



North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary Susi H. Hamilton


Office of Archives and History
Deputy Secretary Kevin Cherry

August 25, 2017

MEMORANDUM

To: Shelby Reap, Architectural Historian
NCDOT/PDEA/HES

slreap@ncdot.gov

From: Renee Gledhill-Earley 
Environmental Review Coordinator

Re: Historic Structures Survey Report for the Widening of I-85 from US 321 to NC 273 and
Improve existing interchanges, I-5719, Gaston and Mecklenburg Counties, ER 17-1245

Thank you for your July 11, 2017, letter, transmitting the above-referenced report. We apologize for the delay in our response and offer the following comments.

We concur with the determinations of eligibility as show on Table 1, page 7, but have several questions, concerns and recommendations that we would like to see addressed in an addendum to the report.

Table I:

- It would be helpful to list the towns next to the resource name in the table, given the size of the Area of Potential Effects and its covering two counties.
- The Management Summary mentions evaluating 32 properties, but the table only contains 24. Clarification please.

Selecting Period of Significance (POS):

- The period of existence is not the same as the period of significance.
- We recommend consultants be more judicious in the use of the 50-year cut off as an end date for a period of significance.

Missing Survey Site Numbers:

The following properties are missing Survey Site #, which are required as part of the report and completion of the database for the report. They should be used behind the name of the property when first mentioned and in any tables.

- Hinde and Dauch Paper Company Factory
- Gastonia Textile Machinery Company
- Hiram Masonic Lodge No. 22
- Murphy House
- Nipper House and Store

- Dora R. Humphrey Elementary School
- Lowell Historic District [Minus a survey site number this property is too easily confused with the Lowell Textile District (GS0380), which has a survey site number, but determined to no longer exist.]
- O'Conner's Grove AME Zion Church and Cemetery

Hospital HD, Gastonia:

- We recommend a more specific end date for the period of significance, if possible.
- Otherwise, we agree with eligible.

Piedmont & Northern Railway Linear HD

- The 1960 end of the period of significance came from the 2010 Determination of Eligibility, which is now outdated. Is there a more logical cutoff date related to the decline or disuse of the line?

Modena Cotton Mills & Mill Village HD

- It would be good to know the precise date for the "1960s" construction and veneer applied over the façade of the earlier mill building and whether those changes occurred within the period of significance.

Gastonia Textile Machinery Co. Machine Shop

- The building appears to have good integrity, but it is unclear why it is significant.
- We recommend bolstering the statement of significance. Why is this building significant when, as the report demonstrates, there were several of these types of buildings throughout Gastonia.

Groves Mill and Mill Village

- The Criterion "A" argument is more of a "C" argument (evolution of mill construction).
- The "A" argument should demonstrate the importance of this business/industry.
- There are no interior photos. We cannot evaluate significance under "C" without seeing the interior.
- The period of significance is the 50-year. Is that justifiable?
- Were the additions significant within the period?

Hiram Masonic Lodge No 22

- Not enough information provided to assess whether the property is eligible under Criterion A.
- The report says "Black freemasonry has played a major role in social and economic sustainment of black communities." But, "little is currently known about this lodge in Lowell." The writeup speaks to this as a rare resource that has not yet been examined. We need more historical background to evaluate whether the property is locally significant.
- Did other buildings or temples in town house the activities of Hiram Lodge #22?

Lowell Historic District

- We are not sure if there is a district here. There may be a small commercial district and a separate residential area.
- The current boundaries are too generous. They include large swaths of vacant or altered properties as buffers to "pick up" other eligible properties. As the district lacks connectors it would be prudent to explore the commercial and residential areas separately.

McAdenville Historic District No 3.

- We do not follow the section about District #2 or #3 etc. One thing is already NR listed.
- A bridge was replaced and 50 houses demolished. 200 new homes were built. In a wider survey area?
- We recommend maps to illustrate the change.
- It appears the maps show the proposed 1999 boundary, but it has changed a lot since the 1999 Determination of Eligibility and should be reevaluated, or a new map with survey boundary decrease included.
- All and all there is a need for greater clarity for the reader not knowledgeable of the area.

The above comments are offered in accord with Section 106 of the National Historic Preservation Act and the regulations of the Advisory Council on Historic Preservation at 36 CFR Part 800. If you have any questions concerning them, please contact me.

cc: Mary Pope Furr, NCDOT

mfurr@ncdot.gov

HISTORIC STRUCTURES SURVEY REPORT

**WIDEN I-85 FROM U.S. 321 TO N.C. 273 AND IMPROVE EXISTING INTERCHANGES
GASTON AND MECKLENBURG COUNTIES, NORTH CAROLINA**

**TIP No. I-5719
WBS No. 50135.1.FS1
Limited Services Contract No. 7000016411**

Prepared by:

**Frances Alexander, Project Manager
Mattson, Alexander and Associates, Inc.
2228 Winter Street
Charlotte, North Carolina 28205**

Prepared for:

**North Carolina Department of Transportation
Human Environment Section
Raleigh, North Carolina**

25 May 2017

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MATTSON, ALEXANDER AND ASSOCIATES, INC.

Frances Alexander

25 May 2017

Frances P. Alexander, M.A.

Date

Richard L. Mattson, Ph.D.

Date

North Carolina Department of Transportation

Date

MANAGEMENT SUMMARY

This North Carolina Department of Transportation (NCDOT) project is entitled, *Widen I-85 From U.S. 321 to N.C. 273 and Improve Existing Interchanges* (TIP No. I-5719). The project is located in Gaston and Mecklenburg counties. This report documents the historic properties located within the area of potential effects (APE) for the project that required intensive-level investigation. The project location and area of potential effects (APE) are depicted in **Figure 1**. Because of the size of the project area, detailed APE maps for each of the evaluated resources are shown on **Figures 2A-2L**.

This architectural resources investigation consisted of background research into the historical and architectural development of the study area and field surveys of the APE. The principal investigators surveyed the entire APE, defined as the geographic area or areas within which a project may cause changes to the character or use of historic properties, if any such properties exist. The APE for this project was determined during the initial field survey and extends roughly 500 feet north and south of the I-85 corridor between its western terminus at Fairview Drive/West Davidson Avenue and its eastern terminus approximately 0.6 mile east of the intersection of I-85 and N.C. 273 (Park Street/Beatty Drive). The APE also extends north and south of I-85 along certain cross streets where improvements will be made. In these areas, the APE also extends approximately 500 feet east and west of the cross routes except in Lowell where the APE is larger. Generally, the project area is densely developed, and the APE is limited by modern commercial, residential, and industrial development and to a less extent by wooded, rolling terrain. This APE boundary serves as an effective physical and visual buffer for the undertaking.

The principal investigators surveyed all properties within the APE that were at least fifty years of age. The initial survey, conducted between July and September 2016, identified a total of 778 resources that were built prior to 1967. Following review by NCDOT, thirty-two of these resources (both individual properties and historic districts) were found to warrant intensive-level evaluation to determine National Register eligibility. Two—McAdenville Historic District and Belmont Abbey Historic District—are listed in the National Register, and two—Wrights Chapel A.M.E. Zion Church and Hospital Historic District—are on the Study List. The Piedmont and Northern Railway Linear Historic District and McAdenville Historic District (No. 3) have been determined eligible for the National Register, and the Lowell Teacherage is a local landmark in Gaston County. In-depth field investigations were undertaken between January and April 2017, and the subsequent intensive-level evaluations recommended twenty-one resources for eligibility (**Table 1**).

Table 1

Property Name	Survey Site Number	Eligibility Recommendation
Hospital Historic District	MK1072	Eligible
Piedmont and Northern Railway Linear Historic District	GS1625, MK3298	Eligible
Hinde and Dauch Paper Company Factory		Eligible
Modena Cotton Mills and Mill Village Historic District	GS0539	Eligible
Gastonia Textile Machinery Company		Eligible
Groves Mills and Mill Village Historic District	GS0512, GS 0513	Eligible
Faith United Methodist Church	GS0490	Eligible
Flint Manufacturing Company, Mill No. 2	GS0495	Eligible
Lutheran Chapel and Cemetery	GS0532	Eligible
Wrights Chapel A.M.E. Zion Church	GS0383	Eligible
Hiram Masonic Lodge No. 22		Not Eligible
Paul P. and Virginia R. Murphy House		Not Eligible
Holbrook High School		Eligible
Lowell Teacherage	GS0382	Eligible
Nipper House and Store		Eligible
Lowell Cotton Mills, Mill Office	Surveyed as part of Lowell Textile District, GS0380	Eligible
First Baptist Church of Lowell	GS0379	Eligible
Dora R. Humphrey Elementary School		Eligible
Lowell Historic District		Eligible
McAdenville Historic District (National Register)	GS0428	Eligible
McAdenville Historic District (No. 3)	GS0427	Eligible
O'Conner's Grove A.M.E. Zion Church and Cemetery		Not Eligible
Belmont Abbey Historic District	GS0020	Eligible
Caleb John Lineberger House	GS0327	Eligible

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II. INTRODUCTION

This eligibility report was prepared in conjunction with the North Carolina Department of Transportation (NCDOT) project entitled, *Widen I-85 From U.S. 321 to N.C. 273 and Improve Existing Interchanges*. The project is located in Gaston and Mecklenburg counties. The TIP Number is I-5719, and the WBS Number is 50135.1.FS1. The project location and area of potential effects (APE) are shown in **Figure 1**.

The APE for this project was determined during the initial field survey and was drawn to include any area that might be affected by the proposed improvements. The APE extends roughly 500 feet north and south of the I-85 corridor between its western terminus at Fairview Drive/West Davidson Avenue to its eastern terminus approximately 0.6 mile east of the intersection of I-85 and N.C. 273 (Park Street/Beatty Drive). The APE also extends north and south of I-85 along certain cross streets where improvements will be made. In these areas, the APE also extends approximately 500 feet east and west of the cross routes except in Lowell where the APE is larger. Generally, the project area is densely developed, and the APE is limited by modern commercial, residential, and industrial development and to a less extent by wooded, rolling terrain. This APE boundary serves as an effective physical and visual buffer for the undertaking.

Initial survey of the APE between July and September 2016 identified and recorded 778 resources that were of possible significance. Of the 778, thirty-two resources (eight historic districts and twenty-four individual properties) warranted intensive-level investigation (**Table 1**). **Figures 2A-2L** contain detailed APE maps that show the locations of the evaluated properties.

This investigation was conducted to evaluate the thirty-two resources for National Register eligibility. The current evaluation of eligibility report is part of the environmental studies undertaken by NCDOT and is on file at NCDOT, Raleigh, North Carolina. This documentation complies with the National Environmental Policy Act (NEPA) of 1969, the National Historic Preservation Act of 1966, as amended (36 CFR 800), the National Register criteria set forth in 36 CFR 61, and NCDOT's current *Guidelines for Survey Reports for Historic Architectural Resources*. Section 106 of the National Historic Preservation Act requires federal agencies to take into account the effect of federally funded, licensed, or permitted projects on properties listed in, or eligible for listing in, the National Register of Historic Places and to afford the Advisory Council on Historic Preservation and the North Carolina Historic Preservation Office (HPO) a reasonable opportunity to comment.

The eligibility evaluations consisted of research into the history and architecture of the resources and a field survey of each property. For the research phase, both primary and secondary sources were examined, including deeds, historic plat maps, corporation records, HPO survey files for Gaston County, and interviews with property owners, local residents, and historians. Lucy Penegar with the Gaston County Historic Preservation Commission provided helpful information about Wrights Chapel A.M.E. Zion Church, and Archibald Lineberger was generous in allowing access to the Caleb John Lineberger House. Charles Davis of Belmont was invaluable with his time and information about O'Conner's Grove A.M.E. Zion Church and Hiram Masonic Lodge No. 22. Finally, John Bowyer, corporate engineer with American and Efirid, Inc., provided useful information about Groves Mills.

Field work took place between 3 January and 20 April 2017. All properties, along with any subsidiary buildings and landscape features or settings, were examined and documented with

photographs to assess the level of current integrity. Field work also included windshield surveys throughout Gaston County to provide context for the evaluated resources and to locate properties comparable to those being assessed. In particular, a field survey was conducted of the remaining cotton mills and machine shops in Gastonia. The current tax parcels for the properties are shown on either site plans or proposed National Register boundary maps.

Table 1

Property Name	Survey Site Number	Eligibility Recommendation
Hospital Historic District	MK1072	Eligible
Piedmont and Northern Railway Linear Historic District	GS1625, MK3298	Eligible
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Belmont Abbey Historic District	GS0020	Eligible
Caleb John Lineberger House	GS0327	Eligible

Figure 1
Location Map and Area of Potential Effects (APE) Map

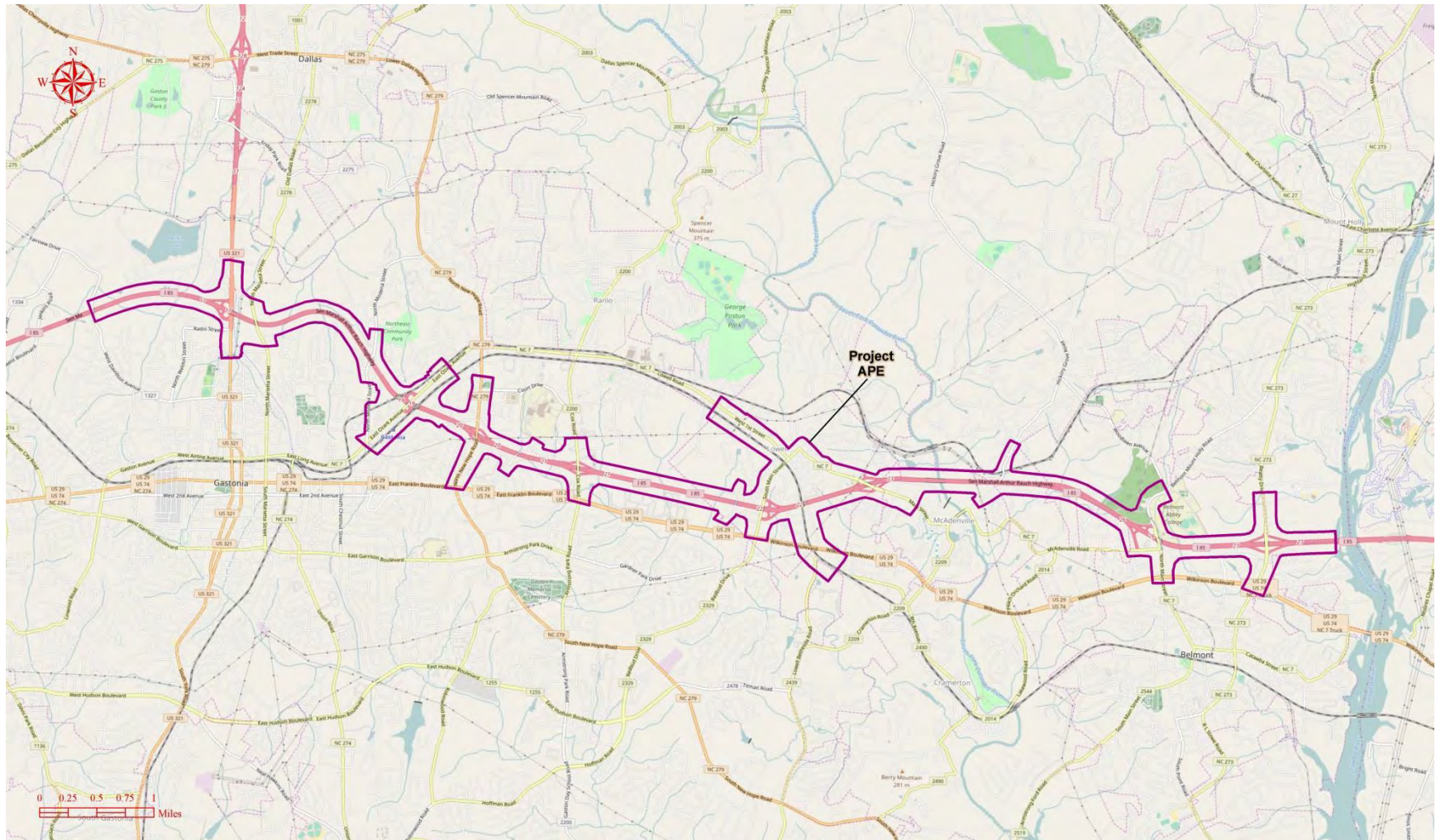


Figure 2A
Area of Potential Effects (APE) Index Map

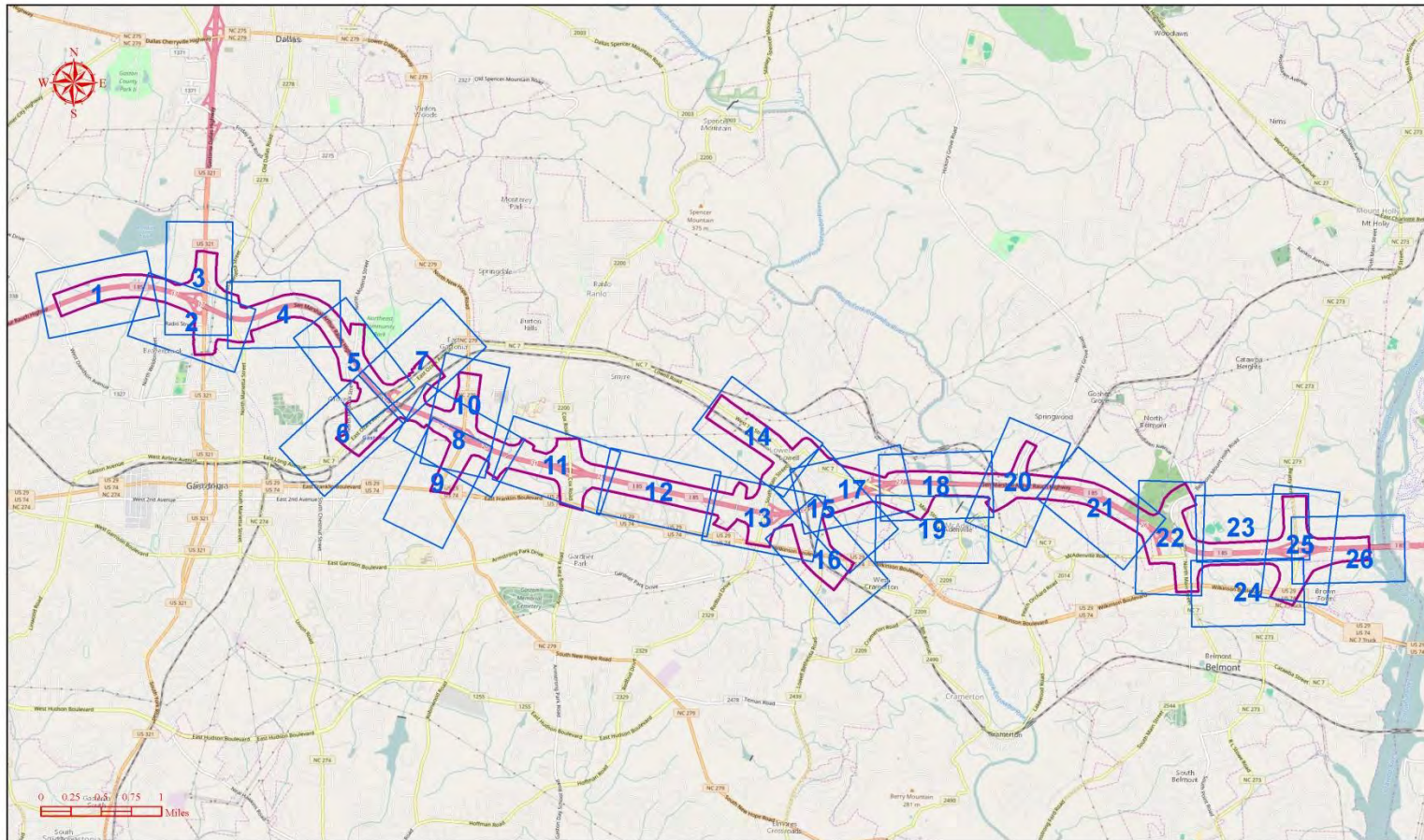


Figure 2B
Area of Potential Effects (APE) Map-Sheet 2
Showing Hospital Historic District (Nos. 19-25)

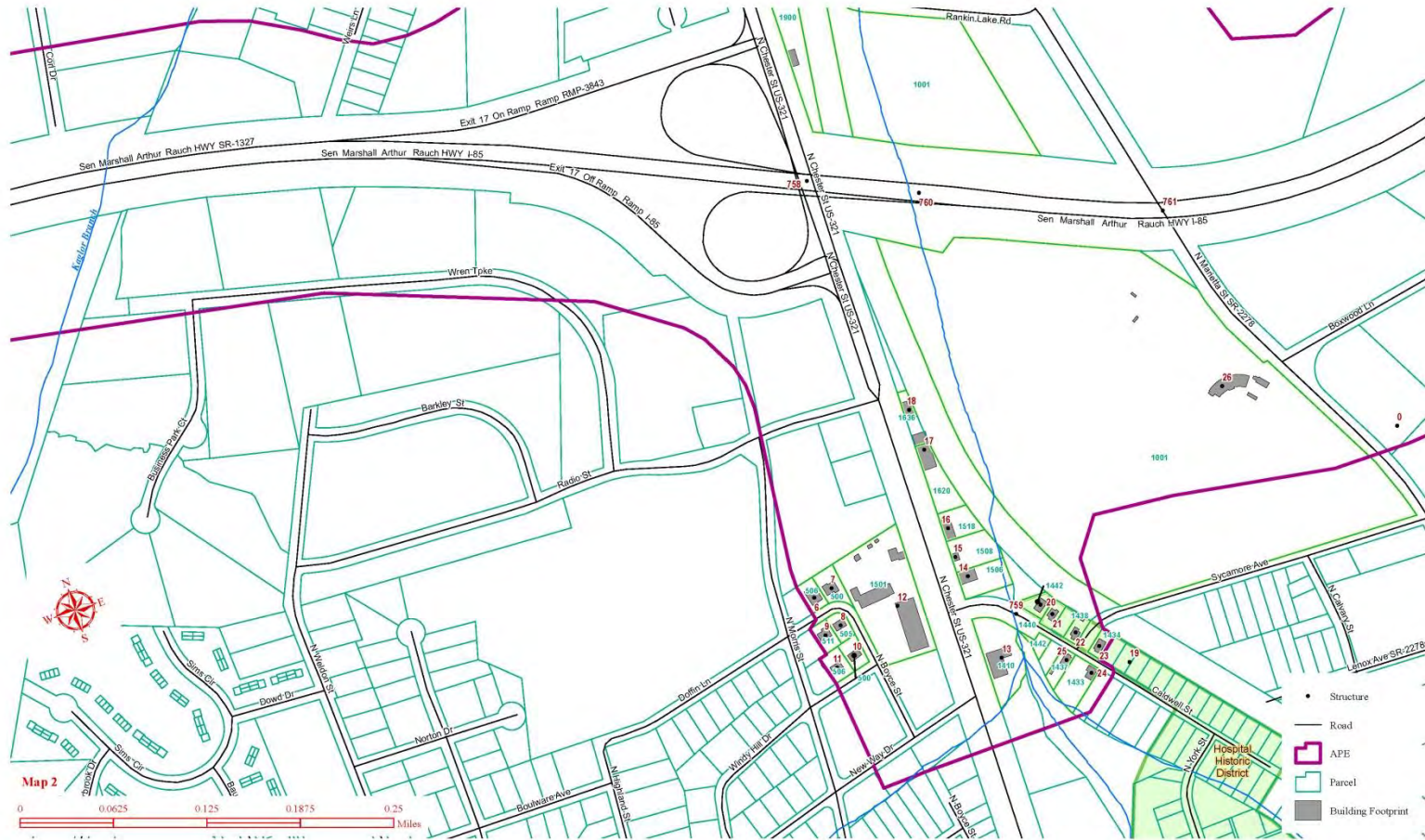


Figure 2C

Area of Potential Effects (APE) Map-Sheet 6
Showing Piedmont and Northern Railway Linear Historic District (No. 67), Hinde and Dauch Paper Company Factory (No. 68),
and Modena Cotton Mills and Mill Village Historic District (Nos. 69 and 100)

