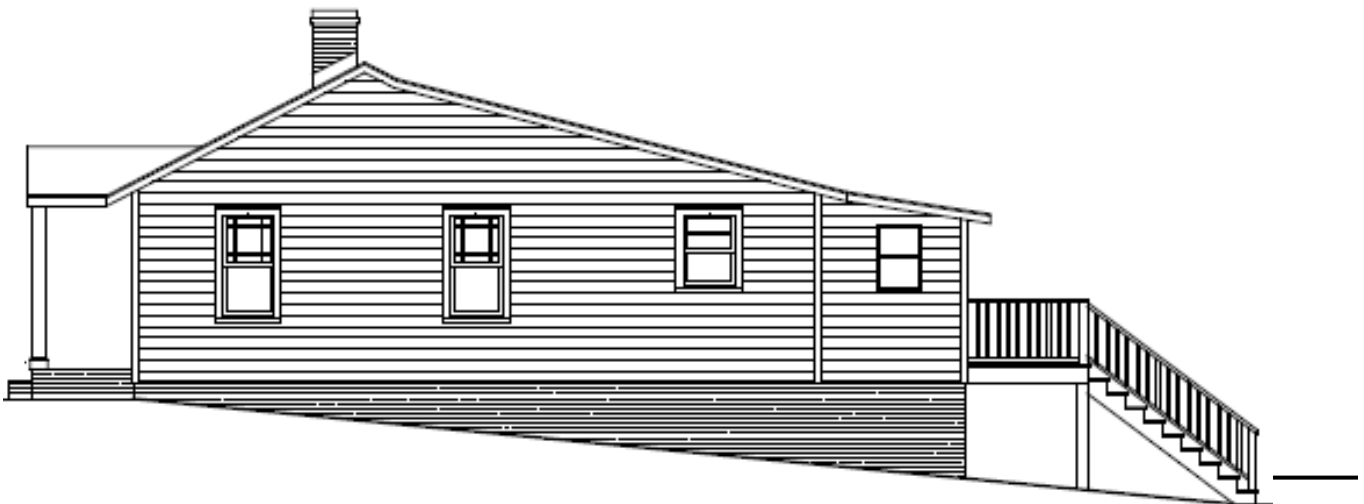




REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



As these photos attest, **THE HOME IS IN VERY BAD SHAPE**

The **FOUNDATION** has at least one long vertical crack for which a past repair attempt has been unsatisfactory



The outlawed asbestos **SIDING** is dangerous to handle and requires special working conditions





The **SOFFIT** is rotting



THIS HOME IS A BLIGHT on the Hillsborough Historic District

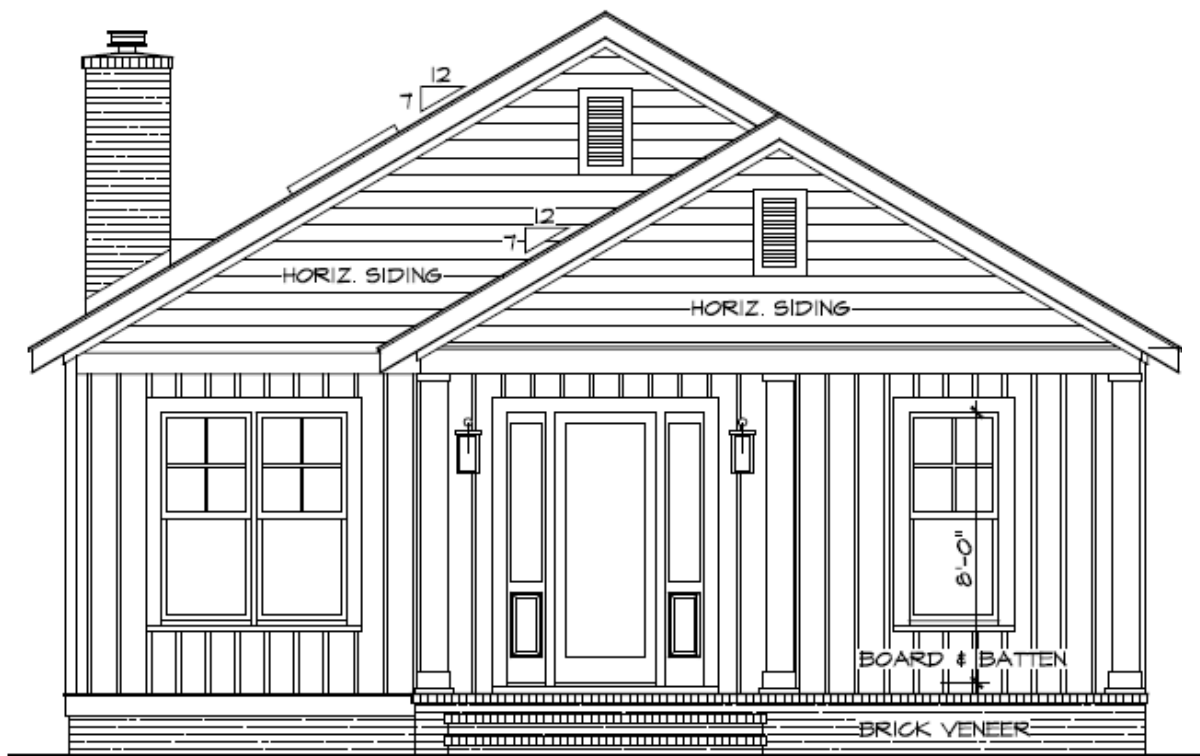


RESPECTING THE SENSE OF PLACE

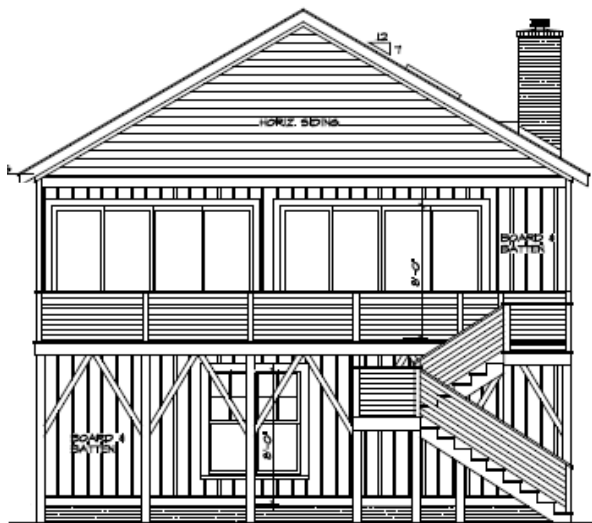
of the existing 227 West Margaret Lane dwelling,
but desiring to create a suitable and lasting home for their family,
Kyla and Glenn Wallace propose to relocate the existing structure
and to replace it with a structure
which will be very much in keeping with the theme
of Hillsborough 1900-1930 mill homes.



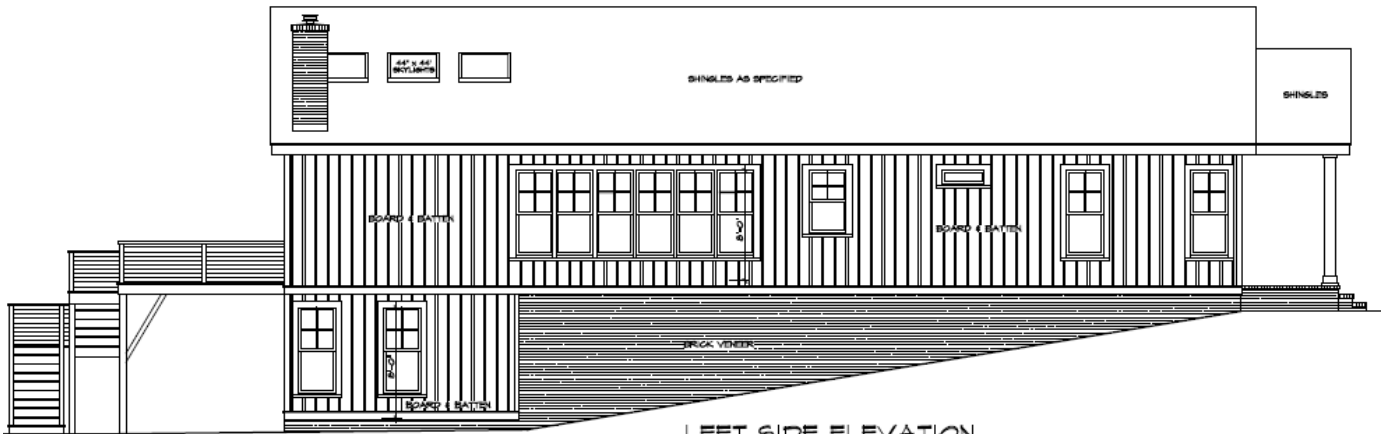
The following elevations and floor plans show the **PROPOSED HOME**.