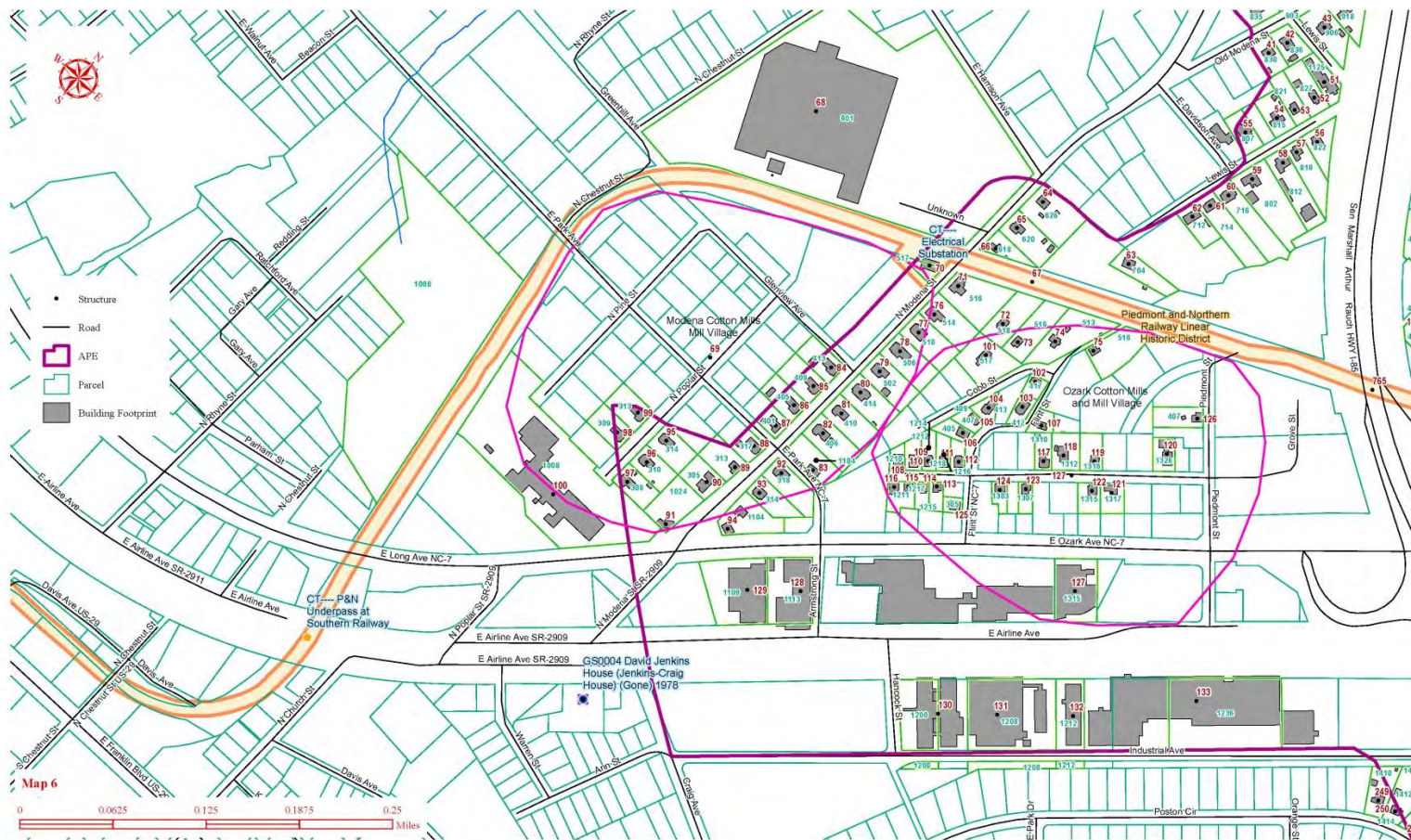


Figure 2D

Area of Potential Effects (APE) Map-Sheet 7

Showing Gastonia Textile Machinery Company (No. 145), Groves Mills and Mill Village Historic District (Nos. 152 and 153), Faith United Methodist Church (No. 165), and Flint Manufacturing Company, Mill No. 2 (No. 174)



Figure 2E

Area of Potential Effects (APE) Map-Sheet 10
Showing Lutheran Chapel and Cemetery (No. 231)



Figure 2F

Area of Potential Effects (APE) Map-Sheet 12
Showing Caleb John Lineberger House (No. 778)

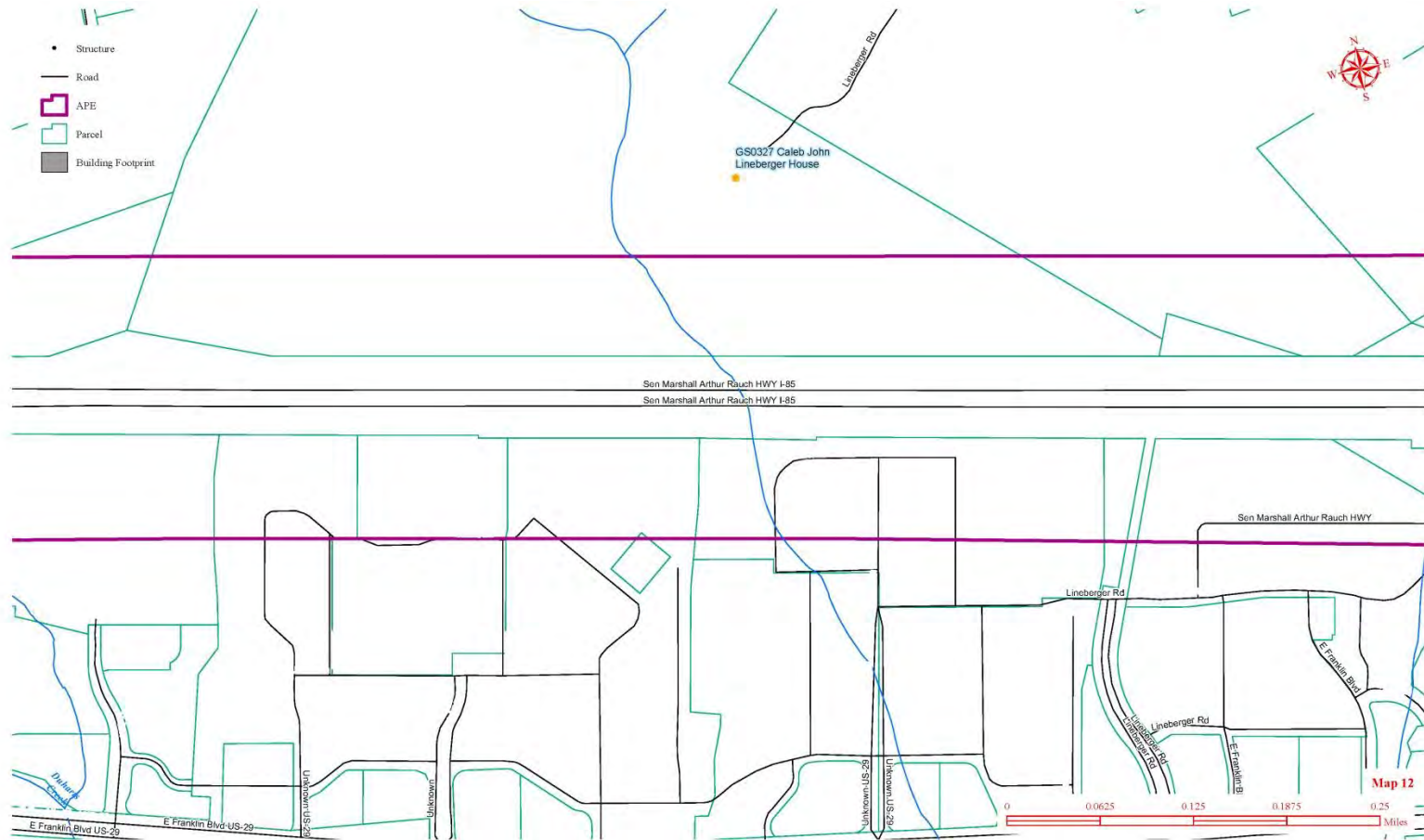


Figure 2G

Area of Potential Effects (APE) Map-Sheet 13
Showing Wrights Chapel A.M.E. Zion Church (No. 343) and Hiram Masonic Lodge No. 22 (No. 344)



Figure 2H

Area of Potential Effects (APE) Map-Sheet 14
**Showing Paul P. and Virginia R. Murphy House (No. 373), Holbrook High School (No. 374), Lowell Teachorage (No. 402),
Nipper House and Store (Nos. 404-405), Lowell Cotton Mills, Mill Office (No. 426), First Baptist Church (No. 428),
and Lowell Historic District (No. 572)**

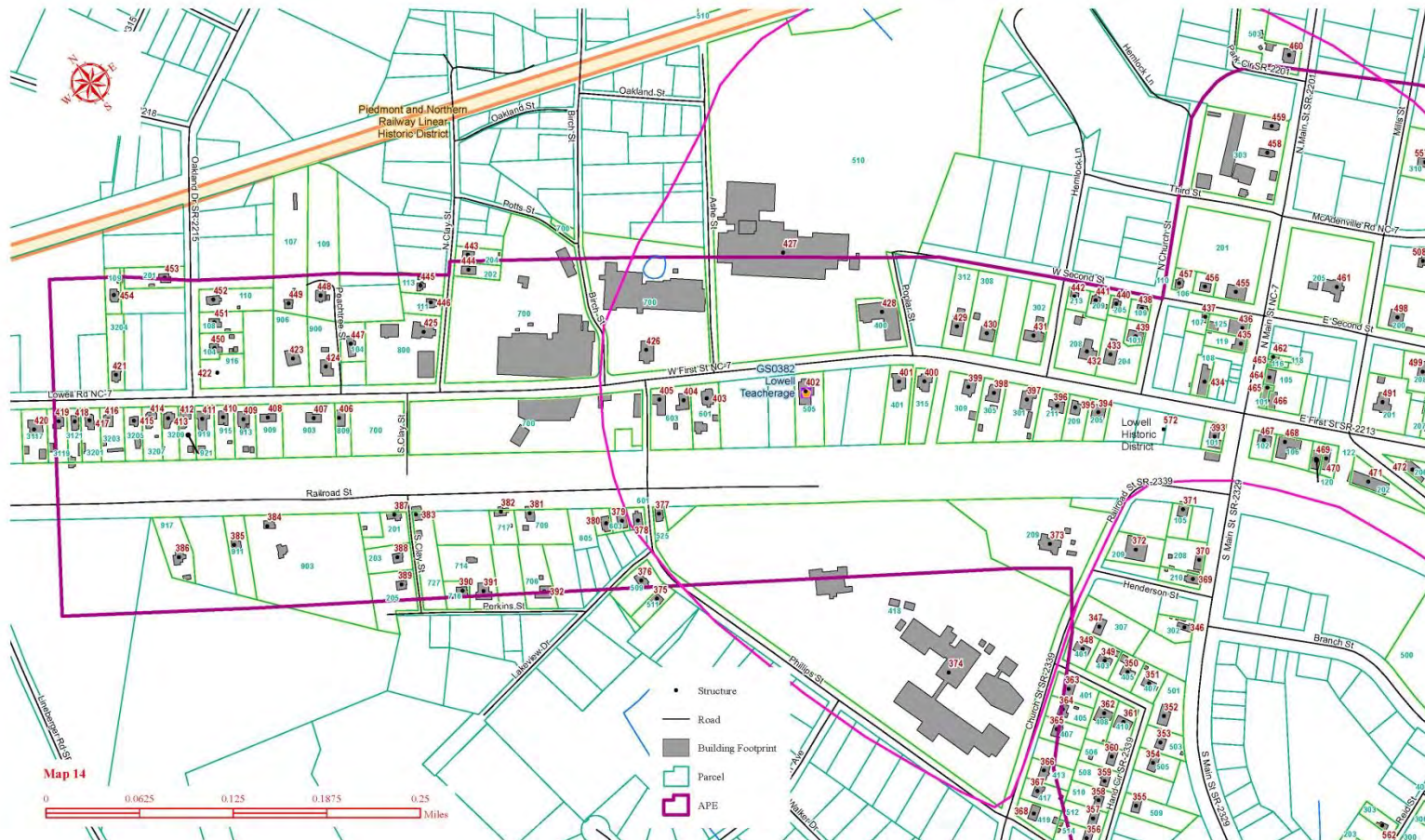


Figure 2I
Area of Potential Effects (APE) Map-Sheet 15
Showing Dora R. Humphrey School (No. 561) and Lowell Historic District (No. 572)

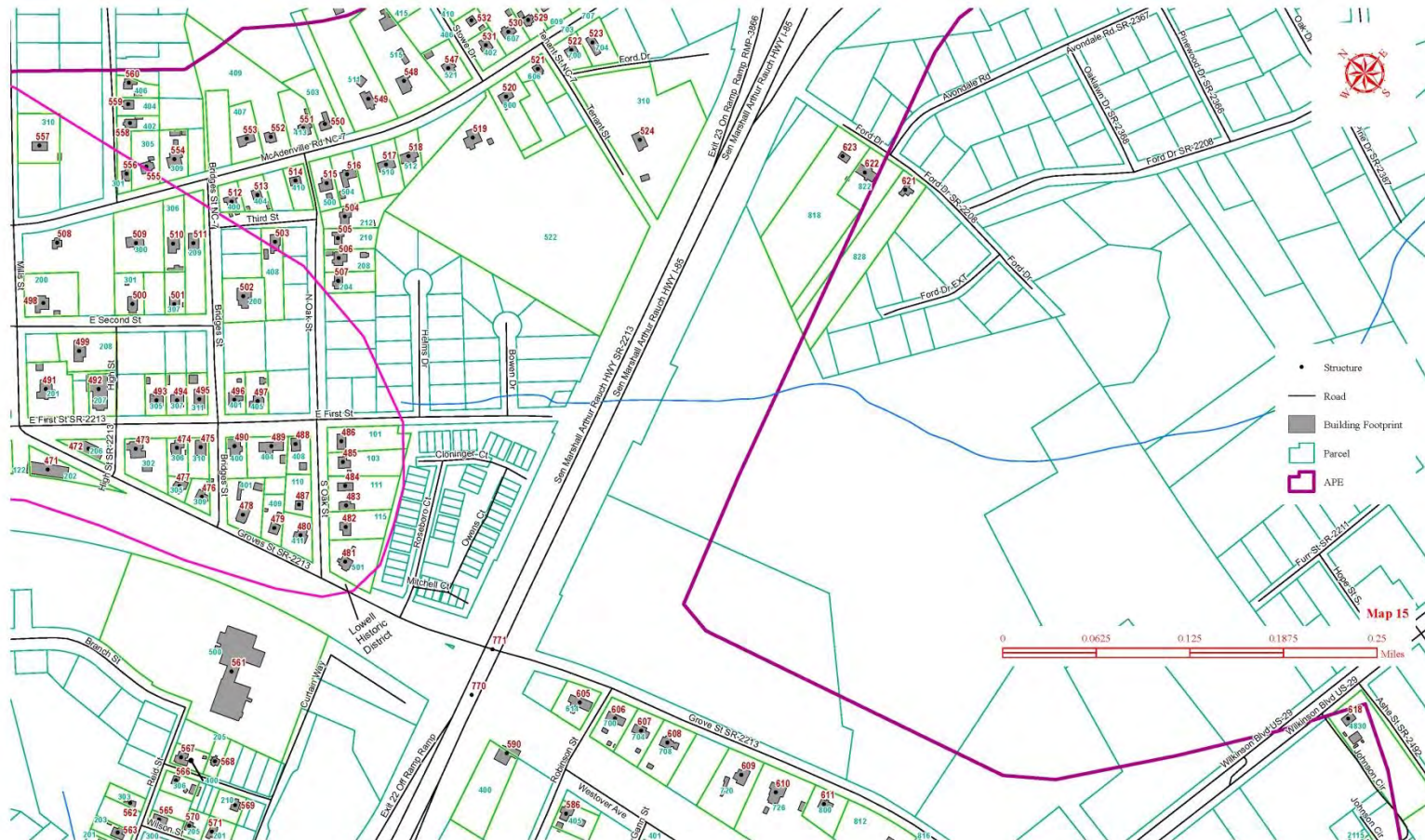


Figure 2J
Area of Potential Effects (APE) Map-Sheet 18
Showing McAdenville Historic District (No. 664) and McAdenville Historic District (No. 3)



Figure 2K
Area of Potential Effects (APE) Map-Sheet 19
Showing McAdenville Historic District (No. 664) and McAdenville Historic District (No. 3)

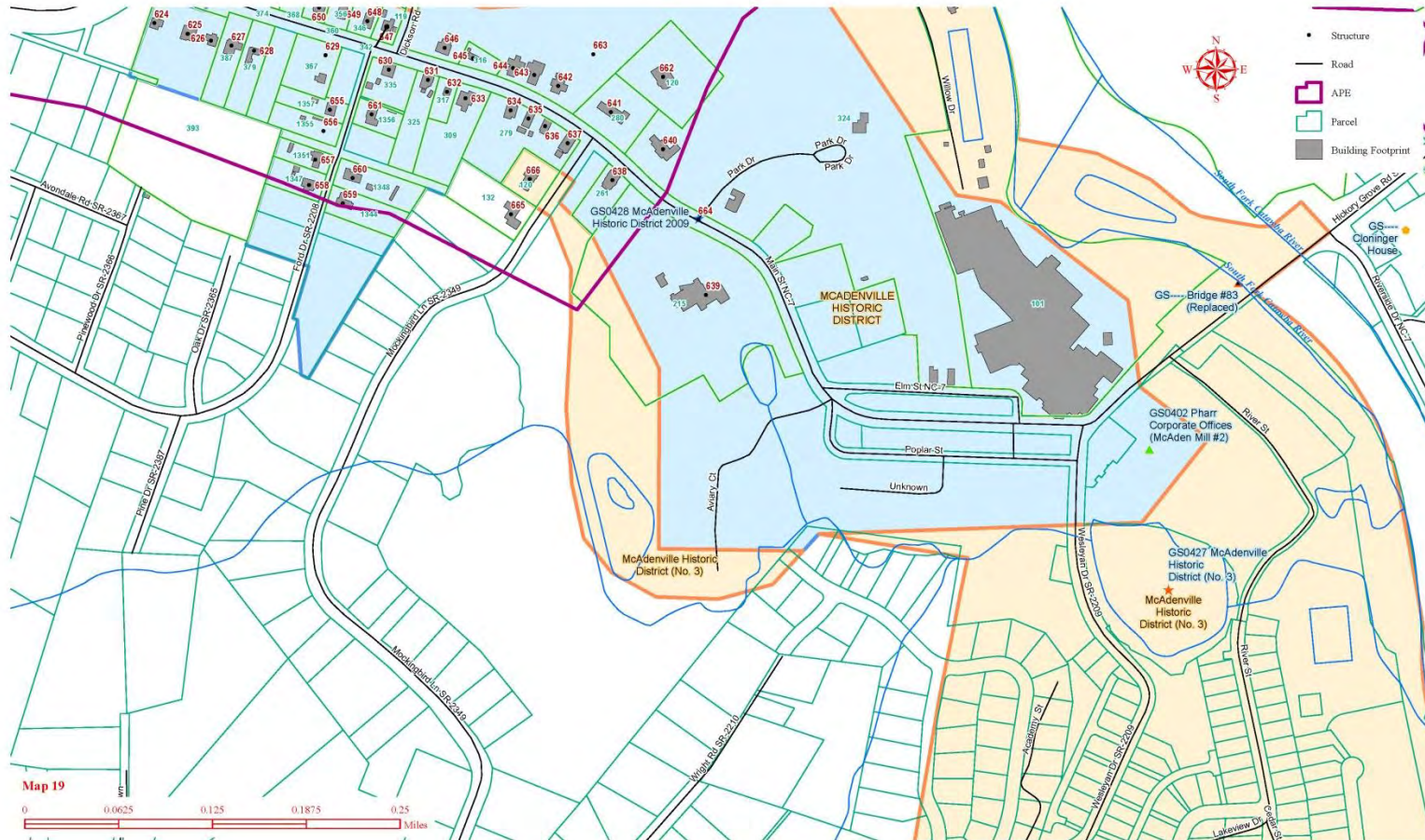
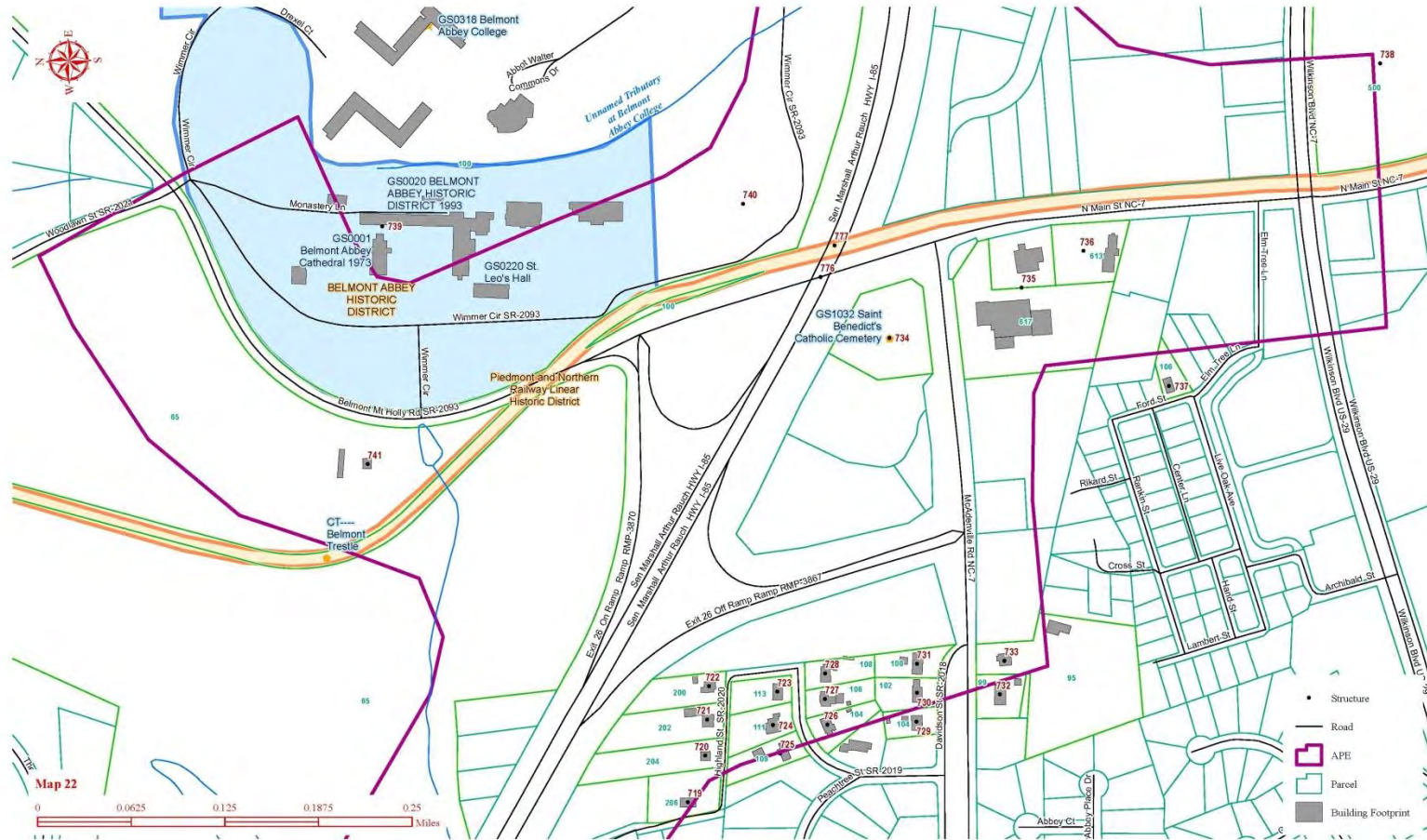


Figure 2L

Area of Potential Effects (APE) Map-Sheet 22
Showing O'Conner's Grove A.M.E. Zion Church and Cemetery (No. 736) and Belmont Abbey Historic District (No. 739)



III. PROPERTY EVALUATIONS OF ELIGIBILITY

**No. 19 Hospital Historic District (GS1072)
(Study List 2001)**

Bounded by North Caldwell Street (North), West Lincoln Avenue (South); former Carolina and Northwestern Railway Corridor (East), and U.S. 321 (West)
Gastonia, Gaston County



Period of Significance: circa 1890-1967

Eligibility Recommendation: Eligible

Physical Description

Located on the north side of Gastonia, the large Hospital Historic District consists of all or parts of twenty-five residential blocks. The much smaller Southeast Highland Historic District (Study List 2001) abounds this district to the southeast, south of West Lincoln Avenue, outside the area of potential effects (APE). The former Carolina and Northwestern Railway corridor runs along the eastern and northern sides of the district, and four-lane U.S. 321 (North Chester Street) clearly defines the west side. New civic and commercial buildings form a discernible boundary along the south side.

The Hospital Historic District features several key individual properties, notably the 1919 First Gaston County Colored Hospital (GS0954) and the (Former) Gaston County Negro Hospital (1937). The district also includes the Gothic Revival, Saint Stephen's A.M.E. Zion Church (Study List 2001) built in 1927 on Dr. Martin Luther King Way (originally North Marietta Street) and the 1928-1929 Saint Peter's Tabernacle A.M.E. Zion Church (GS0551) on North York Street. However, the historic district is characterized primarily by blocks of frame dwellings that date to the late nineteenth and early twentieth centuries and are arranged in close quarters along a loosely configured grid of streets. North York Street runs through the heart of the district and is its primary transportation spine. Erected for both middle-class and working-class families, the houses in the district include a variety of side-gable, clipped-gable, and front-gable bungalows, shotgun houses, and several traditional, side-gable, single-pile dwellings. Many display such modern alterations as replacement sidings, windows, and porch posts, but retain their original forms and a variety of original design elements. Some houses have been razed in recent decades, leaving vacant lots, while new houses following traditional front-gable forms fill several blocks of Moran and Logan streets and other small areas around the district.

The APE for this project extends into the northern tail of the Hospital Historic District and encompasses six houses in the 1400 block of North Caldwell Street. Typical of many of the houses in the Hospital Historic District, they are closely spaced, one-story, frame dwellings with simple front-gable, side-gable, and pyramidal-roofed forms that were erected in the 1920s and early 1930s. Briefly described below are the six houses in the APE. All are contributing resources.

No. 20 House (PIN 3546 73 4618)
1442 Caldwell Street
Gastonia, Gaston County

Aluminum siding and replacement porch posts are now found on this one-story, front-gable dwelling that was constructed circa 1925. The house also has an inset front porch and windows with horizontal, metal sash.

No. 21 House (PIN 3546 73 4654)
1440 Caldwell Street
Gastonia, Gaston County

This circa 1925, one-story, double-pile, side-gable dwelling has a shed-roofed porch with metal supports, composition siding, and horizontal-sash windows. There is also a picture window.

No. 22 House (PIN 3546 73 5526)
1438 Caldwell Street
Gastonia, Gaston County

Built circa 1930, the double-pile, pyramidal-roofed dwelling has replacement one-over-one sash windows, composition siding, and a shed-roofed porch with metal supports.

No. 23 House (PIN 3546 73 5489)
1434 Caldwell Street
Gastonia, Gaston County

This circa 1930, front-gable, frame dwelling has replacement six-over-six sash windows, vinyl siding, and a front-gable porch with slender, square piers.