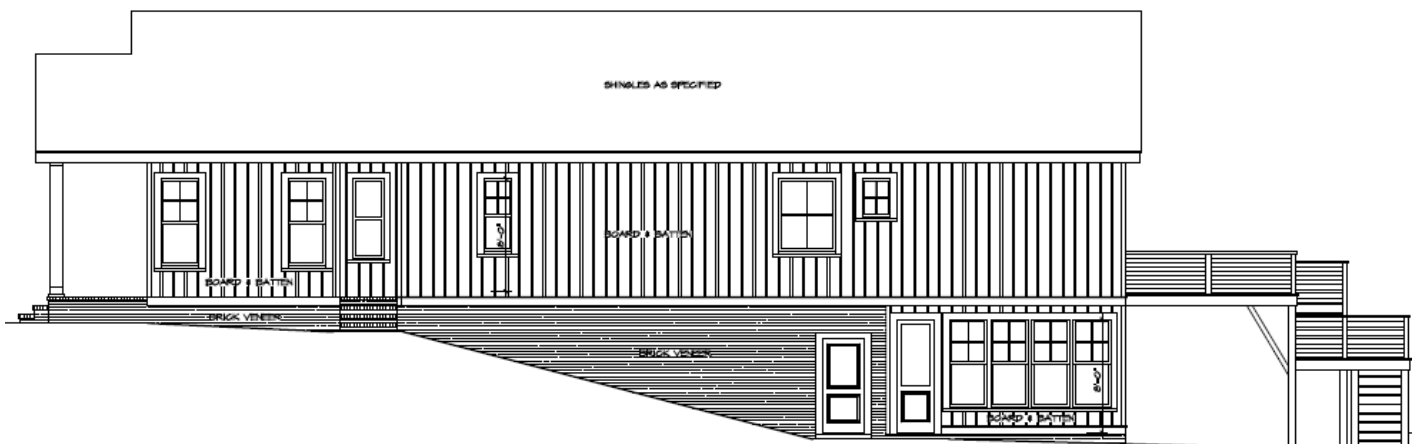
FRONT ELEVATION



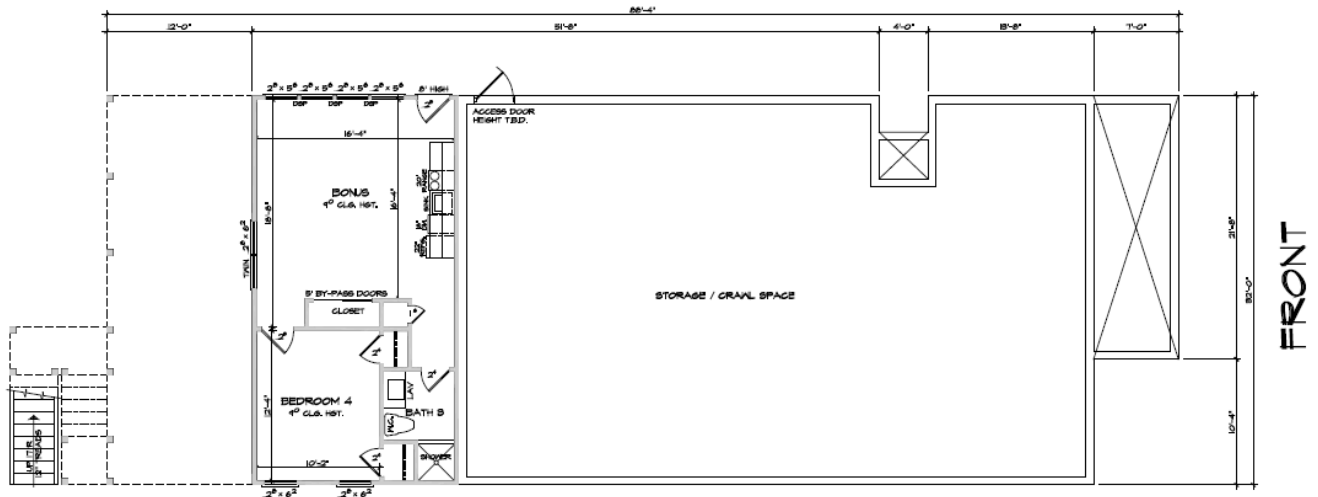
REAR ELEVATION



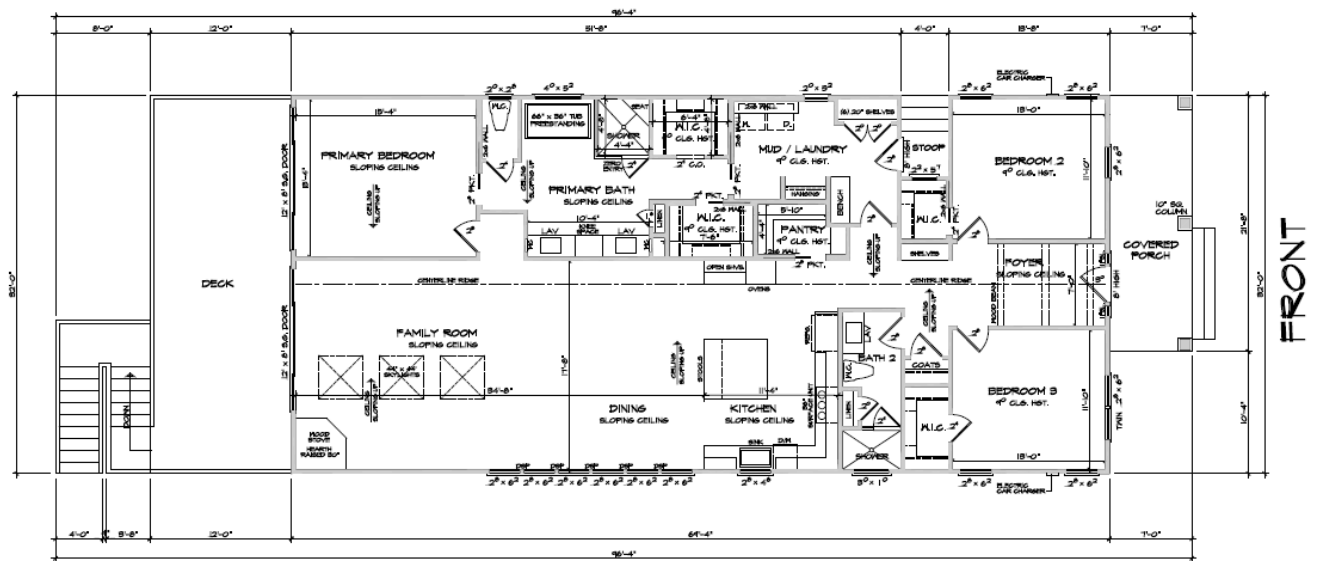
LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



LOWER LEVEL FLOOR PLAN



FIRST FLOOR PLAN

FIRST FLOOR	2191 SQ. FT.
LOWER LEVEL	544 SQ. FT.
<hr/>	
TOTAL	2735 SQ. FT.
<hr/>	
FRONT PORCH	152 SQ. FT.
SIDE PORCH	15 SQ. FT.
DECK	384 SQ. FT.