No. 24 House (PIN 3546 73 4369)
1433 Caldwell Street
Gastonia, Gaston County

This circa 1930, front-gable, frame dwelling has numerous replacement windows and an enclosed front porch. The entrance on the side (north) elevation is sheltered by a gabled porch. The weatherboard siding and brick exterior chimney are original.

No. 25 House (PIN 3546 73 4416)
1437 Caldwell Street
Gastonia, Gaston County

The circa 1925, hip-roofed, double-pile dwelling has weatherboard siding, four-over-four sash windows, and a shed-roofed porch with square piers.



Hospital Historic District, 1400 Block of Caldwell Street (Within the APE), Looking South from U.S. 321.



Hospital Historic District, (Former) Gaston County Negro Hospital, Looking North.



Hospital Historic District, First Gaston County Colored Hospital, Looking West.



Hospital Historic District, Saint Stephen's A.M.E. Zion Church, Looking East.



Hospital Historic District, South York Street at North Caldwell Street, Looking Northeast.



Hospital Historic District, 1400 Block of South York Street, Looking North.



Hospital Historic District, House and Store, 600 Block of South York Street, Looking East.



Hospital Historic District, Houses, 200 Block of West Bradley Street, Looking South.



Hospital Historic District, Houses, 600 Block of Dr. Martin Luther King, Jr. Way, Looking North.



Hospital Historic District, Houses, 600 Block of Moran Street, Looking South.



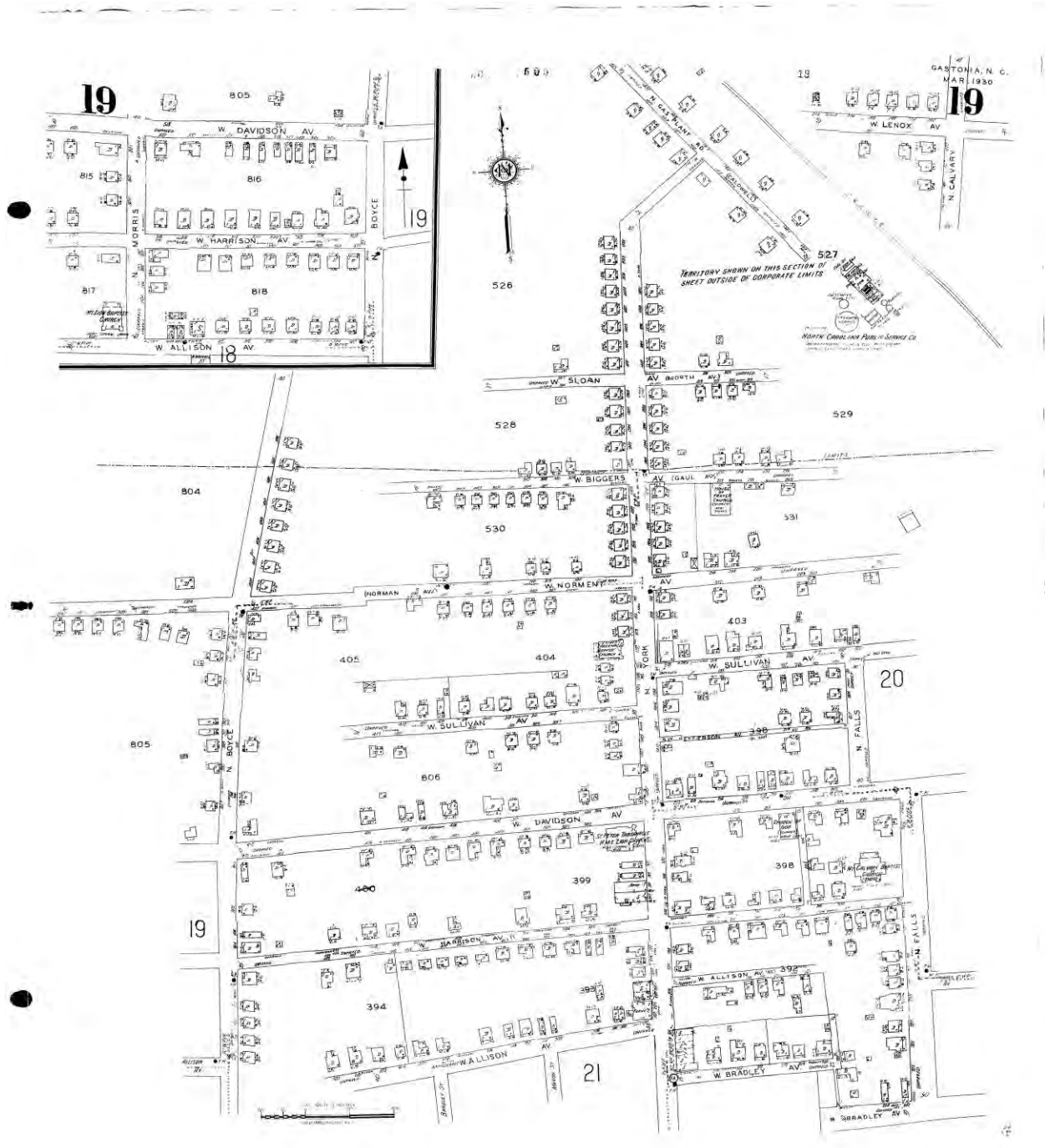
Hospital Historic District, Modern Infill Houses on Logan Street, Looking North.

Historical Background

The Hospital Historic District encompasses the largest and most intact section of Gastonia’s historic Highland neighborhood which developed during the late nineteenth and early twentieth centuries as the county’s principal African American community. The area had its origins in the late nineteenth century as a small, mostly residential, black neighborhood known as Happy Hill because of its elevated location near Walnut and Page avenues. The now demolished Highland High School was built in the neighborhood in 1889, and several of the oldest African American congregations in Gastonia built their churches here. Between 1900 and the 1930s, however, Highland grew dramatically into a community of bustling commercial blocks, major churches, two hospitals, Highland High School, and dwellings for the full range of Gastonia’s African American society—from professionals to laborers (**Figures 3-4**).

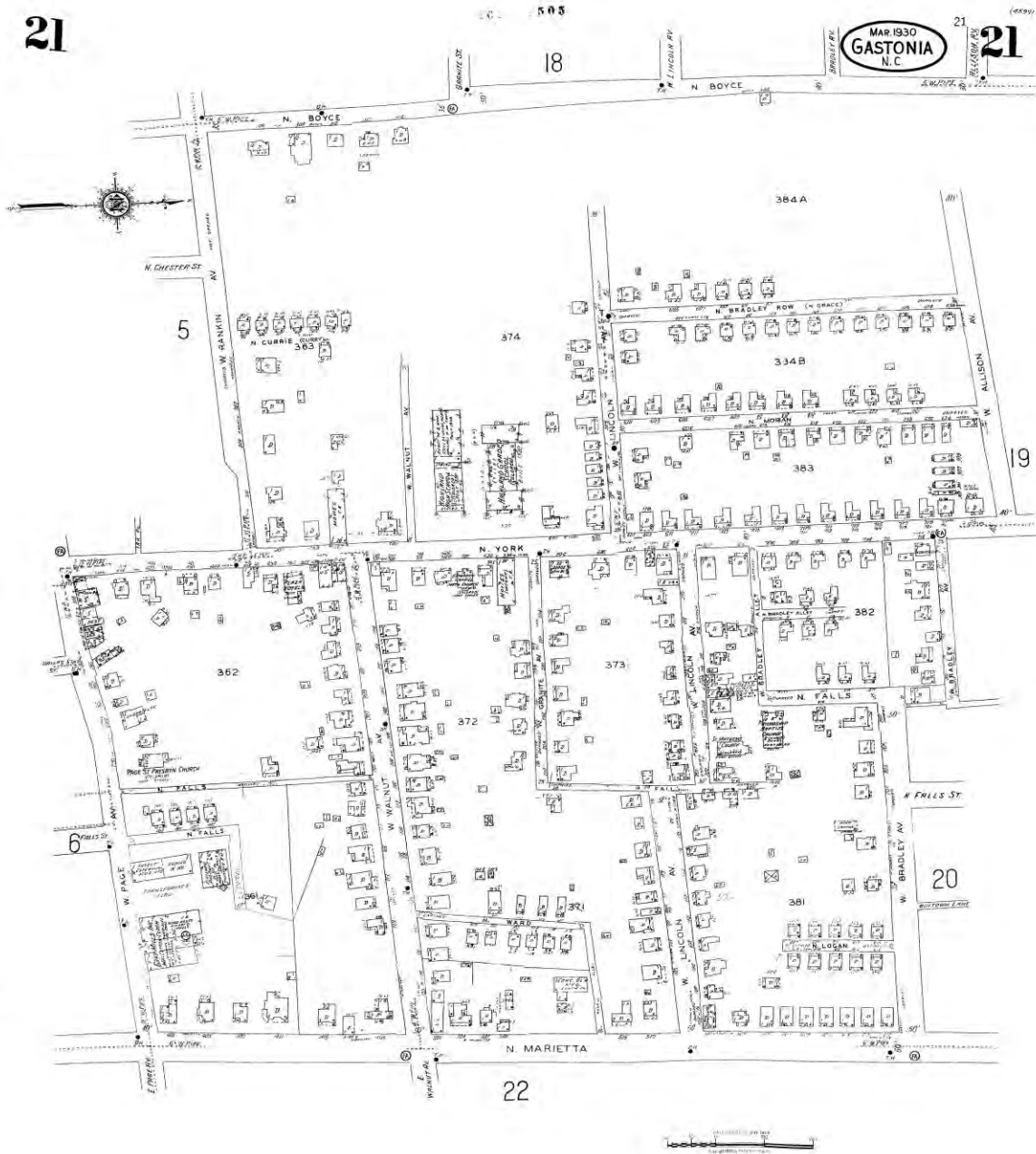
As Gastonia boomed with textile prosperity in the early twentieth century, African Americans poured into Highland seeking jobs around the mills and supporting businesses. They established businesses in the black commercial district, simply known as “The Square”. White landlords such as Walt Davis and Boyd Warren constructed blocks of look-alike rental houses for working-class African American families throughout the community, including North Caldwell Street within the APE. A mix of stores, middle-class houses, and Highland High School (now gone) arose along North York Street, the community’s principal north-south artery. Highland also contained seven of the city’s eight black churches in the 1920s, including Saint Stephen’s A.M.E. Zion Church, perhaps the most influential African American church in Gaston County, which was erected in 1927 along North Marietta Street (now Dr. Martin Luther King, Jr. Way) (Ramsey and Ramsey 2000: Section E, pages 44-48, 65-67).

Figure 3
Hospital Historic District
1950 Sanborn Map Showing Highland Neighborhood



Source: Sanborn Map Company, 1950.

Figure 4
Hospital Historic District
1950 Sanborn Map Showing Highland Neighborhood



Source: Sanborn Map Company, 1950.

In addition to the numerous houses, stores, and churches, the neighborhood also featured two black hospitals. Gaston County Colored Hospital was constructed in 1919 on the west side of North Falls Street as the first black hospital in the county. The simple, one-story, brick structure was replaced in 1937 by the larger, brick Gaston County Negro Hospital which was erected across the street. The 1919 hospital is now a private residence while the larger, 1937 health care facility serves as a retirement home (Ramsey and Ramsey 2000: Section E, pages 62-64).

The Highland community was the center of African American life in Gastonia through the Jim Crow era, but beginning in the 1960s, the growing integration of housing, textile mills, and schools led to greater social and economic mobility and a dispersal of blacks to other neighborhoods. Professionals and members of the broad middle class, in particular, left the neighborhood for better housing and job opportunities elsewhere. With integration, Highland's all-black commercial district around Page and Walnut avenues and the south end of North York Street declined and was ultimately demolished in the 1990s for the new Gaston County Courthouse, Jail, and Offices of Health and Human Services. Nevertheless, the Hospital Historic District, forming the historic residential core of Highland, remains substantially intact. The Study List district retains the two hospitals, Saint Stephen's A.M.E. Zion Church, and blocks of contiguous, early-twentieth-century dwellings (Ramsey and Ramsey 2000: Section E, pages 49-50).

National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), the Hospital Historic District (Study List 2001) is recommended **eligible** for the National Register under Criterion A for Community Planning and Development, Social History, Health/Medicine, and Ethnic Heritage: Black and under Criterion C for Architecture. Because the district contains churches, the district also meets Criteria Consideration A for a religious property that has architectural significance. The period of significance begins circa 1890 when the neighborhood began to develop around the 1889 Highland High School (gone) and several churches and extends to 1967, the fifty-year termination guideline for National Register eligibility. The historic district does not have the exceptional significance required under Criteria Consideration G to extend the period of significance past 1967.

Integrity

The Hospital Historic District retains the seven aspects of integrity needed for National Register eligibility. The historic district retains its integrity of location. All the resources within the historic district stand on their original sites, and none of the buildings is known to have been moved into the community in recent decades. The historic district also retains its historic setting, feeling, and association. The district is the largest and most intact portion of the historically African American Highland community and contains blocks of early-twentieth-century dwellings that display their original orientations on mostly narrow lots. Many of the historic resources have been modified with replacement sidings, windows, and porch posts, but the original architectural forms, construction, and patterns of distribution survive. Thus, the district retains its integrity of design, materials, and workmanship.

Criterion A

The Hospital Historic District is **eligible** for the National Register under Criterion A (Event). To be eligible under Criterion A, the property must retain integrity and must be associated with a specific event marking an important moment in American prehistory or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or a nation. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well (National Park Service, *National Register Bulletin 15: 12*).

The historic district is eligible under Criterion A for Community Planning and Development, Social History, Health/Medicine, and Ethnic Heritage: Black. The Hospital Historic District contains a variety of houses, churches, and former hospitals that clearly illustrate the development of Highland, the principal African American neighborhood of Gastonia and Gaston County during the early twentieth century. Highland stood out from the African American neighborhoods found in the smaller towns and mill villages of the county in its size, architectural significance, and types of resources. The historic district contains houses, commercial properties, churches, and notably two hospitals, one of which was the first African American hospital in Gaston County. The former hospitals are now rare surviving, health-care facilities for blacks in North Carolina.

Criterion B

The Hospital Historic District is **not eligible** for the National Register under Criterion B (Person). For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group (National Park Service, *National Register Bulletin 15: 14*).

To date, the Hospital Historic District is not known to encompass any historic resources with significance under Criterion B, and the district was not added to the Study List because of its association with persons significant in our past. By contrast, Southeast Highland Historic District, located just southeast of the Hospital Historic District, contains the homes of the most prominent African American residents of early-twentieth-century Gastonia, such as the Dr. Herbert and Daisy Erwin House (Study List 2001),

Criterion C

The Hospital Historic District is **eligible** for the National Register under Criterion C (design/construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction (National Park Service, *National Register Bulletin 15: 17*).

The blocks of early-twentieth-century houses in the historic district illustrate both traditional and nationally popular house types of the period—shotgun houses, houses with side-gable, single-pile forms, pyramidal-roofed cottages, and bungalows. Although many of these dwellings have been updated with such modifications as vinyl or aluminum siding, replacement window sash, and modern porch posts, they continue to display their architectural designs and methods of construction. For the most part, original weatherboarding remains underneath modern sidings. Furthermore, the modern alterations are typical of the modifications to dwellings in historically African American neighborhoods throughout North Carolina. Both Saint Stephen’s A.M.E. Zion and Saint Peter’s Tabernacle A.M.E. Zion churches remain well-preserved examples of Gothic Revival church architecture. Saint Stephen’s displays a twin-tower design while Saint Peter’s is composed of steeply-pitched, gabled blocks alternating with angled, square towers capped by turrets.

Criterion D

The Hospital Historic District is **not eligible** for the National Register under Criterion D (potential to yield information). For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or prehistory; and 2) the information must be considered important (National Park Service, *National Register Bulletin 15: 21*).

The historic district is not eligible under Criterion D because it is not likely to yield any new information pertaining to the history of building design or technology

Criteria Consideration A: Religious Properties

The Hospital Historic District is **eligible** for the National Register under Criteria Consideration A: Religious Properties. For a property to be eligible under Criteria Consideration A: Religious Properties, the religious property must derive its primary significance from architectural or artistic distinction or historical importance (National Park Service, *National Register Bulletin 15: 25*).

Because Saint Stephen’s A.M.E. Zion Church and Saint Peter’s Tabernacle A.M.E. Zion Church both contribute to the architectural significance of the Hospital Historic District under Criterion C, the district meet the eligibility thresholds set for religious properties under Criteria Consideration A

National Register Boundary Description and Justification

The proposed National Register boundary for the Hospital Historic District has been drawn according to the guidelines of National Register Bulletin 21, *Defining Boundaries for National Register Properties*.

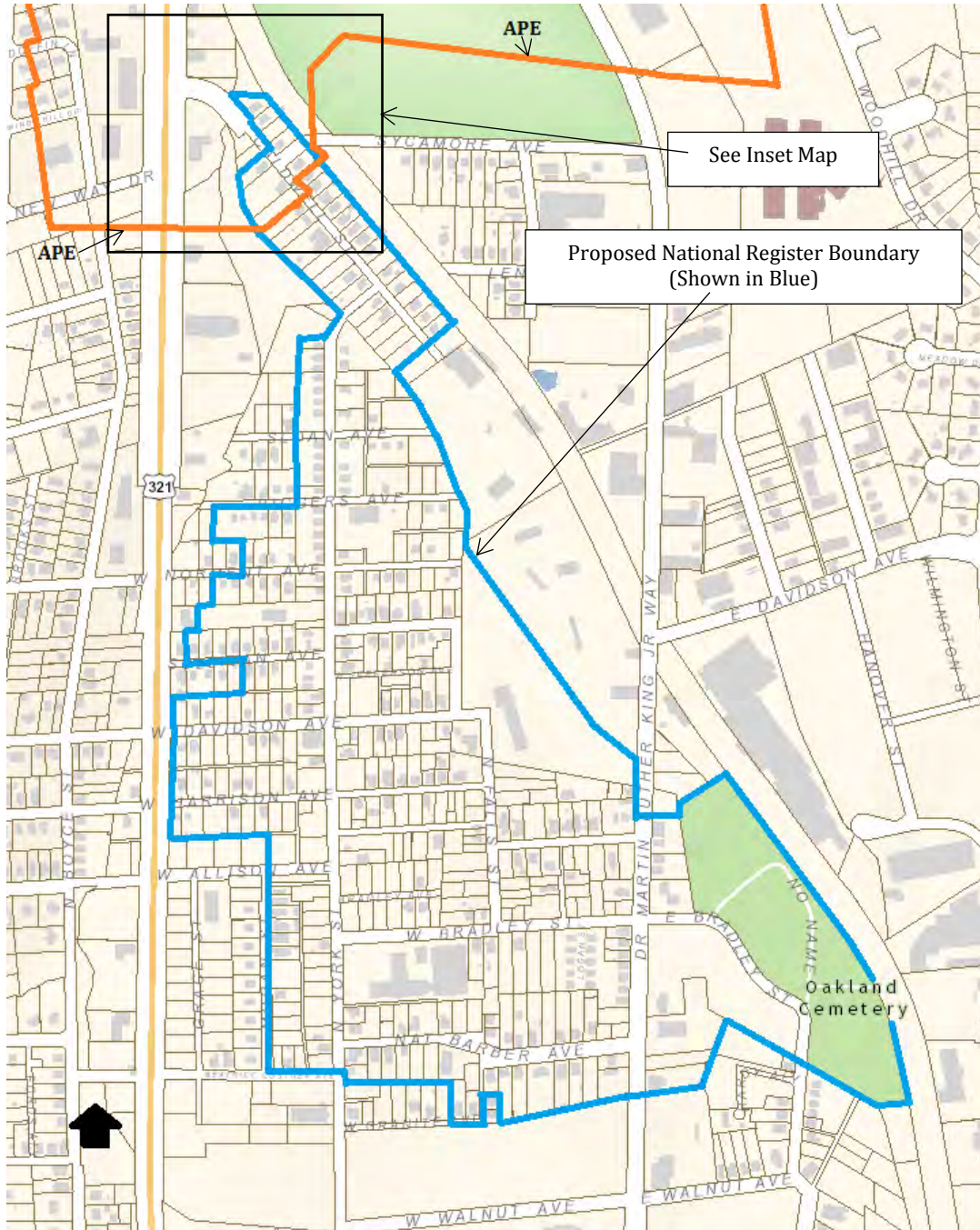
The proposed National Register boundary generally conforms to the 2001 Study List boundary and encompasses the greatest concentration of substantially intact architectural resources associated with the development of the African American community of Highland. The proposed boundary follows parcel lines as well as existing rights-of-way along portions of the two principal border streets—U.S. 321 and Dr. Martin Luther King, Jr. Way. The Study List boundary is illustrated in **Figure 5**, and the proposed National Register boundary is depicted in **Figure 6**. A detail map in **Figure 7** shows the properties within the historic district that are also located within the APE.

Figure 5
Hospital Historic District
2001 Study List Boundary



Source: North Carolina Historic Preservation Office, GIS Web.

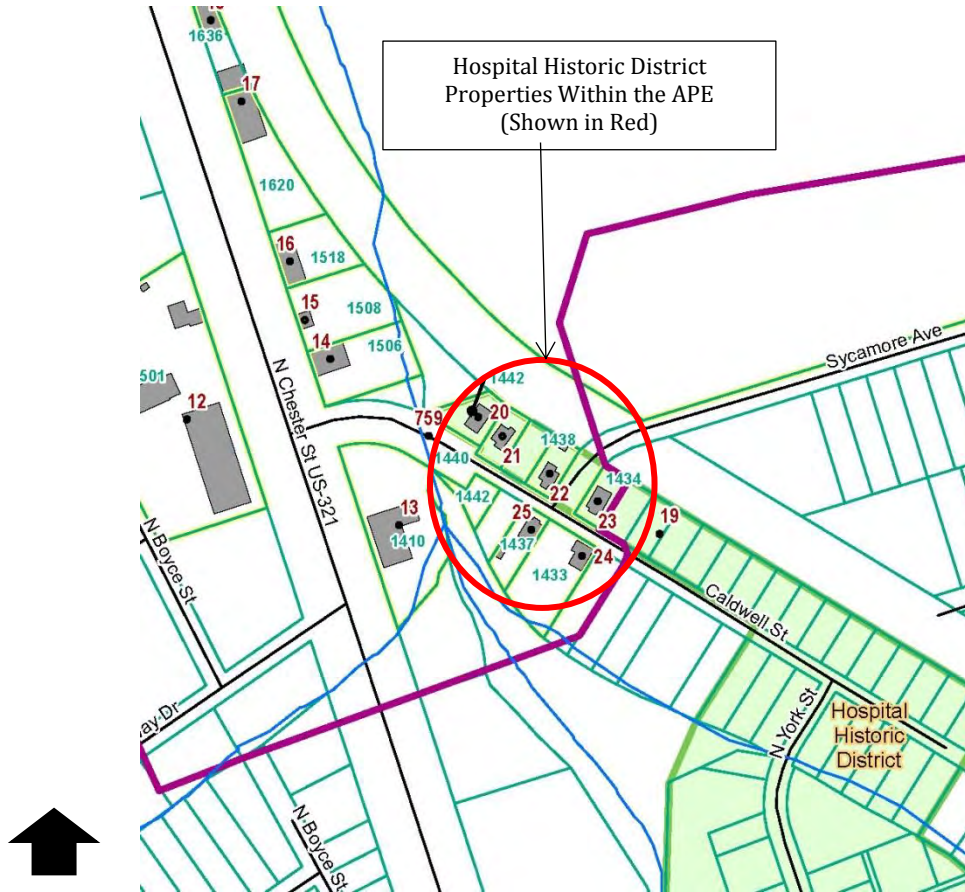
Figure 6
Hospital Historic District
Proposed National Register Boundary



Source: Gaston County Tax Map

Scale: 1" = 750'

Figure 7
Hospital Historic District
Inset Map Showing the Historic District Properties Within the APE



Source: Area of Potential Effects Maps, Sheet 2.

**No. 67 Piedmont and Northern Railway
Linear Historic District (GS1625,
MK3298) (Determination of
Eligibility 2010)**
Charlotte to Gastonia, Mecklenburg and
Gaston Counties



Period of Significance: 1912-1960
Eligibility Recommendation: Eligible

Summary Statement of Significance

The Piedmont and Northern Railway Linear Historic District was determined eligible for the National Register in 2010 as part of the environmental studies for the North Carolina Department of Transportation (NCDOT), Rail Division project, *Piedmont and Northern Reactivation* (TIP No. P-5200). The historic district was determined eligible under Criterion A for Transportation and Criterion C for Architecture, and the period of significance begins in 1912 and ends in 1960, in compliance with the fifty-year termination guideline for National Register eligibility. The linear historic district extends into the APE in a number of areas—crossing North Modena Street in Gastonia where the district includes a 1912 electrical substation; along East Ozark Road in Gastonia; at Hickory Grove Road north of McAdenville; and near North Main Street and the Belmont Abbey Historic District (National Register 1993) in Belmont. The Belmont Abbey Historic District is evaluated in this report on page 404.

Opened in 1912, the North Carolina Division of the Piedmont and Northern Railway (P&N) extends westward approximately twenty-three miles from downtown Charlotte, across the Catawba River, to downtown Gastonia. The route also includes several spur lines constructed over time to serve area cotton mill towns and later generating stations along the Catawba River. Outside the center cities of Charlotte and Gastonia, the P&N corridor remains little changed since the 2010 determination of eligibility. Track and ballast remain along most of the line although the line is now abandoned west of the Catawba River in Gaston County and east of State Street in Charlotte, Mecklenburg County. The railway line retains historic bridges over the Catawba and South Fork rivers and several creeks as well as passenger stations and a large repair shop. Other smaller historic resources associated with the operation of the line—steel signal posts and switches—also remain intact. The corridor also maintains its historic setting that reflects its original function as a major interurban passenger line and freight carrier. The line still passes through a series of cotton mill villages and connects numerous mills, warehouses, and other factories between Charlotte and Gastonia (Mattson, Alexander and Associates, Inc. 2010: 9; 14-18).