The new home will feature an **OFFSET GABLE** and a large brick-floored front porch.

Offset gables are a historical visual element prevalent in old Hillsborough homes.



114 Occoneechee Street



402 West King Street



120 East Union Street



121 East Union Street



THE FRONT WALKWAY PAVERS and **TWO FRONT PARKING PADS**,
with their historically accurate herringbone pattern

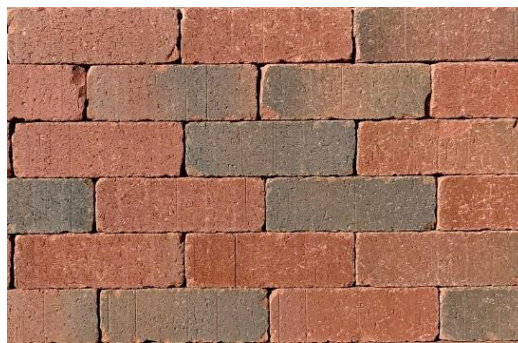


120 East Union Street



208 West Queen Street
Berry Brick House
Circa 1805

and **MATCHING BRICK FRONT PORCH**
(which will be running bond, not herringbone)
are proposed for the front of the home.



Pine Hall Brick • Rumbled 4x12



We note that the existing home has no front porch but rather an inauspicious and **SMALL FRONT STOOP**.



BIG WELCOMING FRONT PORCHES
are a historically relevant element in downtown Hillsborough.



127 West Queen Street



115 East Queen Street - Circa 1770



THE SQUARE FRONT COLUMNS are simple.

They flank a **TRADITIONAL FRONT DOOR**
which is to be painted a calm yellow,
Benjamin Moore Historic Color HC-5 Weston Flax

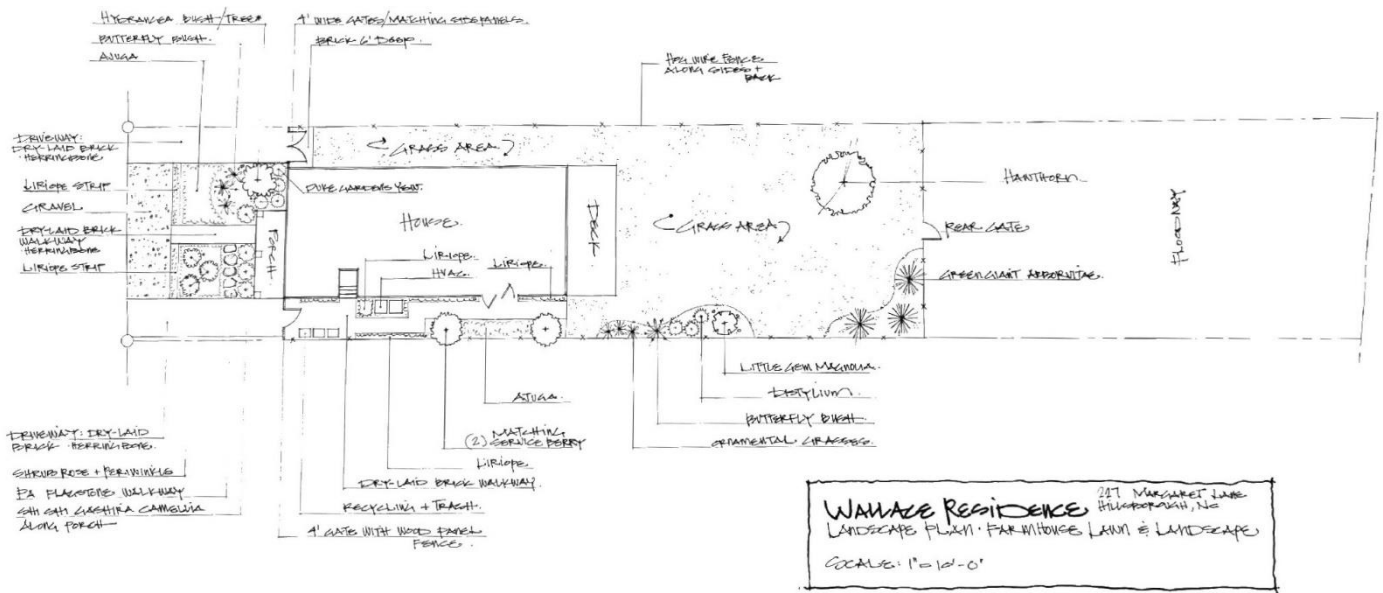
THE SIDING color is to be Sherwin-Williams 7005 Pure White.