Under Criterion A, the P&N is regarded as the most prominent and financially successful interurban line in North Carolina and the region. Serving scores of textile mills and mill villages, this interurban transportation system played a pivotal role in the economic development of the Piedmont. The P&N was unusual among interurbans because of its heavy reliance on freight traffic. As a result, the line remained profitable into the 1960s while passenger traffic along the line dwindled and ultimately ended in 1951. The path of the P&N remains a graphic, historic transportation corridor that continues to illustrate and evoke the railroad's exceptional significance in the economic progress of the Piedmont. The alignment is little changed, and the line's

relationship to the region’s booming, early-twentieth-century cotton mills and mill towns remains clear. In addition to the alignment and railway bed, other key tangible resources include bridges, an underpass, signal boxes, car repair shop, and passenger depots (Mattson, Alexander and Associates, Inc. 2010: 18-19).

Under Criterion C, this linear railway historic district contains three notable passenger depots designed by the important Charlotte architecture firm of Hook and Rogers. These distinctive Spanish Colonial Revival stations remain on their original trackside locations and in their sophisticated designs and attention to detail assert the significance of the P&N Railway (Mattson, Alexander and Associates, Inc. 2010: 11).

The boundaries for the P&N Railway, North Carolina Division, were defined primarily by the original construction limits of the rail line to include toes of fill and the tops of cuts along the corridor, generally extending to approximately twenty-five feet on either side of the track center line. These boundaries were expanded where necessary to encompass surviving historic resources.

The linear historic district encompasses one intact spur line—the Belmont Spur which extends three miles south of the main line to the Town of Belmont. The spur terminates at the P&N depot on Main Street within the Belmont Historic District (National Register 1996).



Piedmont and Northern Railway Linear Historic District, Piedmont and Northern Railway and Electrical Substation at North Modena Road (Within the APE), Gastonia, Looking East.



Piedmont and Northern Railway Linear Historic District, Piedmont and Northern Railway at North Main Street (Within the APE) and Belmont Abbey, Belmont, Looking Northwest.

National Register Criteria Evaluation

The Piedmont and Northern Railway Linear Historic District was determined eligible for the National Register in 2010, and for purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), the historic district remains **eligible** for the National Register under Criterion A for Transportation and Criterion C for Architecture. The period of significance extends from 1912 when the rail line was built and opened for service to 1960, the fifty-year cut-off date for National Register eligibility at the time of the eligibility determination.

Integrity

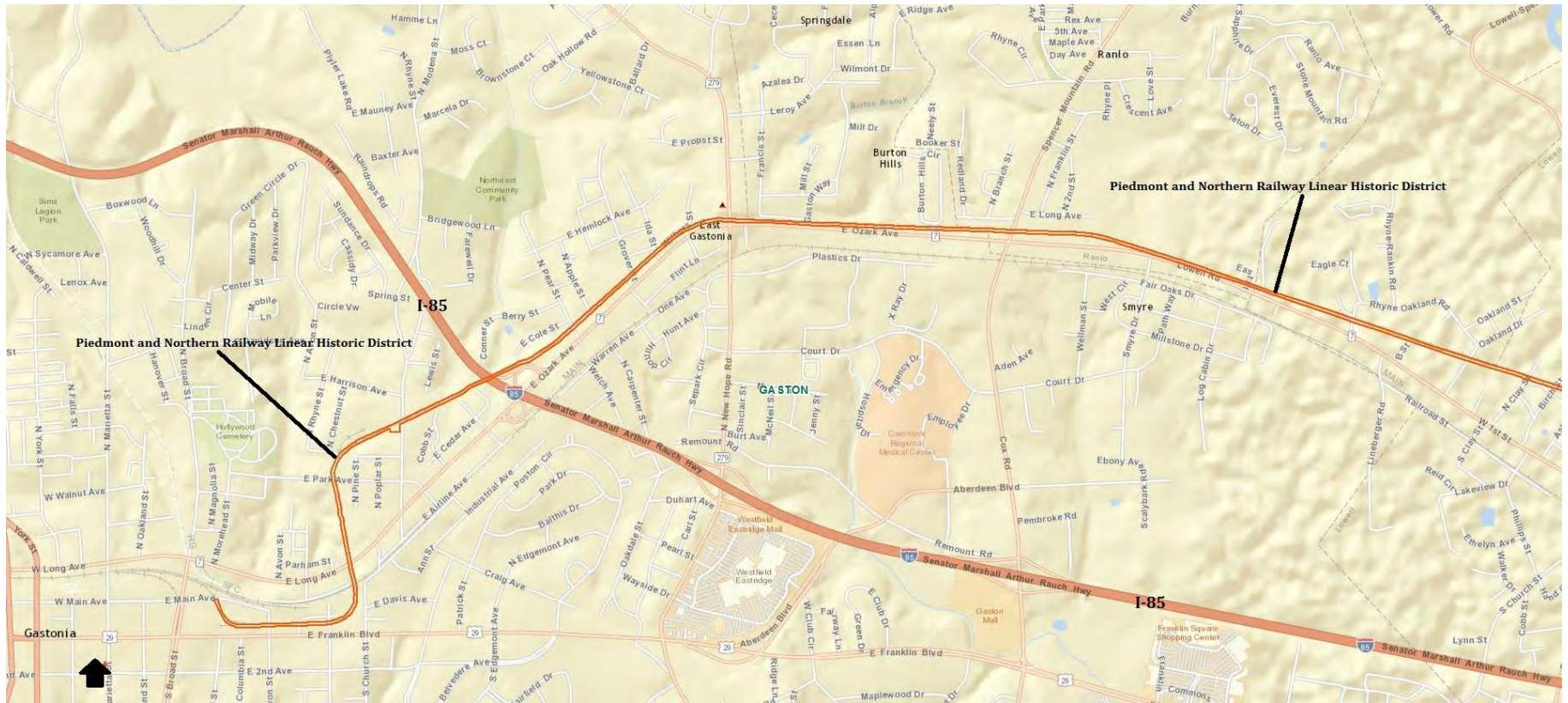
The Piedmont and Northern Railway Linear Historic District has not changed significantly since the 2010 determination of eligibility, and the historic district retains the seven aspects of integrity needed for National Register eligibility.

National Register Boundary Description and Justification

The National Register boundary for the Piedmont and Northern Railway Linear Historic District was drawn according to the guidelines of National Register Bulletin 21, *Defining Boundaries for National Register Properties*.

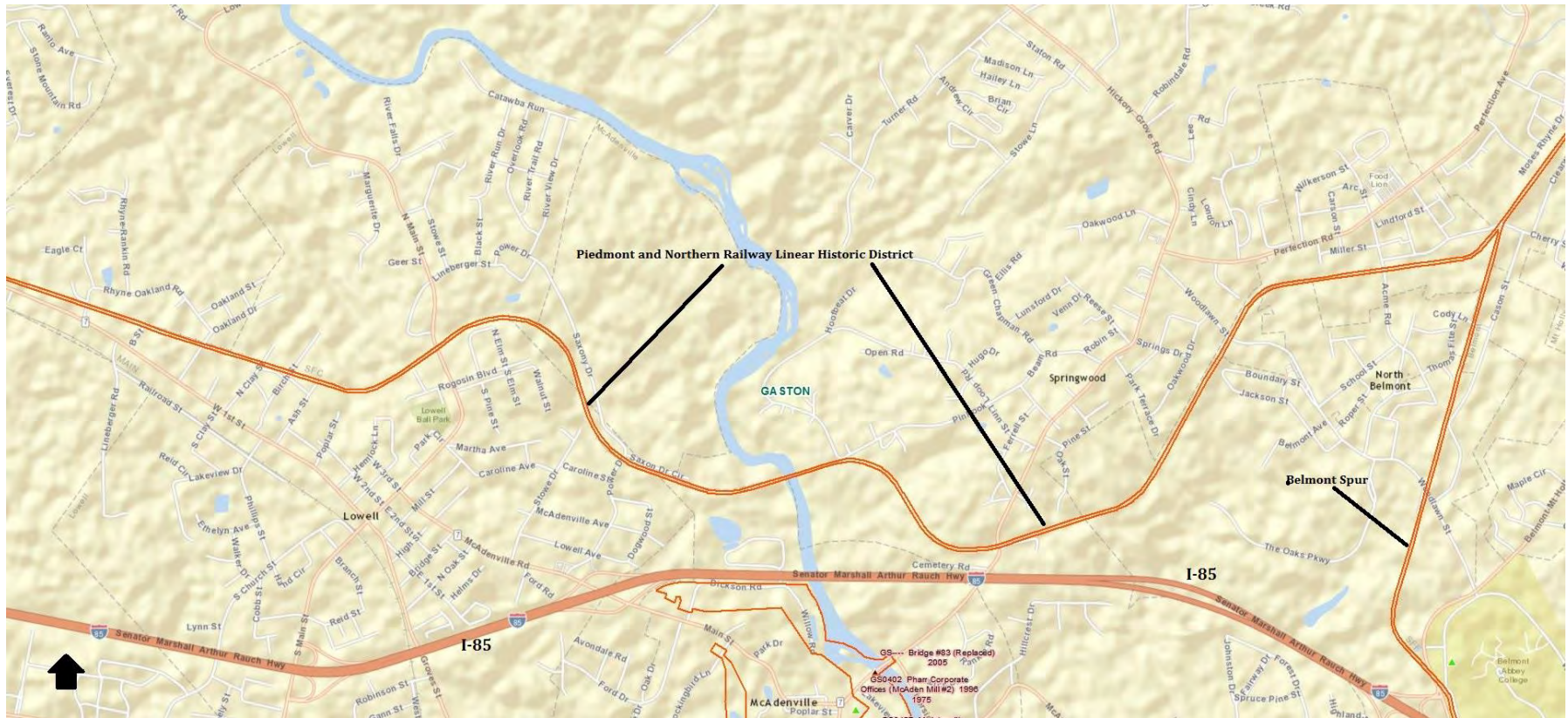
No changes to the boundary for the Piedmont and Northern Railway Linear Historic District are recommended. For the determination of eligibility, the boundary was defined primarily by the original construction limits of the rail line to include toes of fill and the tops of cuts along the corridor, generally extending approximately twenty-five feet on either side of the track center line. The boundary was expanded, where necessary, to encompass surviving historic resources. The general historic district boundary and rail alignment are shown in **Figures 8A-8D**. For detailed maps of the historic district boundary, please see **Figures 2A-2L**.

Figure 8A
Piedmont and Northern Railway Linear Historic District
National Register Boundary
Sheet 1 of 4



Source: North Carolina Historic Preservation Office, GIS Web.

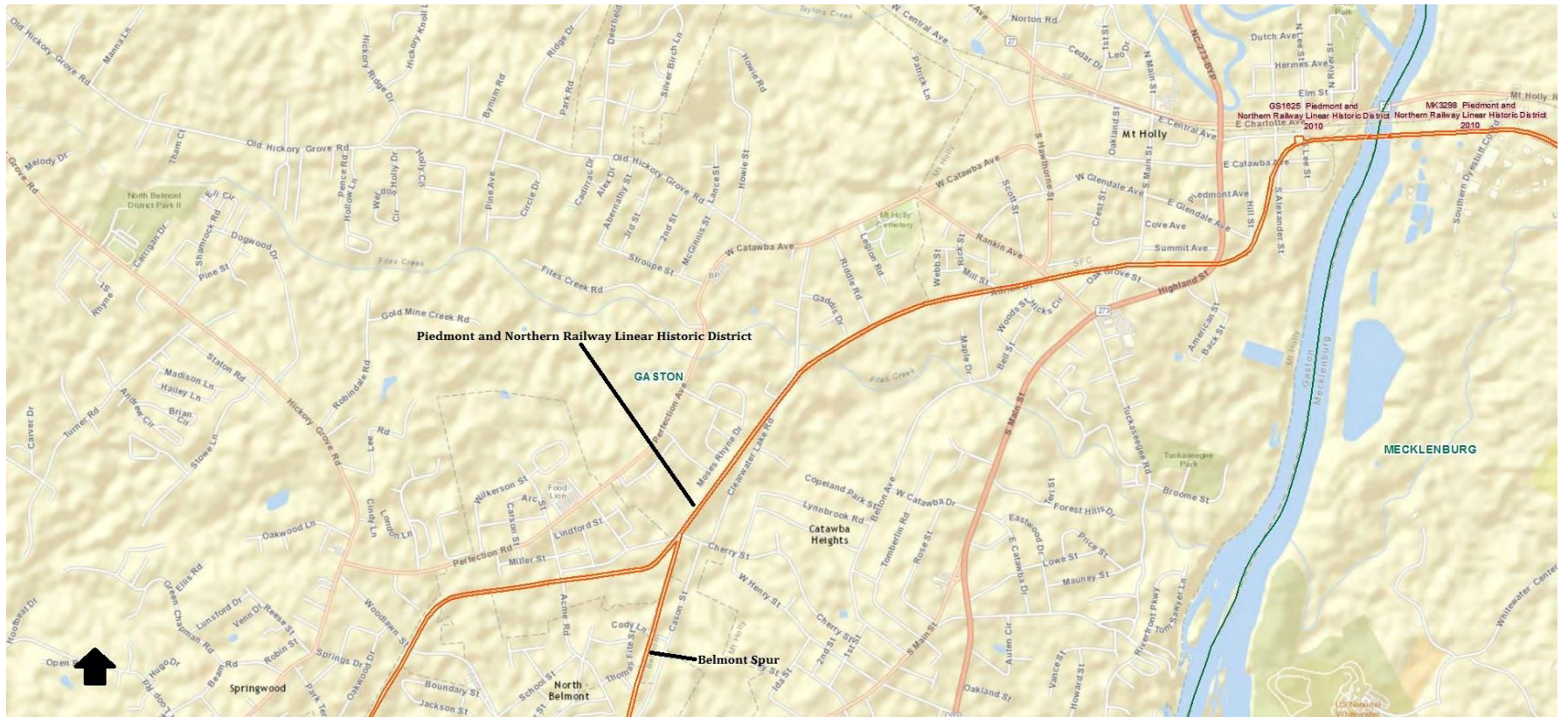
Figure 8B
Piedmont and Northern Railway Linear Historic District
National Register Boundary
Sheet 2 of 4



Source: North Carolina Historic Preservation Office, GIS Web.

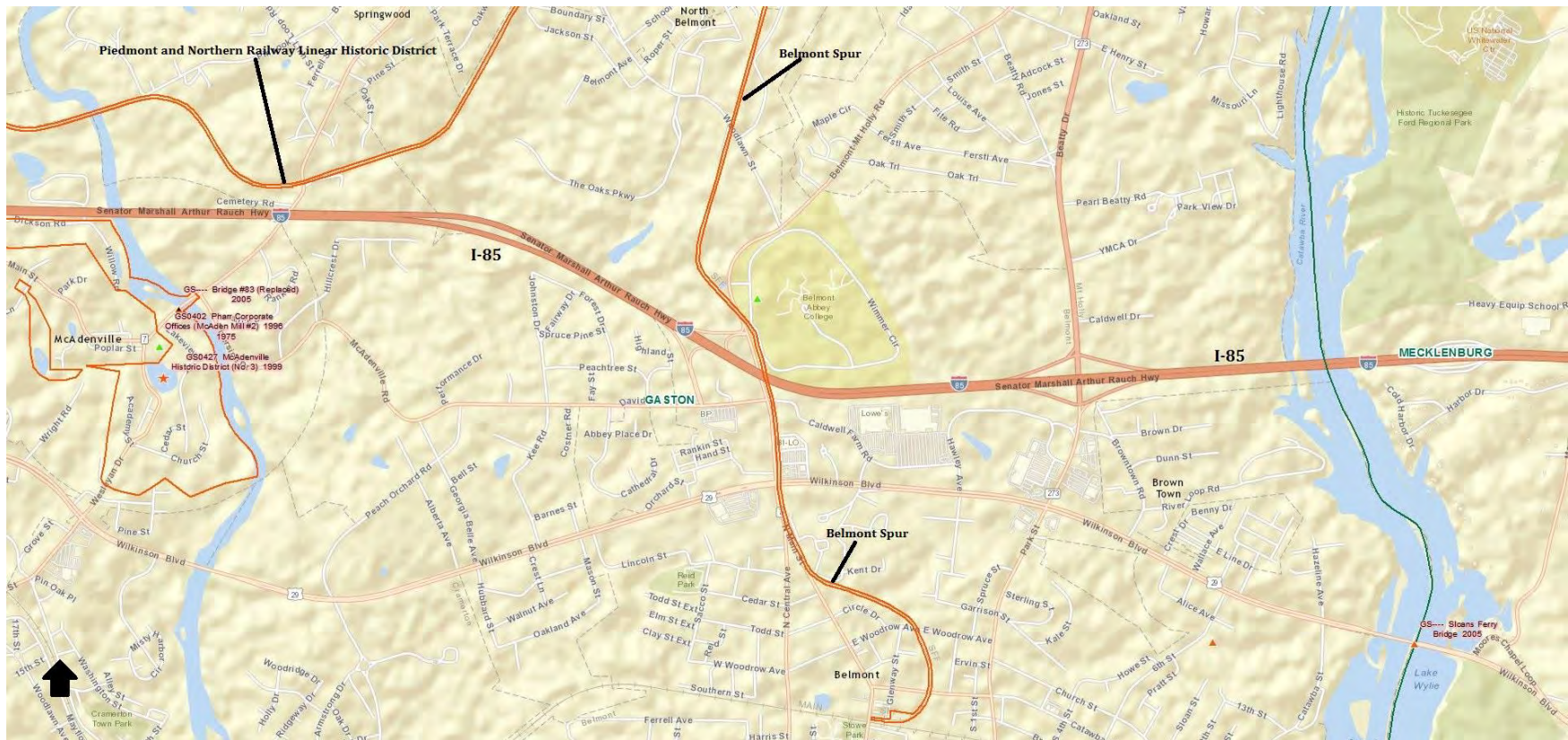
Figure 8C

**Piedmont and Northern Railway Linear Historic District
National Register Boundary
Sheet 3 of 4**



Source: North Carolina Historic Preservation Office, GIS Web.

Figure 8D
Piedmont and Northern Railway Linear Historic District
National Register Boundary
Sheet 4 of 4



Source: North Carolina Historic Preservation Office, GIS Web.

**No. 68 Hinde and Dauch Paper Company
Factory (PIN 3556 20 8931)**
601 North Modena Street
Gastonia, Gaston County



Period of Significance: 1955-1967
Eligibility Recommendation: Eligible

Physical Description

Built in 1955 for the Hinde and Dauch Paper Company, a manufacturer of paper packing materials, this large manufacturing plant is a well-preserved example of Modernist industrial architecture from the postwar era in Gaston County. The building is set back from North Modena Street across an open lawn with the Piedmont and Northern Railway (P&N) forming the southern boundary of the 14.85-acre parcel. The P&N is contained within the Piedmont and Northern Railway Linear Historic District (Determination of Eligibility 2010) that is evaluated in this report on page 37. The broad, two-story building extends almost the full width of the tract with a long driveway leading from North Modena Street to the one-story warehouse that occupies the south bay. A secondary drive skirts in front of the building and terminates at a turn-around circle at the north end of the building. Parking lots for employees and visitors are found in front of the building. A side drive leads around the south side of the distribution warehouse to the rear production wing of the building. A large shed extends from the production wing and stands next to a metal water tank and the brick smokestack. Paved loading areas cover much of the south side of this rear area. The masonry boiler house that stood next to the smokestack has been demolished since 2013 when it was visible on Google maps.

The façade has a stark, geometric composition with the one-story loading docks and warehouse at the south end and a long, two-story main block with a cut-out first story in the north bay behind which a three-story tower rises. The building has a flat parapet, a red-brick exterior punctuated by a long color block of blond brick on a portion of the first story, and aluminum-sash, awning-style ribbon windows that give a horizontal emphasis to the design. The flat, metal canopy that shelters the front loading docks is the only projection from the otherwise flat façade. The loading bays have overhead doors. The off-center entrance to the building has a wide surround executed in concrete that was scored to look like cut stone and plastered for a sleek appearance. The recessed entrance has an interior staircase that leads to double-leaf, metal and glass doors with metal and glass side panels and transoms. At the north end of the building, at the circular drive, is a second entrance that opens onto the porch set within the cut-out bay. The porch has an angled, concrete deck, and the entrance wall is canted which, with the angled porch, gives geometric interest to the design. The upper story above the porch is supported by a single, heavy, concrete column set at the outside corner. The side-loading, aluminum-sash doors have transoms and sidelights. The wall opposite the porch steps is part of the three-story tower behind the main building which is covered in the same paneled grid of plastered concrete blocks found in the surround of the main entrance. The tower projects from the side (north) elevation which, with the use of the different materials, creates a Modernist effect of intersecting planes and geometric ornamentation.

In contrast to the main building, the rear manufacturing building is boldly utilitarian with a concrete base, corrugated-metal walls, and banks of aluminum-sash, awning-style windows. The

production building has a flat roof punctuated by flat-roofed monitors. A hopper remains atop one of the monitors. The long side (south) elevation is lined with loading bays that open onto a loading dock sheltered by a suspended, metal canopy. A large, metal-framed shed sits off the rear end of the production building next to the water tank and blond-brick smokestack. The use of blond brick on the smoke stack is an important feature of the overall composition. When viewed from the front of the property along North Modena Street, the blond stack appears above the red-brick warehouse and repeats the blond brick found on the façade.

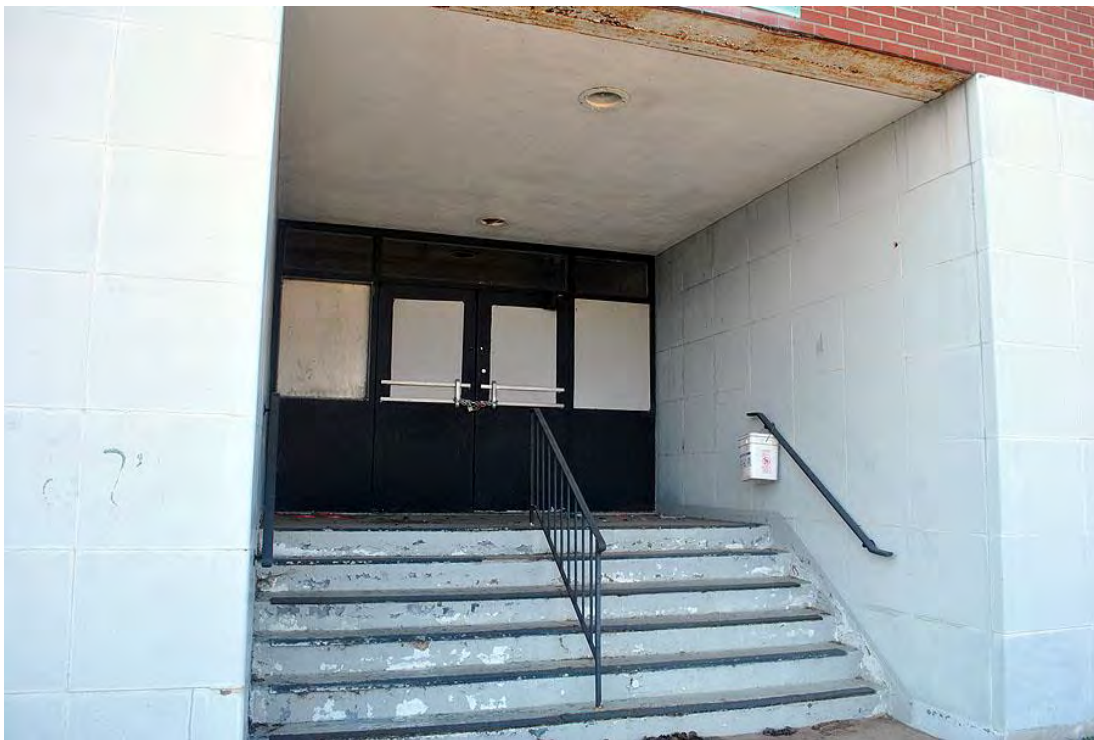
Now vacant, the interior was inaccessible but visible, revealing an exposed, steel I-beam structure infilled with concrete-block walls. In an area of damage to the outer brick veneer, two layers of hollow-core brick construction was also evident. The interior offices have later dropped, acoustical-tile ceilings, but original metal and glass doors, concrete-block walls, molded chair rails, and tiled floors survive in at least some of the offices.



Hinde and Dauch Paper Company Factory, Overall View, Looking West.



Hinde and Dauch Paper Company Factory, Façade, Looking North.



Hinde and Dauch Paper Company Factory, Entrance Detail.



Hinde and Dauch Paper Company Factory, North Bay and Tower, Looking Southwest.



Hinde and Dauch Paper Company Factory, North Bay Porch and Entrance.



Hinde and Dauch Paper Company Factory, Warehouse, Looking North.



Hinde and Dauch Paper Company Factory, Production Building (Right), Shed, Water Tank, and Smoke Stack (Left), Looking North.



Hinde and Dauch Paper Company Factory, Office Interior.



Hinde and Dauch Paper Company Factory, Office Interior, Showing Steel I-beam Structure.

Historical Background

This manufacturing facility was built for the Hinde and Dauch Paper Company, a paper packaging company based in Sandusky, Ohio. The company had its origins in 1862 when James J. Hinde and Jacob J. Dauch, two Erie County, Ohio, natives, developed a hay-baling process used on area farms for threshing wheat and oats. The two took the straw left over from the threshing operation and sold the byproduct to the Sandusky Paper Mill which produced butchers' wrapping paper from the straw. The straw soon proved more profitable than the threshing operation, and in the 1880s Hinde and Dauch bought the struggling Sandusky Paper Company. The new management continued to produce straw paper while also experimenting with new packaging products for use in shipping. In addition to simply selling straw paper as a cushion material for moving fragile items, Hinde and Dauch developed a corrugated-paper wrapper that became widely popular for bottles. Called the Climax Wrapper, the product revolutionized bottle shipping. With the success of their corrugated-paper wrappers, the company became a pioneer in the modern packaging industry, and Sandusky became the center of cardboard production in the world (Smith 2015: 33).

The company was incorporated in West Virginia in 1900 as Hinde and Dauch Paper Company and continued to innovate with new forms of packaging. In 1906, Hinde and Dauch invented the corrugated-paper box, a less expensive way of sending freight by rail than the wooden crates that were standard at the time. The new corrugated-paper box brought exponential growth to the company with demand further increasing during World War I. Lumber shortages cut into the supply of wooden shipping boxes while the need for containers to ship foodstuffs and other supplies soared (Smith 2015: 33-34).

With expansion, the company established a number of branch operations between the 1910s and 1930s, including plants in Cleveland, Iowa, New Jersey, Kansas City, New York, Baltimore, Boston, Chicago, and several Canadian locations (**Figure 9**). In 1930, the company acquired an existing corrugated-fiber box factory in Richmond, Virginia, using this purchase to enter the rapidly expanding Southern market, and in 1933, the company merged with West Virginia Pulp and Paper Company (Westvaco). As part of their expansion into the South, Hinde and Dauch built a new plant in 1939 in Lenoir, North Carolina, undoubtedly to serve the furniture industry. In 1954, the company bought 14.36 acres from the Piedmont and Northern Railway for their Gastonia factory, and tax records indicate that the plant was completed in 1955 (Gaston County Deed Book 644: 222; Smith 2015: 34; Gaston County Tax Records).

Gastonia was a logical location for Hinde and Dauch as they expanded into the South. Gaston County was the center of the textile industry with 126 cotton mills in 1955 as well as numerous other allied companies. Even more advantageous for the company, there were few competing paper-packaging manufacturers in Gaston County despite the extensive industrial base. Gastonia city directories record only one in 1947, two in 1951, and three in 1960. Furthermore, the company benefited from Gastonia's proximity to Charlotte which was emerging by midcentury as a major transportation hub and wholesale distribution center. By the 1960s, only Chicago had more tractor-trailer rigs than Charlotte. Hinde and Dauch's location on the P&N line gave it a direct rail connection to points all along the route from Charlotte to Gastonia. The company remained in operation at this location until 1995 when Westvaco, parent company of Hinde and Dauch, sold the property to the paper and forest products conglomerate, Weyerhaeuser. Three years later, Weyerhaeuser sold to the current owner. The property is currently vacant and for sale (Gastonia City Directories 1947, 1951, 1955, 1960; Gaston County Deed Books 644: 222;

Figure 9

1938 Hinde and Dauch Advertisement

THE SHIPPING BOX IS
Engineered
IF IT'S MADE BY H & D

★

Meet the Package Engineer. His job is to improve packaging methods—to reduce shipping costs. He takes the hard-to-package product and develops a shipping box of streamlined simplicity with all the protection afforded by H & D corrugated box board. Engineered shipping boxes save time in packing departments, eliminate breakage in transit, increase customer good will. Get acquainted with the Authority on Packaging, The Hinde & Dauch Paper Co., General Offices, Sandusky, Ohio, and Toronto, Ontario.

★

Factories and Sales Offices in Principal Cities

HINDE & DAUCH * *Authority on Packaging*

Source: Reproduced by Period Paper LLC and available at www.Amazon.com.

2505: 501; 2881: 422; Wyatt and Woodard 2000: 22-23; www.historicalmarkerproject.com. Accessed 20 January 2017).

National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), the Hinde and Dauch Paper Company Factory is recommended **eligible** for the National Register under Criterion A for Industry and under Criterion C for Architecture. The period of significance extends from its construction in 1955 to 1967, the current fifty-year cut-off date for National Register eligibility. The property does not have the exceptional significance required under Criteria Consideration G to extend the period of significance past 1967.

Integrity

The Hinde and Dauch Paper Company Factory retains the seven aspects of integrity needed for National Register eligibility. The plant retains its integrity of location, setting, feeling, and association, occupying its original rail-side location on the north side of the Piedmont and Northern Railway at the edge of the mill village associated with Modena Cotton Mills. The factory site also had easy access to Route 7 which, in the era before the interstates, was one of the principal highways through Gaston County, making its location strategic for product distribution. The 1950s Modernist design, materials, and workmanship of the industrial complex are remarkably well-preserved and exemplary. The masonry and steel-I-beam construction covered in a stylish red and blond brick veneer with concrete accents and aluminum-sash, ribbon windows epitomize postwar Modernist factory design. The contrasting production wing, with its corrugated metal and concrete exterior and roof monitors, clearly expresses the functionality of the wing through its design and use of modern materials.

Criterion A

The Hinde and Dauch Paper Company Factory is **eligible** for the National Register under Criterion A (Event). To be eligible under Criterion A, the property must retain integrity and must be associated with a specific event marking an important moment in American prehistory or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or a nation. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well (National Park Service, *National Register Bulletin 15*: 12).

The Hinde and Dauch factory is eligible under Criterion A for Industry. The factory was built by an innovator in the paper packaging industry and a leading manufacturer of the corrugated-paper boxes and wrappers used for shipping all types of products. This factory was part of the company's expansion campaign in the early and middle decades of the twentieth century as the firm positioned itself near its manufacturing customers. In the 1930s, Hinde and Dauch began their move into the South with the opening of a branch operation in Richmond, Virginia, and later in Lenoir, North Carolina. This property represents a postwar continuation of that expansion after a slowdown in industrial construction during the war. The use of plastics for packaging began cutting into the market share held by paper shipping products after World War II, but the construction of this large facility in Gastonia in the mid-1950s speaks to the central position held by Gastonia in the textile industry. Furthermore, as the Charlotte region emerged as a major transportation and wholesale

distribution center in the early to mid-twentieth century, the area became a logical location for the production of packaging materials.

Criterion B

The Hinde and Dauch Paper Company Factory Building is recommended **not eligible** for the National Register under Criterion B (Person). For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group (National Park Service, *National Register Bulletin 15: 14*).

The factory is not eligible under Criterion B because it is not associated with individuals whose activities were demonstrably important within a local, state, or national historic context.

Criterion C

The Hinde and Dauch Paper Company Factory is recommended **eligible** for the National Register under Criterion C (design/construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction (National Park Service, *National Register Bulletin 15: 17*).

The Hinde and Dauch factory is recommended for National Register eligibility as an unusually well-preserved example of Modernist industrial architecture in Gastonia and Gaston County. Modernism has its origins in the International Style that emerged after World War I as the use of historical forms and architectural elements fell from favor. Modernism embraced a new aesthetic that emphasized function, geometric simplicity, and the use of new materials, often in unexpected treatments. By the post-World War II period, Modernism was influencing all aspects of American architecture. The new style was widely used for institutional, commercial, and industrial buildings where its often graphic quality as well as new forms and materials symbolized progressive attitudes and optimism. The smooth, clean lines of exteriors, without extraneous ornamentation and historical references, conveyed progressive thinking while boldly expressing function and efficiency. For industrial construction, its bold designs, bright interiors, and often landscaped, suburban settings often stood in stark contrast to the dark, urban factories of the early twentieth century and were more appealing to employees at a time when competition for workers was high. Furthermore, its often modular geometry and the absence of intricate decorative elements made the style relatively inexpensive and quick to build. This ease in construction allowed builders to meet the demand for new factory construction during the prosperous years of the 1950s and 1960s (Roth 1979: 274-277).

The Hinde and Dauch factory displays key elements of the Modernist style with its two-tone brick exterior, geometric massing, bold entrance executed in a plastered concrete, and aluminum-sash, ribbon windows that give a sleek, horizontal emphasis to the composition. In addition to brick,

which had long been used for industrial buildings, Modernist architecture often relied on metals and concrete which could be used both structurally and stylistically for a variety of mass-produced treatments. The aluminum window and door sash typically found in industrial architecture of the period not only fit well with the sleek aesthetic of the Modernist style but was inexpensively produced by a metals industry that had been well honed for the wartime manufacturing of military equipment (Bishir 1990: 451-452; Wyatt and Woodard 2000: 17-26; Trachtenberg and Hyman 1986: 534; Morrill 2000; Hanchett 2000).

The Hinde and Dauch factory appears to be a rare example of Modernist industrial architecture in Gaston County. No Modernist industrial buildings have been recorded in the county although there has been no comprehensive architectural survey of Gaston County since 1981 when Modernist resources would have been too recent for recordation. A search of the HPO records indicates that only nine Modernist buildings in the county have been examined, and all of them are commercial or institutional properties. In addition, the APE for this project covers many of the industrial areas of the county, and the current survey found no other Modernist factories. Few were probably ever built. As primarily a textile manufacturing center, Gaston County developed industrially during the late nineteenth and early twentieth centuries before the emergence of Modernist architecture. Industrial construction in the postwar period appears to be characterized largely by additions and alterations to existing manufacturing plants rather than new factory construction.

Criterion D

The Hinde and Dauch Paper Company Factory is **not eligible** for the National Register under Criterion D (potential to yield information). For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or prehistory; and 2) the information must be considered important (National Park Service, *National Register Bulletin 15*: 21).

The property is not eligible under Criterion D because it is not likely to yield any exceptionally new information pertaining to the history of building design or technology.

National Register Boundary Description and Justification

Depicted in **Figures 10-11**, the proposed National Register boundary for the Hinde and Dauch Paper Company Factory has been drawn according to the guidelines of National Register Bulletin 21, *Defining Boundaries for National Register Properties*.

The proposed National Register boundary conforms to the current tax parcel of 14.85 acres which corresponds to the tract on which the factory was constructed in the mid-1950s. The boundary encompasses the buildings and smokestack, parking lots, and truck-loading areas historically associated with this manufacturing property. The boundary follows the road rights-of-way along North Modena Street, East Harrison Avenue, and North Chestnut Street as well as the boundary of the Piedmont and Northern Railway Linear Historic District.

Figure 10
Hinde and Dauch Paper Company Factory
Site Plan

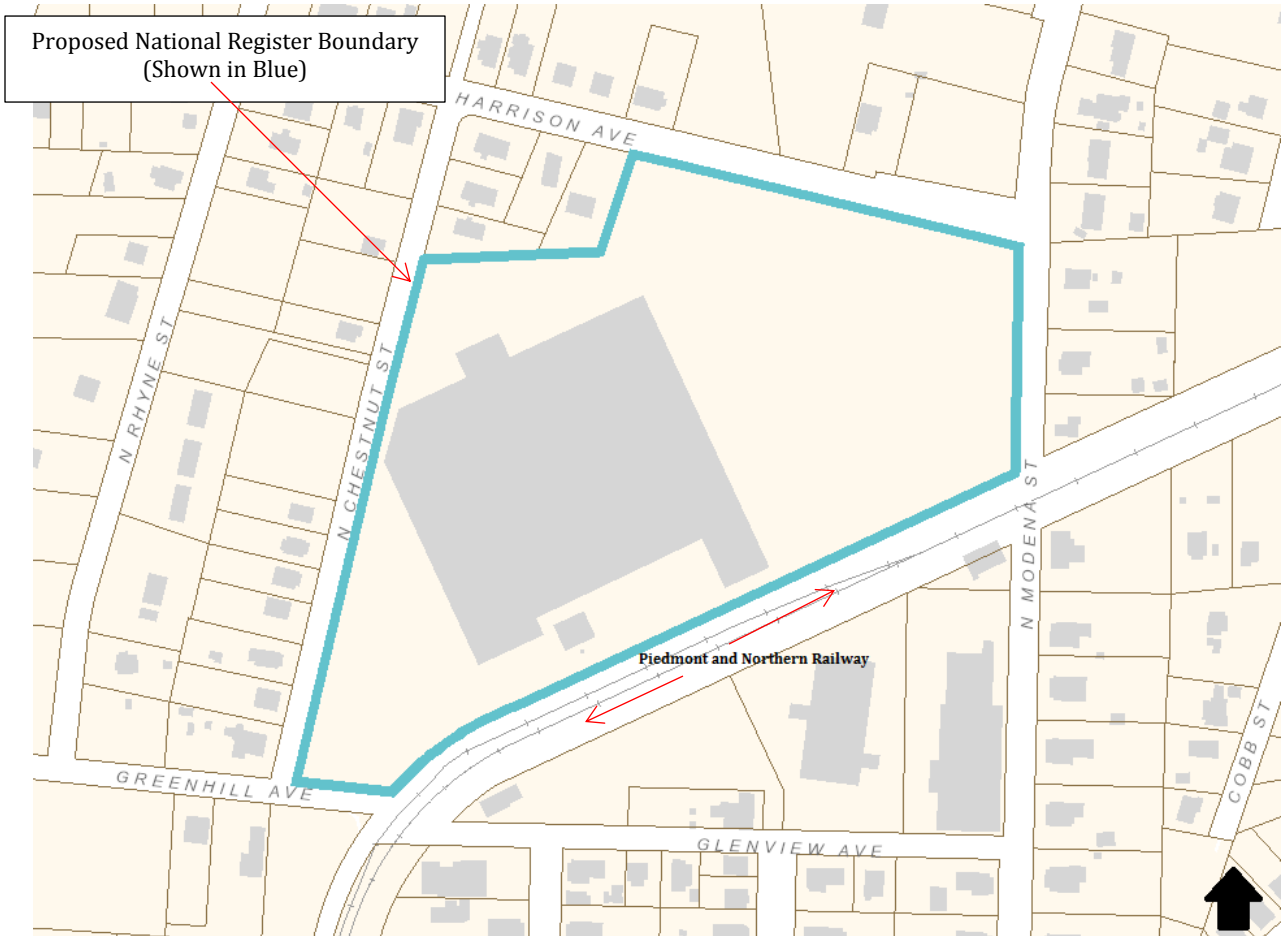


Source: Gaston County Tax Map

Scale: 1" = 300'

Figure 11

**Hinde and Dauch Paper Company Factory
Proposed National Register Boundary**



Source: Gaston County Tax Map

Scale: 1" = 300'

No. 69 and No. 100 Modena Cotton Mills and Mill Village Historic District (GS0539)

Bounded by Glenview Avenue (north), East Ozark Avenue and East Long Avenue (south), North Modena Street (east), and Pine Street (west)
Gastonia, Gaston County



Period of Significance: 1894-1967
Eligibility Recommendation: Eligible

Physical Description

Overview

The Modena Cotton Mills and Mill Village Historic District comprises the Modena Cotton Mills industrial complex and its associated mill village to the north. Modena Cotton Mills consists of Mills Nos. 1 and 2 which stand side-by-side at the northwest corner of East Long Avenue and North Modena Street (**Figure 12**). The adjoining mill village consists of all or parts of eleven residential blocks. Glenview Avenue (originally Community Place) marks most of the northern border of the village while North Modena and North Pine streets define the east and part of the west sides. The Norfolk Southern Railway (the former Southern Railway) runs just south of the mills along the south side of East Long Avenue while the Piedmont and Northern Railway Linear Historic District (Determination of Eligibility 2010) skirts the north and west sides of the district. The cotton mill complex and the east side of the village—the 300-600 blocks of North Modena Street and the 300 block of North Poplar Street—lie within the APE. Eighteen properties within the mill village are found within the APE, and these resources are described briefly at the conclusion of the physical description section.

Modena Cotton Mills Nos. 1 and 2

Modena Cotton Mills currently occupies two tax parcels. Mill No. 1 is sited on an approximately 2.5-acre tract that also includes a large parking lot on the south side and two prefabricated-metal storage buildings added in the 1980s. To the north, Mill No. 2 stands on a roughly four-acre lot that holds a sizable parking area on the north side and a cylindrical, metal-paneled reservoir (1950s) at the southwest corner.

Modena Cotton Mill No. 1, located directly south of Mill No. 2, is comprised of the original two-story, twenty-bay, brick factory built in 1894, a one-story, ten-bay, brick rear (west) wing (1896), and post-World War II additions. The majority of the 1894 mill and the entire 1896 addition—except for subsidiary appendages—remain visible and substantially intact along the side (north and south) and rear (west) elevations. Capped by shallow gable roofs, these sections feature original red-brick walls, rows of tall, segmental arched window bays that are now brick infilled, and deep roof eaves with curved rafter ends. The stepped parapet on the rear elevation of the 1894 mill also survives at the junction with the 1896 addition. The two stair towers on the south elevation and the one tower

on the north have been remodeled with later brick exteriors and simple, flat roofs. A narrow, covered, frame walkway with later vertical-board siding and corrugated metal roof is located near the rear of the north side and connects the two mills.

The principal exterior changes to Mill No. 1 occurred between the 1940s and mid-1960s, following a change in ownership. The brick infilling of windows, minor brick and frame appendages to the 1896 wing, the remodeling of the rear tower on the south side, and the installation of truck loading docks and second-story loading bays probably took place during the 1940s and 1950s. According to the present owner, who purchased the property in the 1970s, the front (east) end of the mill was remodeled and expanded for offices and storage space during the mid-1960s. Approximately seven of the eastern bays, beginning at the stair towers on both the north and south elevations, were updated with blind, brick walls. The remodeling of the east end included adding two bays to the front for offices, adding a modern brick façade with a flat parapet, and installing a center entrance. The entrance consists of a metal-sash, glazed door and transom flanked by cast-stone panels and capped by a flat-roofed canopy. Although the main tower on the south elevation was updated with new brick exterior and expanded for air-conditioning and ventilation equipment, the tower's west elevation retains its original brick wall with infilled segmental-arched windows (Saunders Interview 2017).

Now humming with modern textile machinery, the interior of Mill No. 1 retains its original open manufacturing rooms with wooden flooring, tongue-and-groove ceilings, and thick, chamfered, wooden posts and beams. Probably in the 1920s, after changes in ownership and production, approximately half of the wooden posts were replaced with steel columns. Following World War II, some of the original posts and beams were also reinforced with steel I-beams. The original exposed brick walls survive, including the original front bays of the mill that received the exterior brick veneer in the mid-1960s.

Mill No. 2 stands parallel to Mill No. 1 on the north side of the property. Similar in its original design to Mill No. 1, Mill No. 2 was constructed in 1905. The mill has the typical two-story, rectangular form, red-brick exterior, banks of tall, segmental-arched windows, and a shallow gable roof with exposed, curved rafter tails, all of which is visible in the bays west of the stair towers.

Like the earlier plant, Mill No. 2 had postwar additions and modifications. On the side (south) elevation, the upper level of the original castellated stair tower was removed at an unknown date and replaced by a roof with exposed rafters matching the main roof. However, the original brick walls of the tower survive. With this tower, the south elevation contains twelve original bays, beyond which, to the west, are an attached, one-story, brick engine room and a freestanding, one-story, brick electrical station. Both the engine room and the electrical station are original to the mill. On the side (north) elevation, fourteen window bays, extending from the stair tower westward, remain intact. A two-story, six-bay, brick addition that housed a picker-room was added in the 1940s to the west end of the north elevation. The original rear (west) elevation retains its articulated window bays and stepped parapet.

Mill No. 2 also contains the original one-story cotton warehouse which adjoins the 1940s addition off the rear bays of the north elevation. The warehouse has a three-bay configuration with stepped parapets on the side (east and west) elevations and brick firewalls dividing the bays. The bays have later brick or vinyl-sided exterior walls, and the east elevation of the warehouse has been stuccoed. However, the brick west wall is original and features iron tie-rods with decorative plates.

In the mid-1960s, a two-story, seven-bay manufacturing wing was added to the south elevation of Mill No. 2. This addition and the eastern half of the mill, including the front (east) elevation facing East Long Avenue, were then covered with a blind-brick veneer to match Mill No. 1.

The interior of Mill No. 2 contains the original open manufacturing rooms which currently house informal retail areas. The interior retains the original tongue-and-groove ceilings, wood floors, wooden columns with steel caps, and wooden beams, many of which are now reinforced with steel I-beams. Like Mill No. 1, the original window bays also survive, including those covered on the exterior by the 1960s brick veneer.

Modena Cotton Mills, Gastonia, North Carolina



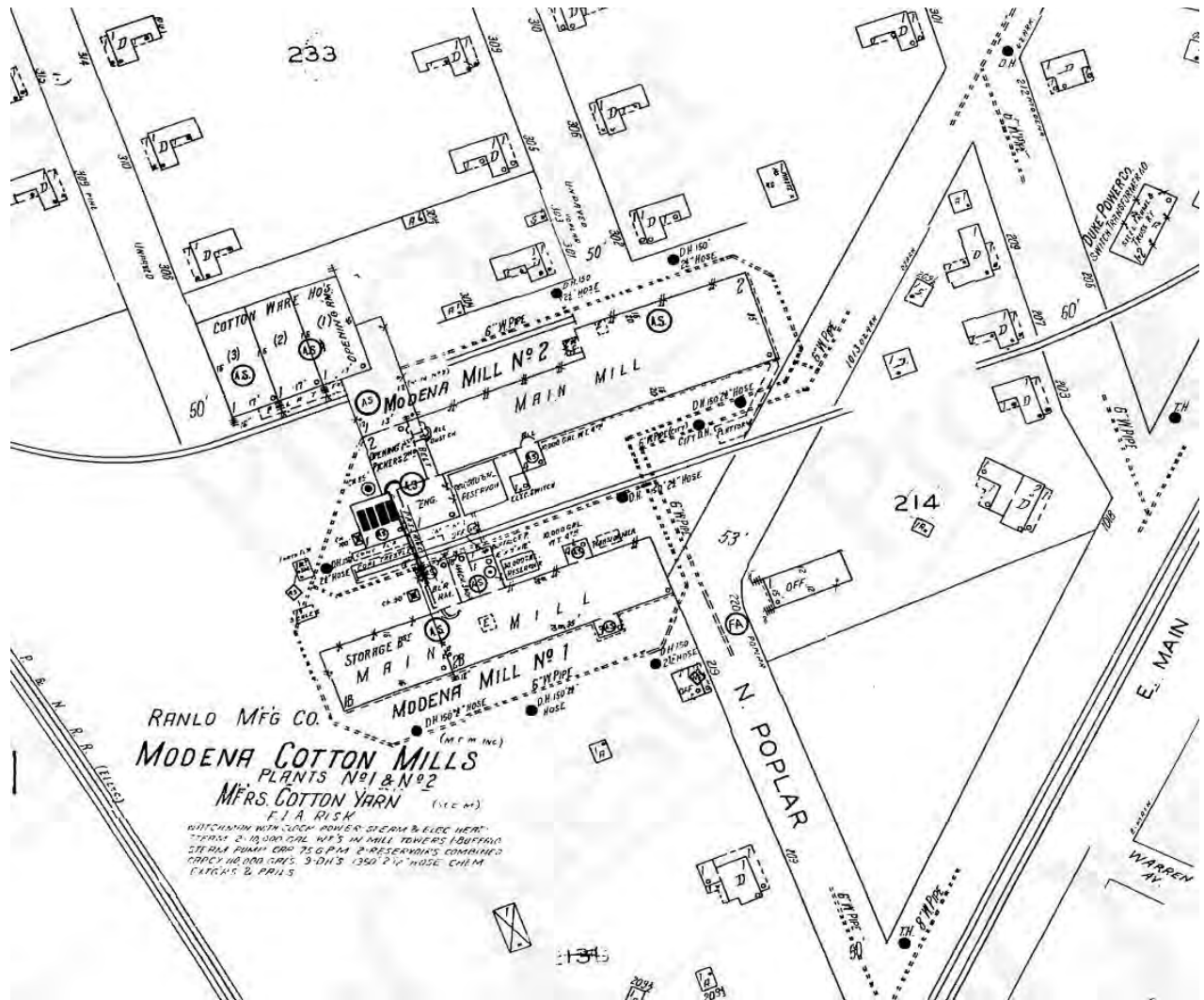
MODENA COTTON MILLS, 219 NORTH POPLAR STREET, 1923, GASTONIA, NORTH CAROLINA

Modena Cotton Mills, 1923. View Looking Northwest.

Source: www.millicanhistorypictorialmuseum.com.

Figure 12

Modena Cotton Mills
1950 Sanborn Map



Source: Sanborn Map Company, 1950.



Modena Cotton Mills, Mill No. 1, Side (South) Elevation, Looking Northwest From East Long Avenue.



Modena Cotton Mills, Mill No. 1, 1894 Side (South) Elevation, Looking Northwest.



Modena Cotton Mills, Mill No. 1, 1894 Side (South) Elevation and circa 1965 Brick Veneer, Looking Northeast.



Modena Cotton Mills, Mill No. 1, 1896 Rear Wing, (Side) South Elevation, Looking Northwest.



Modena Cotton Mills, Mill No. 1, 1896 Rear Wing, Side (North) Elevation, Looking South.



Modena Cotton Mills, Mill No. 1, 1894 Side (South) Elevation (Left) and circa 1965 Brick Veneer (Right), Looking North.



Modena Cotton Mills, Mill No. 1, circa 1965 Front (East) Elevation, Looking West.



Modena Cotton Mills, Mill No. 1, circa 1965 Front (East) Elevation, Main Entrance.



Modena Cotton Mills, Mill No. 1, Interior, Main Manufacturing Room (1894).



Modena Cotton Mills, Mill No. 1, Interior, Main Manufacturing Room (1894).



Modena Cotton Mills, Mill No. 1, Interior, Main Manufacturing Room (1894), Ceiling.



Modena Cotton Mills, Mill No. 1, Interior, Rear Wing (1896), Manufacturing Room.