THE FRONT DOOR HARDWARE follows our mill house theme.

THE FRONT PORCH LIGHTING (Westinghouse Watts Creek 6360800)
harkens to historically compatible lights.

Our thoughtfully-conceived
LANDSCAPE / HARDSCAPE plan is shown below.

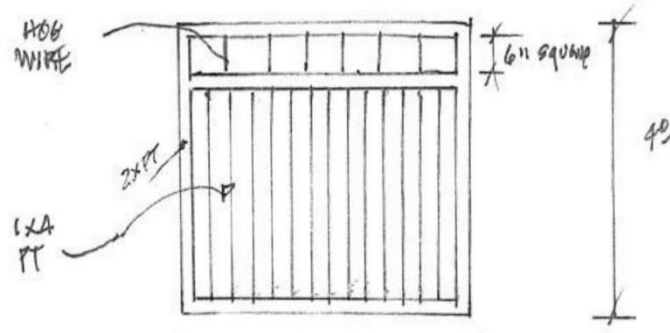


The landscape and brick hardscape
 enhance the charm of the dwelling from the street.

The new plantings are elegantly appropriate for the new home
 and at the same time reflect timeless landscape elements
 we see throughout historic Hillsborough.



HAND-MADE WOOD GATES face the front
and connect at the side yards with hog fencing.



4-foot tall **HOG FENCING**,
another historical element we have incorporated into this home,
creates privacy as well as openness for the side and rear yards.

127 West Queen Street



327 Mitchell Street



ITEMIZED LIST OF PROPOSED EXTERIOR MATERIALS:

COMPONENT	EXISTING	PROPOSED
WINDOWS	Some wood, some aluminum	Wood or aluminum clad wood, double hung for all windows except for front sidelites, which are antique beveled glass, and Window A at right side of house, which is antique beveled & stained glass
DOORS	Wood	Wood front door with custom sidelites. Wood side door. Aluminum clad wood sliding doors at side of house
SIDING	Asbestos	Painted fiber cement siding to match existing
TRIM	Wood	Painted fiber cement trim to match existing (fascia, window and door trim, corner boards)
DECK	Wood, unknown origin	Pressure treated lumber
DECK RAILING	Wood, unknown origin	Painted wood per rear & side elevations
ROOF	Shingle	Shingle
FOUNDATION	Brick running bond	Red brick running bond
CHIMNEY	Brick	Brick

TWO ANTIQUE STAINED AND BEVELED GLASS WINDOWS
(shown on Right Side Elevation)
will be installed at the top of the stairs leading to the side door.



THE RED BRICK CHIMNEY, servicing a wood stove in the Family Room,
requires a small metal chimney cap projection.