Modena Cotton Mills, Mill No. 1, Interior, Rear Wing (1896), Manufacturing Room, Ceiling,



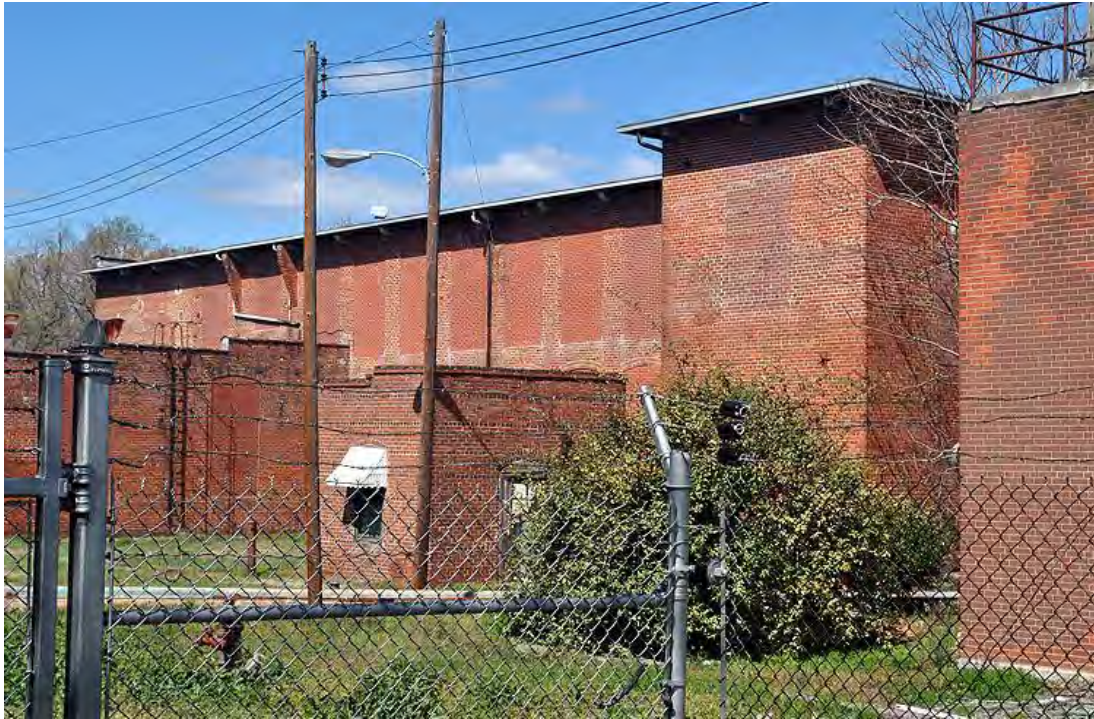
Modena Cotton Mills, Mill No. 2, Interior, circa 1965 Brick-Veneered Front (East) and Side (North) Elevations, Looking West.



Modena Cotton Mills, Mill No. 2, Side (North) Elevation (1905) and Picker Room Addition (1940s), Looking West.



Modena Cotton Mills, Mill No. 2, Side (North) Elevation (1905).



Modena Cotton Mills, Mill No. 2, Side (South) Elevation (1905), Electrical Station (1905), and Engine Room (1905), Looking Northwest.



Modena Cotton Mills, Mill No. 2, Side (North) Elevation (1905), Picker Room Addition (1940s), Looking West.



Modena Cotton Mills, Mill No. 2, Rear (West) Elevations, Looking East.



Modena Cotton Mills, Mill No. 2, Rear (West) Elevations (1905 and 1940s), Looking Northeast.



Modena Cotton Mills, Mill No. 2, Rear (West) and Side (South) Elevations (1905), Looking East.



Modena Cotton Mills, Mill No. 2, Side (South) Elevation (1905), Detail, Looking East.



Modena Cotton Mills, Mill No. 2, Cotton Warehouse (1905), South Elevation, Looking North.



Modena Cotton Mills, Mill No. 2, Cotton Warehouse (1905), East and North Elevations, Looking West.



Modena Cotton Mills, Mill No. 2, Cotton Warehouse (1905), West Elevation, Looking North.



Modena Cotton Mills, Mill No. 2, Cotton Warehouse (1905), West Elevation, Tie-Rod Plate.



Modena Cotton Mills, Mill No. 2, Interior, Main Manufacturing Room.



Modena Cotton Mills, Mill No. 2, Interior, Main Manufacturing Room, Ceiling.



Modena Cotton Mills, Mill No. 2, Interior, Main Manufacturing Room, Window Bays.



Modena Cotton Mills, Reservoir, Looking West.



Modena Cotton Mills, Modern Storage Buildings, Looking West.

Modena Mill Village

Situated north of Modena Cotton Mills, the mill village is comprised of its original grid of five intersecting streets. The village is characterized by rows of one-story, single-pile, frame mill houses erected shortly after the mill was built in 1894. During the 1920s, approximately ten double-pile, pyramidal-roofed mill houses with inset porches were constructed on interior lots in the village that had become available. In the 1950s, several one-story, frame dwelling with either front-gable or side-gable roofs were also added as infill properties. The village was originally planted with shade trees, and sections of North Poplar and North Pine streets remain embowered. Throughout the village, houses have been modified with a variety of replacement sidings, modern windows, later porch posts, and the removal of chimneys. A few of the dwellings now have brick or permastone exteriors, but the great majority have vinyl or aluminum sidings over original weatherboarding. Several retain original weatherboard siding as well as roofs covered in patterned metal shingles, and many have their original hip-roofed porch configurations. For example, the house at 322 North Poplar Street within the APE retains its weatherboard siding and a roof covered in patterned shingles. Most of the 1920s, pyramidal-roofed houses now have infilled front porches, but their boxy forms and steeply-pitched roofs remain. The most intact blocks in the village are the 400-500 blocks of North Modena Street which contain rows of side-gable, three-bay mill houses dating to the 1900s. A group of mill houses along the east side of the 400 and 500 blocks of North Modena Street are distinguished by decorative center gables (414, 502-510 North Modena Street) and may have been supervisors' dwellings (Brengele 1982: 183).

The 1922 Sanborn map of the mill village shows approximately sixty-five houses. By 1930, the village comprised some seventy-five dwellings, and by the 1950 Sanborn map, two small stores were found in the village as well (**Figure 13**). Fifty-one of these houses and one of the stores remain. The original houses along the north-south streets occupy relatively deep lots that were spacious enough for kitchen gardens and pens for small livestock. The 1920s dwellings along the east-west cross streets have smaller, infill parcels. Most of the houses are in stable condition although many are in disrepair. The midcentury, one-story, concrete-block store (412 North Pine Street) is substantially intact but no longer in operation.

Demolitions have occurred primarily around the southern and western peripheries of the village, near the Modena Cotton Mills and Ozark Avenue on the south side and along North Pine Street and the railroad tracks on the west side. Near the junction of East Ozark Avenue and North Modena Street, small commercial buildings, highway realignments, and parking areas have replaced the southernmost block of mill houses. Along the western border of the village, two one-story warehouses have replaced five dwellings in recent decades. Near the center of the village, the 1970s, two-story apartment building at 318 North Poplar Street and the one-story dwellings at 408A North Poplar Street and 306 North Pine Street are modern additions. A large, metal-veneered industrial building and an adjacent waste recycling plant occupy sizable parcels north of the village along the historic Piedmont and Northern Railway (P&N) corridor.

The Modena Mill Village never contained churches, schools, community buildings, athletic fields, or other such amenities often found in larger mill communities. According to the Sanborn maps, no stores appear to have operated here until after World War II.

Modena Mill Village Inventory List-Properties Within the APE¹

No. 76 House (PIN 3556 30 5661)
514 North Modena Street
Gastonia, Gaston County

Now vinyl sided, this 1900s, frame, story-and-a-half bungalow has a side-gable roof and shed-roofed dormer. The house has replacement windows, and the shed-roofed porch has later turned posts.

No. 77 House (PIN 3556 30 5562)
510 North Modena Street
Gastonia, Gaston County

This circa 1900, one-story, Triple-A house has a partially enclosed porch, replacement windows, and an expanded rear wing. The weatherboard siding is intact, and the front gable has an original vent. This property is one of a group of such Triple-A houses in the 400 and 500 blocks of North Modena Street that are part of the Modena Cotton Mills Mill Village.

¹ Resource numbers keyed to APE maps.

Figure 13
Modena Cotton Mills and Mill Village, 1950



Source: Sanborn Map Company, 1950.

No. 78 House (PIN 3556 30 5462)
506 North Modena Street
Gastonia, Gaston County

This circa 1900, one-story, Triple-A dwelling has original German siding and single and paired, four-over-four sash windows. The front porch has been altered with a later roof and now has temporary wood supports. This property is one of a group of such Triple-A houses in the 400 and 500 blocks of North Modena Street that are part of the Modena Cotton Mills Mill Village.

No. 79 House (PIN 3556 30 5361)
502 North Modena Street
Gastonia, Gaston County

Modified with asphalt siding, replacement windows, added French doors on the south elevation, and later porch posts, this circa 1900, one-story, Triple-A dwelling retains its decorative sawnwork in the front gable. This property is one of a group of such Triple-A houses in the 400 and 500 blocks of North Modena Street that are part of the Modena Cotton Mills Mill Village. The site includes a concrete-block, gable-roofed outbuilding in the backyard.

No. 80 House (PIN 3556 30 5262)
414 North Modena Street
Gastonia, Gaston County

Remodeled with vinyl siding, replacement windows, rear additions, and later porch posts, this circa 1900, one-story Triple-A dwelling retains its decorative sawnwork in the front gable. This property is one of a group of such Triple-A houses in the 400 and 500 blocks of North Modena Street that are part of the Modena Cotton Mills Mill Village.

No. 81 House (PIN 3556 30 5152)
410 North Modena Street
Gastonia, Gaston County

Now covered with vinyl siding and remodeled with horizontal-sash windows and later porch posts, this circa 1900, one-story dwelling has a traditional side-gable, single-pile form.

No. 82 House (PIN 3556 30 5052)
406 North Modena Street
Gastonia, Gaston County

Remodeled with vinyl siding, replacement windows, and later porch posts, this circa 1900, one-story, Triple-A dwelling is one of a group of such Triple-A houses in the 400 and 500 blocks of North Modena Street that are part of the Modena Cotton Mills Mill Village. A concrete-block, two-car garage has been built behind the house.

No. 84 House (PIN 3556 30 3221)
413 North Modena Street
Gastonia, Gaston County

This property has been remodeled with vinyl siding, some replacement windows, and metal porch posts. The circa 1900, one-story dwelling has a traditional single-pile, side-gable, three-bay form and is similar to the other houses in the 400-500 blocks of North Modena Street that are part of the Modena Cotton Mills Mill Village.

No. 85 House (PIN 3556 30 3122)
409 North Modena Street
Gastonia, Gaston County

The house is one in a group of circa 1900, one-story, side-gable, single-pile dwellings on North Modena Street and nearby streets that were built in the mill village for Modena Cotton Mills. This house has been altered with vinyl siding, replacement windows, and later porch posts.

No. 86 House (PIN 3556 30 3022)
405 North Modena Street
Gastonia, Gaston County

Located among many circa 1900, one-story, side-gable, single-pile dwellings on North Modena Street and nearby streets, this house has been altered with vinyl siding, replacement windows, and metal porch posts. The house was built in the mill village for Modena Cotton Mills.

No. 87 House (PIN 3555 39 3944)
401 North Modena Street
Gastonia, Gaston County

Situated within a group of circa 1900, one-story, side-gable, single-pile dwellings on North Modena Street and nearby streets, this house has battered porch piers on brick pedestals that were added in the 1920s. Built in the mill village for Modena Cotton Mills, the house retains its weatherboard siding, but the windows are replacements

No. 88 House (PIN 3555 39 3841)
317 North Modena Street
Gastonia, Gaston County

One in a group of circa 1900, one-story, side-gable, single-pile dwellings on North Modena Street and nearby streets, this house has been altered with vinyl siding, replacement windows, and metal porch posts. The house was constructed in the mill village for Modena Cotton Mills.

No. 92 House (PIN 3555 39 5841)
318 North Modena Street
Gastonia, Gaston County

Situated among other circa 1900, one-story, side-gable, single-pile dwellings on North Modena Street and nearby streets, this house has been altered with composition siding, replacement

windows, and a rebuilt porch. The house was constructed in the mill village for Modena Cotton Mills.

No. 93 House (PIN 3555 39 5723)
314 North Modena Street
Gastonia, Gaston County

Built circa 1900, the one-story, Triple-A dwelling is located within a group of similar houses on North Modena Street and nearby streets that were built in the mill village for Modena Cotton Mills. This example has been altered with aluminum siding, horizontal-sash windows, and later porch posts.

No. 95 House (PIN 3555 39 1652)
314 North Poplar Street
Gastonia, Gaston County

The house is located amidst other circa 1900, one-story, side-gable, single-pile dwellings on North Poplar Street and nearby streets that were built for the mill village associated with Modena Cotton Mills. The house has been remodeled with vinyl siding, metal porch posts, and replacement windows.

No. 96 House (PIN 3555 39 1553)
310 North Poplar Street
Gastonia, Gaston County

Situated among other circa 1900, one-story, side-gable, single-pile dwellings on North Poplar Street and nearby streets, this house has been remodeled with replacement vertical-board siding on the façade, metal porch posts, and a modern door. The house was constructed in the mill village for Modena Cotton Mills.

No. 98 House (PIN 3555 29 9533)
309 North Poplar Street
Gastonia, Gaston County

This dwelling is one in a group of circa 1900, one-story, side-gable, single-pile dwellings along North Poplar Street and nearby streets that were built as part of the mill village for Modena Cotton Mills. The house has asbestos-shingle siding, horizontal-sash windows, and metal porch posts. The property includes a concrete-block outbuilding.

No. 99 House (PIN 3555 29 9643)
313 North Poplar Street
Gastonia, Gaston County

One in a group of circa 1900, one-story, side-gable, single-pile dwellings along North Poplar Street and nearby streets, this house has weatherboard siding, horizontal-sash windows, and metal porch posts. The property includes a concrete-block outbuilding. The house was constructed in the mill village for Modena Cotton Mills.



Modena Mill Village, 300-400 Blocks of North Modena Street (Within APE), Looking North.



Modena Mill Village, 400 Block of North Modena Street (Within APE), Looking North.



Modena Mill Village, 500 Block of North Modena Street (Within APE), Looking Northeast.



Modena Mill Village, 414 North Modena Street (Within APE), Looking East.



Modena Mill Village, 502 North Modena Street (Within APE), Looking East.



Modena Mill Village, 318 North Modena Street (Within APE), Looking East.



Modena Mill Village, 322 North Poplar Street (Within the APE), Looking East.



Modena Mill Village, 310 North Poplar Street (Within the APE), Looking East.



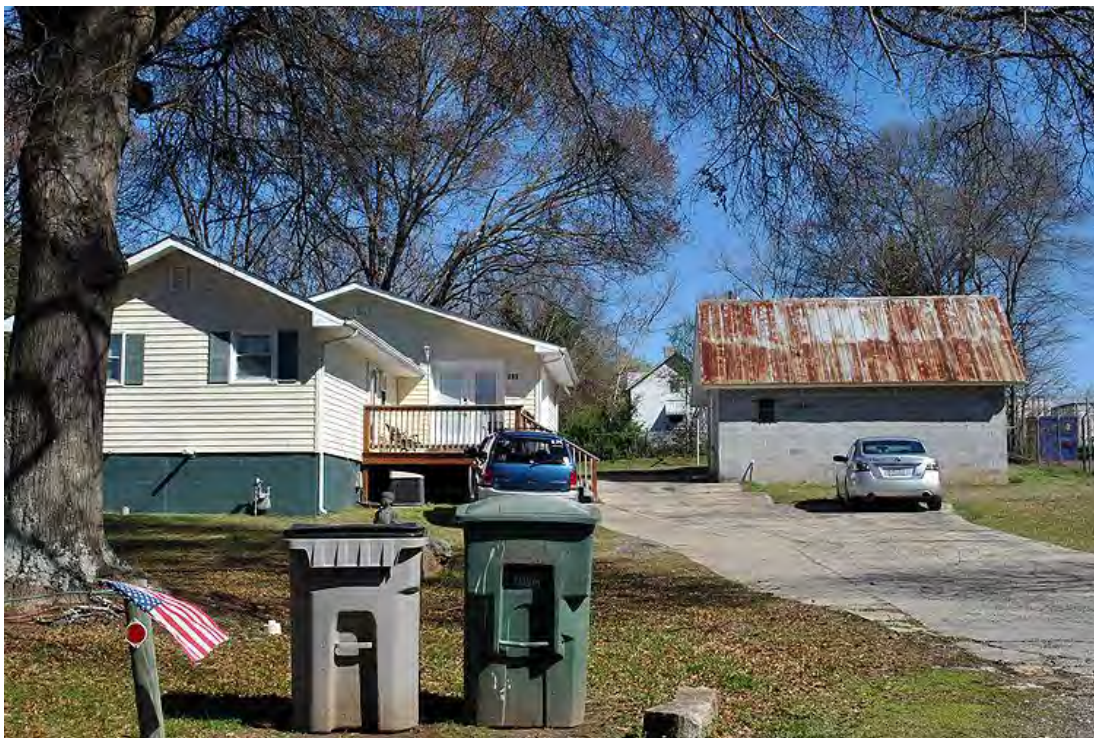
Modena Mill Village, Modern Apartment Building, 318 Block of North Poplar Street (Within APE), Looking South.



Modena Mill Village, 300 Block of North Poplar Street (Within APE), Looking South.



Modena Mill Village, East Side 400 Block of North Poplar Street, Looking West.



Modena Mill Village, Modern House, 306 North Pine Street, Looking East.



Modena Mill Village, 406-402 North Poplar Street, Looking South.



Modena Mill Village, 1920s Mill Houses, 1000 Block of East Park Avenue, Looking West.



Modena Mill Village, 1920s Mill Houses, 900 Block of Glenview Avenue, Looking East.



Modena Mill Village, 400 Block of North Pine Street, Looking North.



Modena Mill Village, East Side, 400 Block of North Pine Street, Looking South.



Modena Mill Village, 410-412 North Pine Street, Looking Northeast.



Modena Mill Village, 321-401 North Pine Street, Looking South.



Modena Mill Village, Southern Boundary of Historic District (Within APE), Looking South towards East Long Avenue-North Modena Street Intersection.



Modena Mill Village, Northern Boundary of Historic District (Within APE), Looking North from the 400 Block of North Modena Street to Industrial Complex, 505 North Modena Street, Outside Historic District.

Historical Background

Chartered in 1893 and constructed in 1894, Modena Cotton Mills was one of a group of textile mills established and expanded around the eastern outskirts of Gastonia between the 1890s and 1920s. This area also included the Avon (GS0474), Ozark (GS0545), Flint Nos. 1 and 2 (GS0494 and GS0495), and Groves (GS0512) mills, forming a large district of red-brick factories and adjoining mill villages along both the Southern and the Piedmont and Northern railways. Modena was Gastonia's third mill, preceded by the Gastonia Manufacturing Company (GS0405), chartered in 1887, and Trenton Cotton Mills (GS0567), established shortly before Modena in 1893. A group of prominent local businessmen led by Captain James Daniel Moore, who had helped organize the Gastonia Manufacturing Company, were the major investors in Modena. Laban L. Jenkins, a bank executive, was appointed Modena's first president (Ragan 2001: 68-71; Brengle 1987: 183).

By turn of the twentieth century, Modena Mill No. 1 contained 9,000 spindles and 216 looms. In 1905, Mill No. 2, with a capacity of 10,000 spindles, was constructed at a cost of \$100,000. The Modena mills initially made coarse yarn and brown sheeting but by the 1920s were producing tire fabric yarns. Modena would eventually have a capital stock of \$180,000, and employ some 225 workers who resided in the mill village. Supervisors' houses, distinguished by decorative sawnwork along the porches and in the front gables, were built on North Modena Street, the main roadway through the village (Ragan 2001: 68-71; North Carolina Bureau of Labor and Printing 1901: 200; Brengle 1987: 183).

Local newspapers were boosters of the growing textile mills and mill culture. In 1919, the *Charlotte Observer* praised the Modena mill village:

The village is electrically lighted and good streets traverse it in all sections. One of the most important things the founders did was set out shade trees throughout the village. The result is that today the rows of cottages are enveloped in the most luxuriant shade, and this lends a most striking general appearance to the village. The folks here take a great deal of interest in their homes. This fact is patent to even the casual observer, and these cottages are neat as a pin inside and outside. They are all in touch with city water and some have electric lights. Big lots have meant good gardens, and flowers, too, are produced here and the mill encourages flower culture and neatness of premises offering prizes for excellence in these lines (*Charlotte Observer* 3 January 1919).

Modena Cotton Mills changed hands several times through the 1920s and 1930s, being operated variously by Spencer Mountain Mills, Ranlo Manufacturing Company, and R.S. Dixon and Company. Probably in the 1920s, steel columns replaced wood beams in some sections of Mill No. 1 to protect the now aging wooden columns and to accommodate new machinery and expanding capacity. In 1941, Modena was acquired by Burlington Mills Corporation of Greensboro, North Carolina, which owned the mill until 1970. Under Burlington's control, the plant changed production to rayon and blended yarns. Burlington bricked in the windows and constructed the brick wing at the rear of the east elevation of Mill No. 2 during modernizing projects around World War II. In the mid-1960s, Burlington is reputed to have enlarged Mill No. 2 with a sizable west wing and updated the exteriors of both mills with new brick veneers over sections of the buildings. It is currently not known when the mill owners began selling the mill houses although deed records show that at least by the 1950s individuals were purchasing homes in the village (Saunders Interview 2017; Ragan 2001: 71; Gaston County Deed Book 746: 510).

Following Burlington's tenure, Mill No. 1 was acquired by the Saunders Thread Company of Gastonia which continues to manufacture textiles in this plant. Mill No. 2 was purchased by the Haywood Equity Group in 1999 and is currently used for retail use and warehousing (Ragan 2001: 71; Saunders Interview 2017).

Industrial and Architectural Contexts: Textile Industry in Gastonia, North Carolina, 1880s to the Post-World War II Era

Modena Cotton Mills began operations amidst the rapid growth of the textile manufacturing industry in Gaston County and throughout the region. During the late nineteenth and early twentieth centuries, Gastonia and neighboring Piedmont mill towns arose as the center of textile production in the United States. A tradition of small, water-powered spinning mills in the Piedmont shaped industrial development in Gaston County, and by the turn of the twentieth century the area contained numerous small-scale mills owned and operated by local interests. In 1900, the typical Gaston County textile mill was capitalized for about \$125,000 and contained between 5,000 to 10,000 spindles for manufacturing yarn. The outstanding exception to this pattern was the giant, five-story Loray Mill (1901, 1921-1922) in Gastonia which had \$1.25 million in capital and included 57,000 spindles and 1,800 looms. (Loray Mill is the centerpiece of the Loray Mill Historic District, listed in the National Register in 2001.) Encompassing one-half million square feet of interior

space, the mill was considered to be the world's largest textile mill under one roof with room to accommodate 1,000 workers. The next largest mill in Gaston County, McAden Mills, contained 15,000 spindles and 320 looms in a complex of several mill buildings constructed incrementally beginning in 1881. McAden Mills is located within the McAdenville Historic District (National Register 2009), and the district is evaluated in this report on page 375. The Gastonia Cotton Manufacturing Company, built in 1887, was the first mill in Gastonia and the first steam-powered mill in the county (Pruett 1998: 183; Cope and Wellmann 1977: 72-73; Salmond 1995: 10-11).

The construction of a host of textile mills in Gastonia around the turn of the twentieth century consolidated the city's dominance as a textile manufacturing center. By the 1890s, advances in steam power freed mills from dependence on riverside locations and allowed for concentration along railroad lines. Gastonia and nearby towns like Lowell, McAdenville, and Belmont (within the APE) were well situated for the booming Piedmont textile industry of the twentieth century. They were all strategically connected to the great Southern Railway system which linked the mills to far-flung national markets. By 1914, these towns were also positioned along the local Piedmont and Northern Railway, an electric interurban line built by the powerful Southern Power and Utilities Company of Charlotte. Twenty-three miles long, the P&N Railway connected Gastonia to Charlotte and provided convenient transport for textile freight and passengers between the mills. A P&N promotional brochure declared that there was "A Mill a Mile" along the rail line (Mattson, Alexander and Associates, Inc. 2001: Section 8, pages 26-27; Fetters and Swanson 1974: 43-47).

Expansion of the regional textile industry, increasingly powered by electricity, continued through the early decades of the twentieth century. The demand for cloth for military purposes that began before World War I fueled a boom that lasted into the 1920s. A host of mills were constructed between 1916 and 1920, many of them lining the Carolina and Northwestern Railway on the southern outskirts of Gastonia. According to a 1920 study of textile manufacturing in Gaston County, "During the period of the World War there have been as many as four mills under construction at a time in Gastonia alone. Five are now in the process of erection within county limits" (Hobbs 1920: 11).

By 1920, Gaston County cotton mills were producing eighty percent of all fine combed yarn manufactured in the U.S. Gastonia, which alone boasted thirty mills in 1920, was proudly known as the "City of Spindles" and "Combed Yarn Capital of the World". Arlington Cotton Mill (GS0185), now gone but originally situated in Gastonia's Arlington Mill Village (Determination of Eligibility 1996), was constructed in 1900 and produced the South's first combed yarns, a finer quality and more expensive product. Success at Arlington Cotton Mill inspired other mills, such as Ozark (gone), Groves, Flint No. 2, Lowell (GS0390-GS0391) (gone), and Peerless within the APE, to also produce combed cotton which soon became the premier product of Gaston County mills (Salmond 1995: 10-11; Cope and Wellmann 1977: 72-73; Puett 1939: 185; North Carolina Bureau of Labor and Printing 1920: 108-110).

During this period, mill consolidation became common, and by 1925 four major textile firms controlled half of the mills in the county. The November 1923 *Southern Textile Bulletin* featured profiles of several of the most influential firms in Gaston County, including the Lineberger group of mills, which controlled all the mills in Belmont, the Armstrong group operating on the south side of Gastonia, and the Gray-Separk group also in Gastonia (Hobbs 1920: 6; Brengle 1982: 15-16).

Architecturally, these cotton mills all followed familiar patterns of factory design and construction. They were examples of so-called heavy timber, "slow-burn" construction. Developed for use in the

New England textile mills, this structural form became known as mill construction. Since no architecture is truly fireproof, particularly given the highly flammable contents of a cotton factory, mill construction was intended to minimize and contain fire damage using readily available building materials such as heavy timber and brick. Slow-burn industrial buildings, as promoted by fire insurance companies, typically employed a heavy timber interior frame and brick walls. The use of twelve-inch by twelve-inch timbers became standard after it was discovered that as the timber members charred during a fire, the charring would put out or suppress the fire before the structural integrity of the system had been compromised. Concealed spaces, particularly attics or inside floors and walls, were also eliminated, thus minimizing the opportunities for fire to spread. Stairs and elevators were usually contained within towers, limiting the possible vertical spread of fire. Thick floors, constructed of three layers of planking, were laid directly on the supporting beams to eliminate gaps and spaces between joists that could encourage the spread of fire. Instead of tall, narrow structures with attic spaces under gable roofs, typified by New England mills earlier in the nineteenth century, the modern mills were lower and wider in form with nearly flat roofs. The change in mill form was dramatic, and slow-burning mill construction became synonymous with mill architecture of the early twentieth century (Bahr 1987; Mattson, Alexander and Associates, Inc. 2001: Section 8, pages 30-31).

After World War I, mills increasingly used reinforced-concrete, flat-slab construction as a more fully fireproof structural system. Flat-slab construction also gave the building greater rigidity which reduced vibrations caused by heavier and faster machinery and equipment. These factories combined reinforced-concrete floor slabs with “mushroom columns”, thick, reinforced-concrete columns topped by broad, flaring, reinforced-concrete caps (hence the mushroom name) that concentrated vertical loads and allowed for greater window area and more open interiors. Other mills used steel I-beams as the structural system, and all the mills had masonry walls, steel-sash windows, and heavy steel doors. Sanborn maps labeled such 1920s cotton mills as “fire proof”. In Gastonia, the largest new mills, such as the 1920 Arkray Cotton Mills on the northwest side of town and the 1922 Flint Mill No. 2 within the APE on the east side, featured reinforced-concrete framing which was articulated on the exterior and interior mushroom columns (Ragan 2001: 194-198).

Most of the cotton mills in Gastonia and throughout the region included mill villages containing company-owned housing for workers and their families. Adapting the tradition of New England textile mills from a century earlier, mill owners erected villages of simple, freestanding, frame dwellings. By the early twentieth century, red-brick cotton mills and nearby streets of standardized wooden houses for operatives created a distinctive and cohesive industrial landscape linking Gastonia to the string of smaller mill towns along the P&N Railway eastward to the Catawba River. In 1930, sociologist Jennings J. Rhyne described a typical Piedmont industrial scene:

The observer approaches what appears in the distance to be a town of considerable size when suddenly around the bend in road or over the hill he comes upon compact rows of small houses of more or less similar architectural design. They run in rows on either side of a street, then branch out into sideways on hill or level. He is impressed already with the large brick structure that seems to stand in the center of things. Standing beside the structure at an elevation of perhaps 100 to 150 feet is a circular steel tank painted black on which is written "Southern Cotton Mills" (Rhyne 1930: n.p.; Mattson, Alexander and Associates, Inc. 2001: Section 8, page 27).

Typical of mill villages throughout the region, housing conformed to a limited repertoire of common, vernacular forms. The early mill villages in Gaston County tended to comprise rows of

side-gable or L-plan dwellings lined up along straight streets. Many of the house forms and plans illustrated model worker house types promoted by the Charlotte mill engineer, Daniel Augustus Tompkins, in his influential 1899 publication, *Cotton Mill: Commercial Feature* (**Figure 14**). By the 1920s, more and more mill houses were erected with double-pile, hip-roofed and pyramidal-roofed forms, or displayed simple, bungalow-inspired designs with engaged front porches and roof eaves with exposed rafters (**Figure 15**). By World War I, some mill owners began employing professional landscape designers, notably Charlotte's Earle S. Draper, to design model mill villages to attract workers. These villages boasted not only well-built houses but also stylish layouts with curvilinear streets and tree-shaded medians, and modern recreational and social facilities (Hall et al. 1987: 115-118; Mattson, Alexander and Associates, Inc. 2001: Section 8, page 27; Glass 1978: 138-149; Bishir and Southern 2003: 54-55).

Amenities varied widely among the mill villages. Of course, the social reality of mill villages through the early twentieth century was complex, and paternalistic company services were accompanied by tight ownership controls. Textile companies frequently donated land and money for churches and schools and provided some common pasture and garden spaces. Southern mill workers usually came from farms, and opportunities to garden and raise chickens not only supplemented wages but also eased the transition from farm to factory. The village owned by Loray Cotton Mill, for example, included churches, a community center, playgrounds, a day care facility, and a swimming pool. House lots in villages could be large enough for kitchen gardens and some livestock although around Gastonia, where numerous mills and their villages vied for space along the rail corridors, most houses were sited on relatively small urban lots (Hall et al. 1987: 119, 148-150; Mattson, Alexander and Associates, Inc. 2001: Section 8, pages 40-41).

Starting in the 1930s and hitting full stride after World War II, the cotton mills began selling their houses to workers because of rising costs, the greater mobility of the workforce, and changing relationships between ownership and labor. Employment levels remained relatively steady during the 1950s and 1960s although many workers now lived outside the traditional mill villages (Hall et al. 1987: 148-150).

The soaring demand for cotton products during World War II and its aftermath generated another textile boom in Gaston County in the mid-twentieth century. This new era was characterized by the astounding expansion of textile companies through mergers and acquisitions. While family-run mills persisted, international corporate giants increasingly replaced the independently owned plants of the early twentieth century. The consolidation of the industry was marked by corporate restructuring and greater vertical integration of the manufacturing process—from raw materials through production and finally to the sale and distribution of finished goods. Early mill owners had expanded horizontally, acquiring additional cotton mills making the same or a similar product. The new corporations grew vertically to control as many of the stages of manufacturing as possible. Concurrently, the postwar period witnessed the widespread use of synthetic fibers and the constant reinvestment in mills and equipment to increase capacity. At an unprecedented rate, the consolidated textile corporations enlarged and renovated existing factories to accommodate modern technology (Glass 1992: 79-84).

Modernization of the mills included continual improvements to the work environment as well as technological changes that increased production and product quality. Advancements in air conditioning kept machinery from overheating while controlling indoor humidity, cleaning the air of lint, fumes, and dust, and creating more pliable yarn. Interior walls were painted pastel colors to brighten work spaces, and improvements in industrial lighting distributed light more evenly

Figure 14

Mill House Plan (1899)

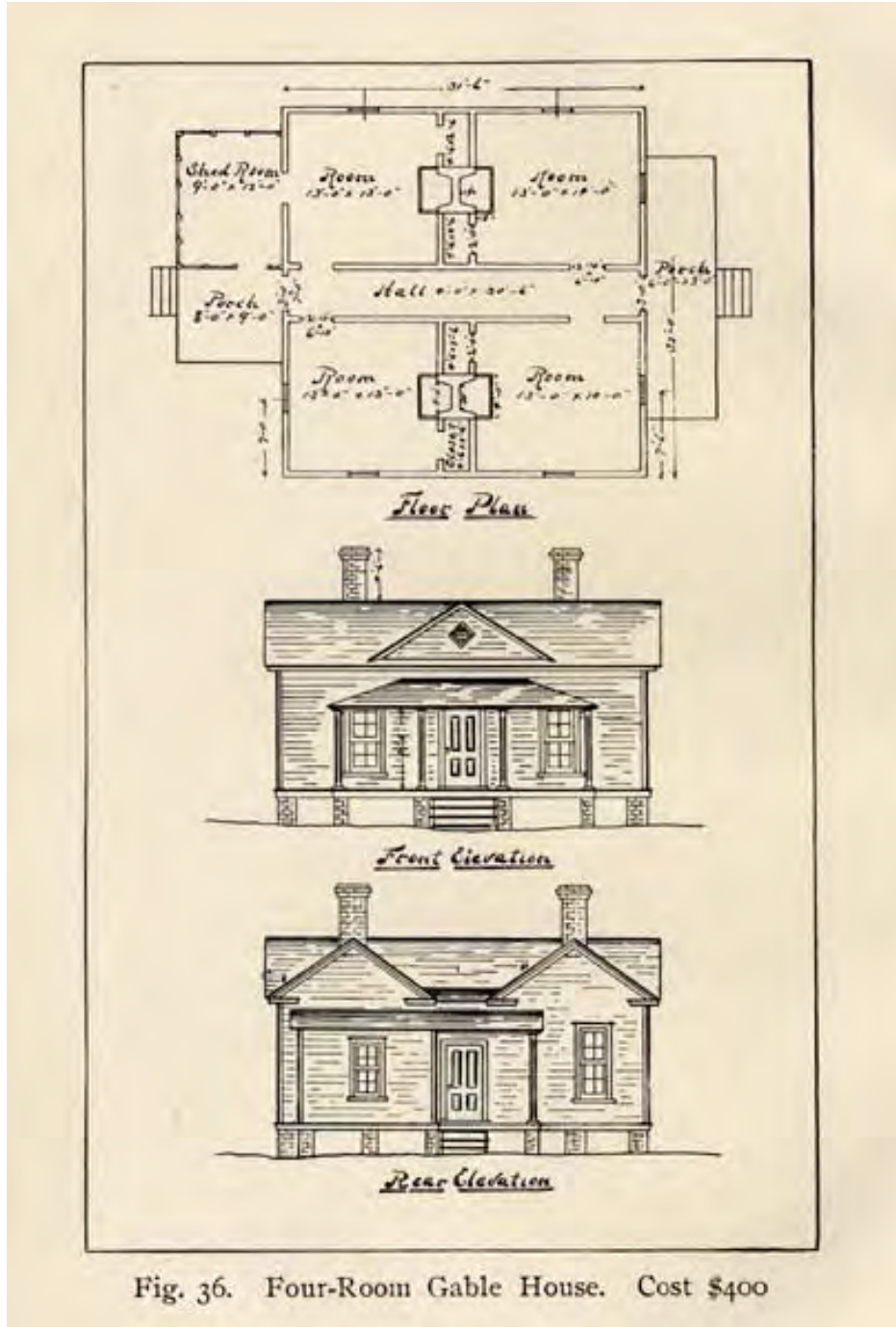


Fig. 36. Four-Room Gable House. Cost \$400

Source: Daniel A. Tompkins, *Cotton Mills, Commercial Features* (1899): 120.

Figure 15
Mill Houses (1920)



Source: *Mill News*. 14 October 1920. Vol. 21, No. 6.

throughout the plant. Mills installed mechanical lifters and overhead conveyers to enhance efficiency. Postwar technological advancements in combers and spinning machinery increased product efficiency in production by over one hundred percent, and modernized spinning equipment promised increased efficiency by three hundred percent. The advent of power at the point of use—employing individual, high-speed drive motors to run machinery throughout the plant—eliminated numerous shafts and belts and replaced manual adjustments of looms and other equipment with electronically controlled speeds at each step of the cloth-making process. As a result, loom speed, for example, increased twenty-five percent and productivity jumped forty percent while quality improved. Of course, such high-speed automation and increases in productive efficiency also reduced labor costs. A 1958 survey of technological developments estimated that plant modernization would result in an eighty percent reduction of labor costs in opening and picking, ten to thirty percent reduction in carding, seventy-five to eighty percent in drawing, and sixty to seventy percent in roving (Textile Information Service 1958; Feller 1974: 572).

These advancements in technology led to changes in mill design and construction. With greater production came the need for new warehouses. Improved sprinkler systems, the use of fireproof concrete and steel materials, and the control of static electricity now allowed the convenient attachment of warehouses to main production areas. Improvements in lighting and humidification systems made windows obsolete or inefficient, and windowless brick and concrete-block walls distinguished the modern mill.

By the late twentieth century, a mix of mounting foreign competition and growing automation in the textile industry shuttered many mills and led to a sharp decline in the number of employees. Between 1982 and 1985 alone, over 10,000 North Carolina textile workers lost their jobs when sixty-seven plants permanently shut down. Reflecting the historical dominance of textile manufacturing in Gaston County, in the early 1990s a quarter of the work force (18,700 employees) was still involved in textiles. However, by the early 2000s, the industry employed just eleven percent of workers (www.bizjournals.com/GastonCountyTextilesHangingByAThread,2002. Accessed 6 December 2016).

Within the APE, cotton mills and villages have been lost in recent years. On the east side of Gastonia, the 1908 Ozark Mills is now largely demolished and the 1906 Flint Mill No. 1 is gone. Only remnants of the mill villages associated with these mills survive. On the west side of Lowell, the expansive Lowell Cotton Mills (GS0390, GS0391) (1901, 1907-1908) and many of its mill houses have also been razed. The adjoining, 1906 Peerless Manufacturing Company has been heavily remodeled and its associated mill housing destroyed (Sanborn Map Company, Gastonia Mill District, 1922, 1930, 1929, 1938).

However, as a reflection of just how pervasive cotton mills were in Gastonia and surrounding communities, a collection of textile mills and mill villages still remain in the APE and are evaluated in this report. In addition to Modena Cotton Mills and its mill village, both the 1922 Flint Mill No. 2 and the neighboring 1917 Groves Mills, which includes a substantially intact mill village, remain on the east side of Gastonia within the APE for this project. The Groves Mills evaluation begins on page 133, and the assessment for Flint Mill No. 2 is found on page 172. Like Modena Mill No. 1, Groves continues to manufacture textiles. Farther east, on the west side of the South Fork of the Catawba River, McAden Mills No. 2 remains within the McAdenville Historic District (National Register 2009) (Sanborn Map Company, Gastonia Mill District, 1922, 1930, 1950).

In addition to evaluating the surviving mills within the APE, the principal investigators conducted a windshield survey of Gastonia cotton mills and associated mill villages identified from the 1922, 1930, and 1950 Sanborn maps of the Gastonia Mill District. They are listed below.

1. Gastonia Cotton Manufacturing Company (GS0405) (1887) (Gone)
2. Trenton Mills (GS0567) (1893) (Scheduled for Demolition)
3. Avon Mills (GS0474) (1896)
4. Arlington Cotton Mill (GS0185) (1900) (Gone); Arlington Mill Village (Determination of Eligibility 1996)
5. Loray Mill (1901); (Loray Mill Historic District-National Register 2001, Boundary Increase 2005)
6. Gray Manufacturing Company (GS0510) (1905) (Gone)
7. Holland Cotton Mills (1906) (Overbuilt)
8. Clara Mill (GS0483) (1907) (Gone)
9. Dunn Mill (GS0487) (1909) (Gone)
10. Parkdale Mills (GS0546) (1916) (Gone)
11. Mutual Mills (1916) (Gone)
12. Seminole Manufacturing Company (GS0555) (1916)
13. Osceola Mill (GS0544) (1916) (Overbuilt)
14. Rankin (1916) (Overbuilt); (South Gastonia Textile District, GS0560)
15. Pinckney (1916) (Overbuilt); (South Gastonia Textile District, GS0560)
16. Hanover Thread Mills (1917) (South Gastonia Textile District, GS0560)
17. Ruby Mills (1918) (Gone); (South Gastonia Textile District, GS0560)
18. Myrtle Mills (1918) (Gone); Myrtle Mill Village (Determination of Eligibility 1996)
19. Victory Yarn Mills (1919); (South Gastonia Textile District, GS0560)
20. Winget Mill (1919); (South Gastonia Textile District, GS0560)
21. Myers Mill Company (1919) (Gone); (South Gastonia Textile District, GS0560)
22. Ridge Mills (1919) (Overbuilt); (South Gastonia Textile District, GS0560)
23. Armstrong Mills (GS0472) (1919) (Gone)
24. Arkray Cotton Mills (1920); (Arkray Mill Village, GS0987)
25. Dixon Mill (1920); (South Gastonia Textile District, GS0560)

Of these twenty-five Gastonia mills, eleven have been demolished, and five others have been extensively altered with modern exterior walls or major additions dating to the late twentieth century. The Loray Mill Historic District contains the renovated, five-story mill and surrounding blocks of mill houses erected mainly between 1901 and the 1920s. Loray is one of only two remaining mills in Gastonia that includes a freestanding office. (Groves Mills, evaluated in this report on page 133, is the other.) The other eight surviving cotton mills retain their original, rectangular forms, shallow-pitched gable roofs, brick exteriors, and evidence of original window openings. However, reflecting the county's midcentury textile prosperity, many have major postwar production and warehousing/distribution wings that equal or exceed the sizes of the original mills. All but Trenton Mills have bricked-in windows.

In addition to Loray Mill, the most intact pre-World War I mills in Gastonia are the Trenton and Avon mills near downtown. Trenton Mills is vacant, and the city has plans to demolish the building for a sports complex. The Trenton mill village has already been razed in preparation for the new development. At present, however, the two-story Trenton Mills features original stair towers with brick corbelling on the east and west elevations. Unlike many other mills, Trenton also retains its historic configuration without large, midcentury or modern wings. The boarded-over windows

have replacement metal sash. Although the two-story Avon plant has a large, post-World War II addition and the original, prominent center stair tower is now gone, the banks of tall, bricked-in windows still feature raised, segmental-arched lintels. The buttresses were probably added around 1950.



Loray Mill, 300 South Firestone Street, Gastonia, Mill Office on Right, Looking South.



Avon Mills, 601 East Main Avenue, Gastonia, Looking North.



Trenton Mills, 612 West Main Avenue, Gastonia, Looking West.

Notable among Gastonia's existing cotton mills built around World War I is the two-story Arkray Cotton Mills located northwest of downtown. Expanded after World War II with massive additions, the original, 1920 section is still clearly distinguished by its exposed reinforced-concrete framing and stair towers. Arkray is considered to be the first mill Gaston County built of flat-slab construction, and its interior retains the innovative mushroom columns (see the evaluation of the 1922 Flint Mill No. 2 on page 172 of this report).

The south side of Gastonia contains a grouping of World War I-era cotton mills along the Carolina and Northwestern Railway line. Though now expanded with later additions, the Dixon, Victory, Winget, Hanover, and Seminole mills all retain their original red-brick, gable-roofed main blocks and rows of bricked-in windows. Seminole Mills is distinguished by its relatively unobtrusive postwar appendages, original brick walls laid in common bond, and metal-roofed loading dock that conforms to the curve of the railroad spur line.



Arkray Cotton Mills, 1002 Jenkins Road, Gastonia, Looking West.



Seminole Mills, 1029 South Marietta Street, Gastonia, Infilled Window Openings.



Seminole Mills, 1029 South Marietta Street, Gastonia, Loading Dock, Looking East.

Like the Gastonia textile mills, the city's mill villages have also undergone demolitions and modern alterations. As stated in the 2001 National Register Nomination for the Loray Mill Historic District, and pertaining to mill housing throughout Gastonia,

The most common alterations include the application of aluminum, asbestos, asphalt, or vinyl siding; modern metal or wooden replacement porch posts; enclosed front and rear porches to increase living space; and replacement window sash. In some cases, porches have been removed or replaced with small, gabled entry porches. Many of the hip-roofed cottages now have enclosed front porches (Mattson, Alexander and Associates, Inc. 2001: Section 7, page 3).

Thus, the evaluation of the architectural and historical significance of mill villages is based largely upon the retention of original house forms and massing, including roof and porch configurations, and façade openings. Also important is the integrity of village layouts during the period of significance and the persistence of architectural rhythm and scale with blocks characterized by rows of look-alike houses undisrupted by modern construction (Mattson, Alexander and Associates, Inc. 2001: Section 7, pages 3-4).

There are two essential types of mill villages in Gastonia—those established during the first phase of mill construction between the 1890s and early 1900s and those created during the later boom period just before and after World War I. During the first phase, mill houses in the city tended to be the typical frame, single-pile house. Villages were laid out with straight streets or simple grid patterns. In some cases, streets followed rolling terrain near creeks.

The mill villages developed during the second phase were characterized by one-story, double-pile, pyramidal-roofed or hip-roofed dwellings. The nationally popular bungalow style was suggested in the deep roof eaves with exposed rafters and engaged front porches. The mill houses built for Seminole Mills exemplify this design and remain intact. As discussed above, model villages appeared that expressed national trends in landscape design. The owners of Ruby Cotton Mills, for example, commissioned Charlotte landscape architect, Earle S. Draper, to plan their village, and his curvilinear streets lined with 1920s hip-roofed mill houses—some on elevated sites—still fill the southern outskirts of Gastonia. On the northwestern side of Gastonia, the village for the razed Myrtle Cotton Mills and a large section of the Arkray Mill Village (GS0987) also remain although the Arkray worker houses that filled several blocks immediately north of the mill have been razed (Bregle 1982: 259).



Seminole Mill Village, 1000 Block of South Marietta Street, Gastonia, Looking Northeast.



Arkray Mill Village, 1800 Block of Arkray Street, Gastonia, Looking South.

In contrast to the 1920s villages, substantially intact communities of mill-worker housing from the first phase of mill construction are now rare. A number of the earliest mills were built near downtown, and their villages have been lost to later development or to pending projects. The villages associated with the Gastonia Manufacturing Company—Gastonia’s first mill—as well as the Trenton, Avon, Holland, Dunn, and Gray mills have all largely vanished. The notable exceptions are the expansive Loray mill village just west of downtown and Arlington Mill Village (Determination of Eligibility 1996) on the northwest side. Although the mill is now gone, the Arlington Mill Village contains blocks of one-story, single-pile, side-gable and Triple-A dwellings similar to those codified in Tompkins 1899 *Cotton Mill: Commercial Features*. Finally, a block of circa 1907, Triple-A mill houses associated with the Clara Cotton Mills (no longer extant) remain substantially intact in the 200 block of East Fifth Avenue. The remainder of the mill village, however, no longer remains.



Loray Mill Village, 300 Block of South Weldon Street, Gastonia, Looking South.



Arlington Mill Village, 1500-1600 Block of School Avenue, Gastonia, Looking West.



Arlington Mill Village, Haynes Avenue, Gastonia, Looking North.

National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), the Modena Cotton Mills and Mill Village Historic District is recommended **eligible** for National Register under Criterion A for Industry and under Criterion C for Architecture. The period of significance extends from 1894 when Modena Cotton Mills No. 1 was constructed to 1967, the fifty-year termination guideline for National Register eligibility. Although Modena Cotton Mills No. 1 continues to operate as a textile manufacturing facility, the property does not have the exceptional significance required under Criteria Consideration G to extend the period of significance past 1967. The mill and mill village were originally surveyed in 1979.

Integrity

The Modena Cotton Mills and Mill Village Historic District retains the seven aspects of integrity needed for National Register eligibility. Modena Cotton Mills and its associated mill houses occupy their original, rail-oriented sites on the industrial east side of Gastonia and thus have integrity of location, setting, feeling, and association. Moreover, the mills and the village retain their original geographical association with each other, illustrating the need for the textile companies to provide worker housing during the rise of the textile industry around Gastonia. The mill village retains its original grid street system and the architectural rhythm of the streetscapes with their rows of small, look-alike, frame houses.

These resources also possess sufficient integrity of design, workmanship, and materials to exemplify both textile mill construction and the development of textile mill villages during the period of significance. The two mills retain their two-story, rectangular forms, red-brick exteriors, segmental-arched and flat-arched window openings, and shallow-pitched gable roofs with exposed rafters. The interiors have their original timber structural systems with exposed wooden piers, columns, and beams, tongue-and-groove ceilings, wooden floors, and circa 1920 steel columns in Mill No. 1. The principal additions and modifications to the mills, particularly the brick veneers over the office sections, occurred during the period of significance, 1894 to 1967. The two mills retain their collection of auxiliary buildings—an electrical station, picker room, engine room, and cotton warehouse—which enhances the integrity of the overall plant. Furthermore, the two modern storage buildings do not compromised the integrity of the textile mill complex. Both are detached from the historic buildings and situated on the periphery of the site.

In common with other textile mill villages in and around Gastonia, many dwellings in the Modena mill village have replacement sidings, window sash, and porch posts. However, most retain their original massing and their side-gable, Triple-A, or pyramidal-roofed forms, and the village, as a whole, retains its intimate scale and the rhythm of its streetscapes.

Criterion A

The Modena Cotton Mills and Mill Village Historic District is **eligible** for the National Register under Criterion A (Event). To be eligible under Criterion A, the property must retain integrity and must be associated with a specific event marking an important moment in American prehistory or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or a nation. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well (National Park Service, *National Register Bulletin 15*: 12).

The mill and mill village historic district is eligible for the National Register under Criterion A for Industry. Constructed in 1894 as Gastonia's third textile mill and expanded in 1905 with Mill No. 2, Modena Cotton Mills remains a vivid and tangible reminder of the booming textile industry that shaped the development of Gastonia and Gaston County. By 1920, Gastonia contained thirty mills and proudly proclaimed itself, "City of Spindles". Modena stands as the city's second oldest surviving mill. The earlier Trenton Cotton Mills, also built in 1894, still remains although plans for demolition are in progress. Only two additional mills, Avon (1896) and Loray (1901), remain substantially intact from the city's first important phase of textile mill construction between the 1887 and the 1900s.

The additions and renovations to Modena Cotton Mills occurred during the period of significance and illustrate important later eras of textile expansion in Gaston County. Steel columns replaced some timber piers in Mill No. 1 during the wave of textile prosperity and growing production following World War I. The post-World War II brick additions to the mills increased manufacturing and distribution capacities under the postwar ownership of Burlington Mills. During this period, Burlington enhanced Modena's corporate image with a new office façade and filled in the mill windows for modern air conditioning.

The Modena mill village, in its layout, house types, and orientation to the mill, clearly reflects the early development of textile mill villages in Gastonia and the county. Such villages of this period are now rare. In Gastonia, the mill village for the massive Loray Mill is exceptionally large, containing over 450 mill houses built between the 1900s and the 1920s. Determined eligible in 1996, the circa 1900 Arlington Mill Village neatly typifies the smaller mill communities built at the turn of the twentieth century. However, Arlington Cotton Mill has been demolished. The Modena mill village, characterized by streets of single-pile, side-gable and Triple-A houses, is Gastonia's only other surviving mill village of this era and one of only two (including Loray) that stands adjacent to its original cotton mill.