ROOF SHINGLES
Certainteed Landmark
Georgetown Gray



**FOUNDATION &
CHIMNEY BRICK**
General Shale
Monticello



RELOCATION STANDARDS (page 121)	APPLICANT RESPONSE
<p>1) Record the historic building in its original setting and document the existing site conditions through photographs prior to its relocation.</p>	<p>We have taken photographs of the inside and outside of the existing home. The house is currently rented. When we are ready to relocate the house, Mark Terry (www.markterryphotovideo.com) will take professional photos of the empty house - including exterior photos and aerial drone footage of the lot.</p>
<p>2) Protect the historic building during and after the move.</p> <p>Thoroughly evaluate the structural condition of the building to determine if it is structurally sound enough to withstand the move.</p> <p>Take all necessary precautions to prevent damage to the structure during the move.</p> <p>Work with contractors who have experience in moving historic structures.</p> <p>Protect and secure the building from damage due to vandalism or exposure to the elements.</p>	<p>John Oldham of Oldham House Movers of Bear Creek (www.facebook.com/eoldhamandsonshousemovers) has examined the existing house.</p> <p>Oldham House Movers are experienced and have a good reputation.</p> <p>We plan to contract with Oldham House Movers to move the existing house from 227 Margaret Lane to 224 Murray Street in West Hillsborough. The house will be used as an accessory dwelling at the Murray Street location.</p>
<p>3) Protect significant site features from damage during or after the move at the original site, along with the route of the move, and at the new site.</p>	<p>Oldham House Movers will ensure that damage and disruption before and after the move will be kept to a minimum.</p> <p>New construction will start on the original site once the existing house has been removed and the old foundation debris has been cleared.</p>
<p>4) If the building is relocated within the Historic District, select a new site that is compatible to the original site in visual character and that can provide a similar setting for the historic building in terms of setback, orientation to the street, and spacing from other buildings. It is desirable to identify a site where the solar orientation of the building is similar.</p> <p>5) If the building is relocated within the Historic District, review the compatibility of its proposed site with surrounding buildings according to the relevant design standards for new construction.</p> <p>6) If the building is relocated within the Historic District, review related proposed site modifications according to relevant design standards under Historic District Setting.</p>	<p>The relocation address, 224 Murray Street in West Hillsborough, is not in the Historic District.</p>

I, Joseph Hoffheimer, hereby certify that all property owners within 100 feet of and the owners of PIN 9864646207.006 (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.

7/24/2024

Date

Joseph Hoffheimer, Planner

(for Hillsborough Planning Department)

PIN	OWNER1_LAST	OWNER1_FIRST	OWNER2_LAST	OWNER2_FIRST	ADDRESS1	ADDRESS2	CITY	STATE	ZIPCODE
9864855338	TOWN OF HILLSB				PO BOX 429	PUBLIC SP	Hillsborough	NC	27278
9864858863	DENNIS	NORA M	DENNIS	PAULA	233 W MARGARET LN		HILLSBOROUGH	NC	27278
9864859706	DICKINSON	DENISE MARIE			229 W MARGARET LN		HILLSBOROUGH	NC	27278
9864859776	WALLACE	CARL G	WALLACE	KYLA P	1401 CATES HICKORY		Hillsborough	NC	27278
9864859823	BYRD	CYNTHIA HARRIS			231 W MARGARET LN		HILLSBOROUGH	NC	27278
9864868076	POE	MARGARET P			107 S HASELL ST		HILLSBOROUGH	NC	27278
9864869055	SCARLETT	ERVIN W JR	SCARLETT	CASSANDRA	500 HEPOWIL TRACE		HILLSBOROUGH	NC	272788858
9864950539	HILLSBOROUGH T	OF			PO BOX 429	PUBLIC SP	HILLSBOROUGH	NC	27278
9864950712	ARCHIBALD	ALAN ROBERT	DICKINSON	DENISE MAR	225 W MARGARET LN		HILLSBOROUGH	NC	27278
9864951539	HILLSBOROUGH T	OF			PO BOX 429	PUBLIC SP	HILLSBOROUGH	NC	27278
9864951728	MACK	JULIA	HILL	DEBORAH L	PO BOX 1478		HILLSBOROUGH	NC	27278
9864960105	FARRELLY	MATTHEW C	ROYCE	RACHEL A	225 W KING ST		HILLSBOROUGH	NC	272782417
9864961194	FIRST BAPTIST CH	OF HILLSBOROU			201 W KING ST		HILLSBOROUGH	NC	27278