Within the APE, most of the mill villages built between circa 1900 and circa 1910 have been demolished in recent decades amidst the widespread closing of textile plants. The great majority of 1900s mill housing associated with the Ozark and Flint mills in east Gastonia and the Lowell and Peerless mills in Lowell have all been razed. In the textile mill town of McAdenville, streets of circa 1900, one-story, frame mill houses that once filled the hillsides south of the mills have been razed for new residential development. Located within the APE, this mill village was determined eligible in 1999 and is evaluated in this report on page 385 (Bishir and Southern 2003: 486-487).

Criterion B

The Modena Cotton Mills and Mill Village Historic District is **not eligible** for the National Register under Criterion B (Person). For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group (National Park Service, *National Register Bulletin 15*: 14).

The mill and mill village historic district is not eligible under Criterion B because it is not associated with individuals whose activities were demonstrably important within a local, state, or national historic context.

Criterion C

The Modena Cotton Mills and Mill Village Historic District is **eligible** for the National Register under Criterion C (design/construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction (National Park Service, *National Register Bulletin 15*: 17).

The two mills that comprised the Modena complex are rare surviving examples of early-twentieth-century textile-mill architecture in Gastonia. Despite postwar changes, they continue to display original materials, elements of design, and methods of construction. The slow-burning mill construction is clearly evident in the timber structural system, the shallow gable roofs, confined stair towers, brick walls, and thick, wooden floors and ceilings. The steel columns in Mill No. 1 were probably installed in the 1920s during a change in ownership and increased production. Steel columns became increasingly common in mills by the 1920s, reflecting both the growing affordability of steel as a building material and the declining availability of high-grade lumber for heavy-timber construction. Other features that marked textile mill architecture of this period, such as curved wooden rafter ends and banks of tall, segmental-arched windows, also remain evident. The exterior changes to the mills, including brick-infilled windows, additions, and the brick-veneers, illustrate common renovations to cotton mills between the 1940s and 1960s and took place during the period of significance. The two mills retain their auxiliary buildings—an electrical station, picker room, engine room, and cotton warehouse—that complete the complex and illustrate the full range of production processes at the plants. The complex is noteworthy for its cotton warehouse. Often lost to fire, cotton warehouses have not survived in great numbers. The Modena warehouse retains the typical one-story form divided into bays by thick fire walls that helped minimize the loss of cotton in the event of fire. Its frame front walls, which could be more easily removed during a fire than brick walls, were also typical.

The Modena mill village contains domestic architecture typical of the worker communities established around Gastonia before and after 1900. The traditional one-story, frame, single-pile house types, capped by side-gable or Triple-A roofs, characterized housing for mill workers in this period and were distinct from the double-pile, pyramidal-roofed and hip-roofed forms found in the villages of the late 1910s and 1920s. Although the houses have been variously remodeled, the street system and streetscapes of the village remain intact as do the fundamental forms of the houses and the scale of the village. Mill villages from the 1920s remain relatively common in Gastonia, but, in contrast, mill villages from the earlier period of construction are now exceedingly rare, and the Modena example is one of the few to remain and one of only two still associated with its mill.

Criterion D

The Modena Cotton Mills and Mill Village Historic District is **not eligible** for the National Register under Criterion D (potential to yield information). For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to

our understanding of human history or prehistory; and 2) the information must be considered important (National Park Service, *National Register Bulletin 15*: 21).

The mill village historic district is not eligible under Criterion D because it is not likely to yield any new information pertaining to the history of building design or technology.

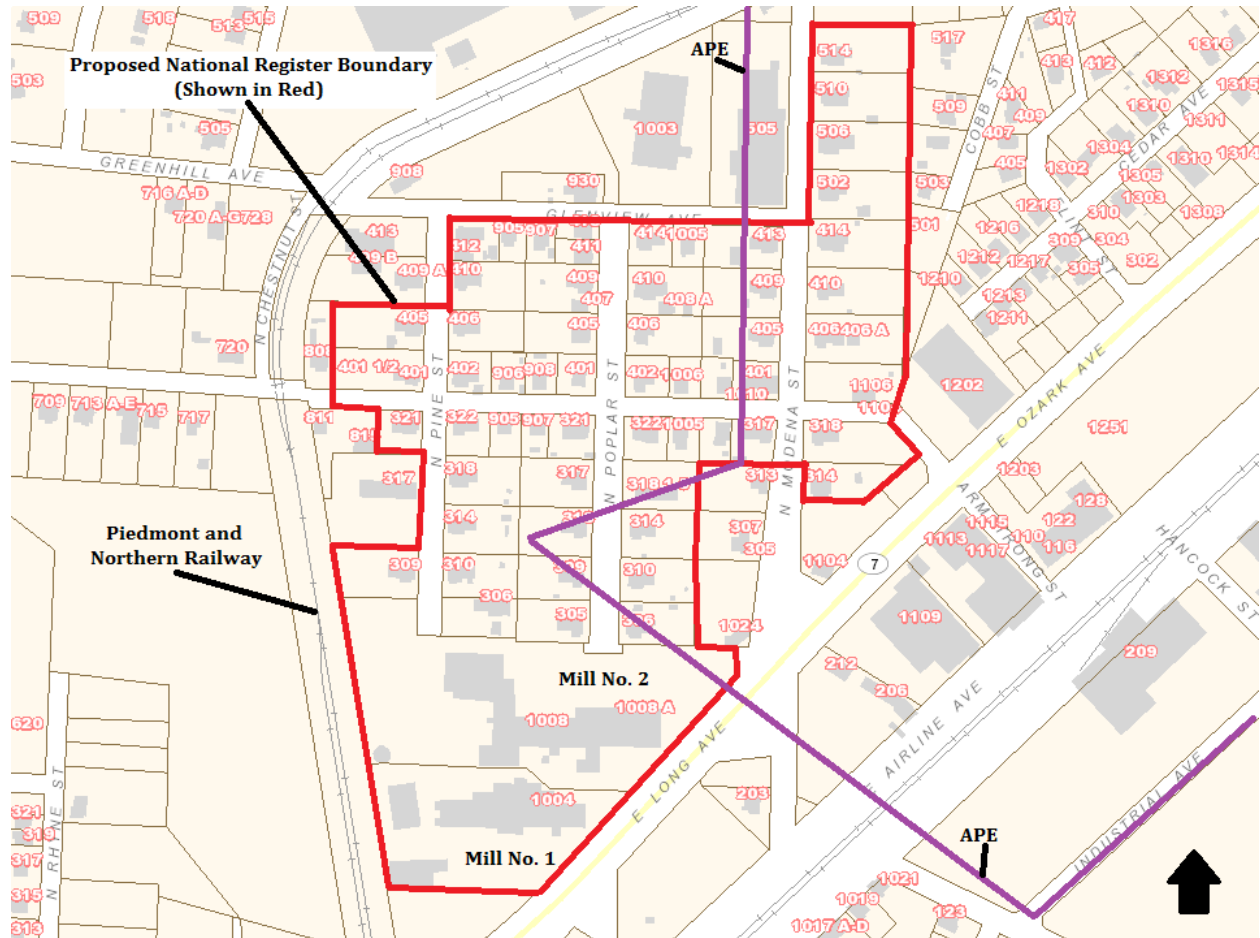
National Register Boundary Description and Justification

The proposed National Register boundary for the Modena Cotton Mills and Mill Village Historic District has been drawn according to the guidelines of National Register Bulletin 21, *Defining Boundaries for National Register Properties*.

The proposed National Register boundary encompasses the highest concentration of substantially intact historic resources associated with the Modena Cotton Mills and its adjoining village of worker housing. The boundary encompasses roughly thirty acres within which is the Modena Cotton Mills complex at the south end of the district and the mill village directly to the north. As shown on **Figure 16**, the National Register boundary is defined by tax parcels as well as the rights-of-way along East Long Avenue, Glenview Avenue, North Modena Street, and the Piedmont and Northern Railway Linear Historic District boundary which borders the west side of the Modena Cotton Mills at 1004-1008 East Long Avenue.

Figure 16

Modena Cotton Mills and Mill Village Historic District
Site Plan and Proposed National Register Boundary



Source: Gaston County Tax Map

Scale: 1" = 400'

**No. 146 Gastonia Textile Machinery Company
(PIN 3556 62 0266)
401 Pear Street
Gastonia, Gaston County**

Period of Significance: circa 1948-1967
Eligibility Recommendation: Eligible

Physical Description



The Gastonia Textile Machinery Company sits on the north side of the Piedmont and Northern Railway (P&N), just west of the Groves Mill Village (GS0513). The P&N is contained within the Piedmont and Northern Railway Linear Historic District (Determination of Eligibility 2010), and the historic district and the previously surveyed Groves Mill Village are both evaluated in this report on pages 37 and 133, respectively. Four-lane East Ozark Avenue parallels the south side of the P&N. A one-story, frame duplex occupies the same tax parcel as the machine shop and was built to house machinists who worked next door. The duplex has a hipped roof with exposed rafters, asbestos-shingle siding, and porches on each end (east and west elevations) that are sheltered by metal awnings. Each end has two doors and two windows. A ruinous, frame and concrete-block shed stands behind the duplex.

The circa 1948 machine shop is a one-story, rectangular building with an arched, bow-truss roof and load-bearing brick walls laid in common bond. The building has a shed-roofed wing on the west side that is original. The front-(north) elevation has an off-center, loading bay that opens onto a brick loading dock with a concrete deck. The loading bay has an original door of diagonally laid battens with cross bracing. A horizontal-panel and glazed door leads into the side wing on the west side, and a steel-sash factory window and a single-leaf, replacement door occupy the eastern bays of the façade. The side (east and west) elevations have original steel-sash factory windows with concrete sills. The rear (south) elevation faces the P&N tracks and has the same steel-sash factory windows, a furnace stack, and a large, drive-in bay with a modern overhead door. The rear yard of the site is paved. The interior of the shop contains the large, open, main work room that has an exposed bow-truss roof and a series of smaller work rooms and an office that occupy the side wing. The brick walls are exposed on the interior, and the floor is a concrete slab. The bow truss is built of round pipes components rather than I-beams, and the ceiling and rafters are wood.



Gastonia Textile Machinery Company, Overall View, Looking North From Pear Street Across the Piedmont and Northern Railway Line.



Gastonia Textile Machinery Company, Front (North) Elevation, Looking East.



Gastonia Textile Machinery Company, Front (North) Elevation, Looking West.



Gastonia Textile Machinery Company, Side (East) Elevation, Looking West.



Gastonia Textile Machinery Company, Rear (South) Elevation, Looking North.



Gastonia Textile Machinery Company, Side (West) Elevation, Looking South.



Gastonia Textile Machinery Company, Interior, Main Room.



Gastonia Textile Machinery Company, Interior, Roof Trusses.



Gastonia Textile Machinery Company, Machine Shop and Duplex, Looking East.



Gastonia Textile Machinery Company, Duplex, West Elevation, Looking South.

Historical Background

This machine shop was constructed circa 1948 by the Gastonia Textile Machinery Company shortly after its incorporation in 1947. The original address for the company was listed as Ozark Avenue Extended even though the building faced what later became Cole Avenue. Even in 1950, the Sanborn map shows Cole as a new, and still unpaved, road (**Figure 17**). The company was founded and operated by Mecklenburg County native, Charles W. Barnes (1909-1994), who was a machinist and inventor. His wife, Lucy Donnelly Barnes, and W.B. Baumgardner of Belmont were also officers of the company. In 1949, Barnes patented the Barnes Improved Waste Machine which captured fibers otherwise lost in the manufacturing process. Manufactured here, the machine remixed the waster fibers back into the yarn, thus cutting production losses at cotton mills. As an advertisement in the 1949 city directory indicates, the company made all forms of waste machines, picker hoppers and aprons, and super cleaners (**Figure 18**) (Gaston County Deed Book 8: 493; *Gastonia Gazette* 21 October 1949; Gastonia City Directories 1947-1951; www.findagrave.com/charliewindfordbarnes. Accessed 14 April 1017).

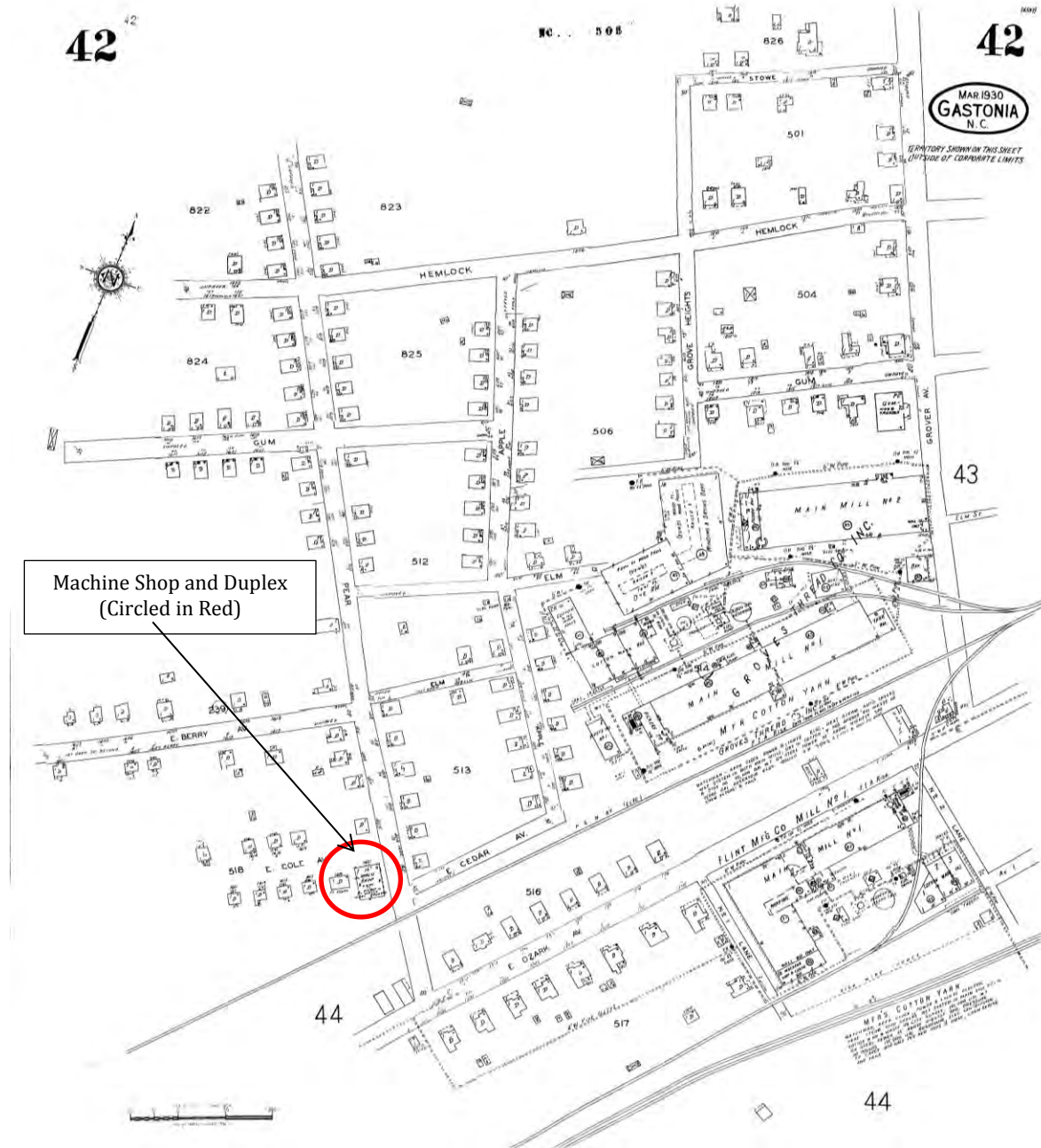
The Gastonia Textile Machinery Company was sited propitiously along the P&N Railway, amidst a district of textile mills on the eastern periphery of Gastonia. Groves Mills (GS0512) and the Groves Mill Village stand immediately to the northeast. Now gone, Flint Manufacturing Company, Mill No. 1 (GS0494) was located southeast across the railroad tracks and Ozark Avenue from the machine shop, and the Ozark (GS0545) and Modena (GS0539) mills stood to the south. Ozark Cotton Mill is being demolished, but Modena Cotton Mills and Mill Village is assessed in this report on 58. The textile machinery building was located on the east side of a small, six-block subdivision platted in 1928 by the Gastonia Insurance and Realty Company. Dominated by small houses built for mill workers, the subdivision was developed primarily in the 1940s and 1950s. The machine shop was the subdivision's only industrial enterprise, sharing its corner lot with a one-story, frame duplex that housed machinists who worked at the company (Gaston County Plat Book 3: 81).

By the late 1950s, the machine shop housed the KiRo Bolster and Machine Company which had been incorporated in November 1957 by John H. Kistler (president), C.F. Rose, and James Fisher. Kistler, who resided in Lincolnton, North Carolina, owned an iron works on West Davidson Street in Gastonia which also served as the agent's office for the newly formed KiRo company. According to the articles of incorporation, the purpose of KiRo Bolster and Machine Company was "to buy, sell, repair, alter, and deal in textile machinery and textile manufacturing parts of every kind and nature." On 13 November 1957, the *Gastonia Gazette* reported that the newly incorporated business was a dealer and maker of textile instruments, machinery, and parts, which included heavy duty spindle bolsters, castings, gears, and fixtures (Gaston County Corporations Index 12: 155; Gastonia City Directory 1957-1958; *Gastonia Gazette* 13 November 1957).

Charles W. Barnes and his wife, Lucy, continued to own the property as well as a number of investment properties around Gastonia, including lots in this subdivision which they had acquired in 1941. The 1959 Gastonia City Directory also listed Barnes as the owner of a heating and roofing business (Gaston County Deed Books 1806: 931; 863: 176; 384: 156).

In the early 1970, tool and dye manufacturer, J.S. Holland Machine Company, of Gastonia began leasing the building, and the company, now owned by son Randy Holland, remains in operation. The Barnes family continues to own the property (Randy Holland Interview 2017).

Figure 17
Gastonia Textile Machinery Manufacturing Company
1950 Sanborn Map



)
Source: Sanborn Map Company, 1950.

Figure 18

**Gastonia Textile Machinery Company
Advertisement**

**GASTONIA
TEXTILE MACHINERY CO., Inc.**

Manufacturers of

- WASTE MACHINES
- PICKER HOPPERS
- SUPER CLEANERS

Ozark Ave. Extd. P. O. Box 351 Phone 5-4952

GASTONIA, N. C.

**TEXTILE
MACHINE & SUPPLY CO.**

Manufacturers of

SARGENT COMBS
MACHINERY SUPPLIES

AND

PICKER APRONS

General Machine Shop Practice

Ozark Ave. Extd. P. O. Box 351 Phone 5-4952

GASTONIA, N. C.

Source: Gastonia City Directory, 1949.

National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), the Gastonia Textile Machinery Company is recommended **eligible** for the National Register under Criterion A for Industry. The period of significance extends from circa 1948 when the building was constructed to 1967, the current cut-off date for National Register eligibility. Although still in operation as a machine shop, the property does not have the exceptional significance required under Criteria Consideration G to extend the period of significance past 1967.

Integrity

The Gastonia Textile Machinery Company property retains the seven aspects of integrity needed for National Register eligibility. The machine shop has integrity of location, having occupied this location on the Piedmont and Northern Railway since its construction circa 1948. The property also retains its industrial setting, feeling, and association. The machine shop sits on the edge of the Groves Mills Mill Village near the extant Groves and Flint No. 2 (GS0495) textile mills. Unchanged since construction in the late 1940s, this industrial property retains its integrity of design, materials, and workmanship. The machine shop maintains its simple, functional design with load-bearing brick walls, steel-sash windows, original batten loading door, and bow-truss roof that allowed for an unencumbered work area inside.

Criterion A

Gastonia Textile Machinery Company is **eligible** for the National Register under Criterion A (Event). To be eligible under Criterion A, the property must retain integrity and must be associated with a specific event marking an important moment in American prehistory or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or a nation. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well (National Park Service, *National Register Bulletin 15*: 12).

The well-preserved Gastonia Textile Machinery Company exemplifies the textile machinery operations that were established to serve the dominant cotton industry in Gaston County during the twentieth century. The American textile industry was highly mechanized even from its early days in New England, and machine shops, or foundries, to make and repair production machinery and equipment had long been integral parts of mill complexes. Technological innovations in textile manufacturing only continued throughout the nineteenth century and into the twentieth, driving ever greater need for machine production and repair. With the movement of the textile industry to the South after the Civil War, machinists and their shops continued to play a pivotal role in the largely automated world of the new cotton economy. By the early twentieth century, most mill construction and innovation in the industry were taking place in the South. Advances in all phases of production, new power systems, the invention of air conditioning, and the development of fire suppression equipment all demanded highly skilled machinists to design, build, and repair various types of equipment. During this period, Charlotte emerged as the center of textile production in the world but also became the leading producer of textile machinery in the Southeast. Nearby Gastonia, with thirty cotton mills in 1920, itself supported numerous machinery companies, most of which were clustered near the mills they served. Groups of machine shops were found on East Franklin Boulevard and East Second Avenue, one block south of Franklin, near Avon Mills (GS0474) and Modena Cotton Mills. A number of machine shops were found on West Second Avenue and nearby

South Linwood Road, not far from the industry giant, Loray Mill. Finally, a number of machinery companies lined North Marietta Street (now Dr. Martin Luther King, Jr. Way), particularly near the junction with the Carolina and Northwestern Railway (Gastonia City Directories 1910-1911, 1921-1922, 1930-1931: 150).

These small-scale industrial buildings generally maintained a similar form and appearance throughout the twentieth century. All were one-story buildings with long, rectangular forms that accommodated a logical progression of production through the interior. Machine shops also typically had bow-truss or some other form of trussed roof that allowed for fully open interiors. Because of the risk of fire, the buildings were usually constructed of some form of masonry, primarily brick but also concrete block by the postwar period, although some had corrugated-metal walls along the side elevations. Although many now are brick infilled, steel-sash factory windows were ubiquitous (Gastonia City Directories 1910-1911, 1921-1922, 1930-1931: 150; Davidson 2000: 14-16; Mattson, Alexander and Associates, Inc. 2001: Section 8, pages 1-2).

No textile machine manufacturing company has been surveyed to date in Gaston County¹. However, an examination of city directories between the 1920s and 1940s traces the rise of this industrial sector. In 1921, Gastonia had six textile machinery manufacturers or machine shops, two of which were located on East Airline Avenue near both Modena and Ozark mills. Three were situated on East Franklin Boulevard near the mills that lined the Southern Railway, and one, Barkley Machine Works, was located on North Marietta Street at the crossing of the Carolina and Northwestern Railway. Barkley Machine Works, extant at 802 Dr. Martin Luther King, Jr. Way is the only one of these six machinery makers to survive. Like most machine shops, Barkley is utilitarian in appearance. The one-story, masonry building has a front-gable roof hidden by a stepped parapet and steel-sash windows, some of which have been infilled. A modern loading bay is found on the main (south) elevation (Gastonia City Directory 1921-1922).

By 1930, there were nine machinery companies in Gastonia. Two were located on North Marietta Street—Barkley and Piedmont Iron Works—near the Carolina and Northwestern Railway, and the Gaston Iron Works remained in the 200 block of East Airline Avenue. Three stood on East Long Avenue near Modena mill, and two were situated on East Franklin Boulevard. In addition to Barkley, the extant textile machine manufacturing companies listed in the 1930 directory are the Mill Devices Company and Howard Brothers Manufacturing Company, both situated on South Linwood Road, two blocks west of Loray Mill (located in the Loray Mill Historic District-National Register 2001). Mill Devices Company, a division of A.B. Carter, Inc., was founded in 1922 to produce Boyce Weavers Knotters, was still housed in its circa 1923, one-story, brick building until recent years. With its castellated parapet on the façade (west elevation) and stepped parapet on the sides, concrete detailing, and steel-sash factory windows, the Mill Devices building is the most decorative of the surviving machine shops in Gastonia. The building is little changed except for a roof addition that covers what was probably a roof monitor (Gastonia City Directories 1921-1922, 1930-1931).

¹ The Gastonia Mill Supply Company (Study List 1987) at 613 East Franklin Boulevard is a two-story commercial building rather than an industrial machine shop.



Barkley Machine Works, 802 Dr. Martin Luther King, Jr. Way (formerly North Marietta Street), Gastonia, Looking Northeast.



Mill Devices Company, 226 South Linwood Road, Gastonia, Looking Northeast.

Across Linwood Road from Mill Devices is the well-preserved Howard Brothers Manufacturing Company shop (circa 1930) which produced card clothier machinery. Founded in Worcester, Massachusetts, in 1866, Howard Brothers furnished the clothing used on the first successful mechanical cotton picker. The building has the typical long, one-story, rectangular form, masonry exterior, tall factory windows, an open interior, and a front office with ornamental brick spandrels and a flat parapet (*Gastonia Gazette* 19 October 1948).



Howard Brothers Manufacturing Company, 221 South Linwood Road, Gastonia, Looking North.

The soaring demand for cotton products during World War II and the development of synthetics after the war generated another textile boom in Gaston County. This new era was characterized by the expansion of textile companies through mergers and acquisitions. Large, international corporations increasingly replaced the independently owned plants of the early twentieth century. With consolidation came a near constant reinvestment in both the textile plants and equipment to increase capacity and accommodate modern technology (Glass 1992: 79-84).

Consolidation and capital investment in the textile plants created a boon for textile machinery companies and parts suppliers too in the postwar era. From nine in 1930, the number of machinery companies in Gastonia jumped to fifty-two in 1949, an increase of nearly 600 percent. Growth continued into the 1950s and early 1960s, but by the late twentieth century, growing foreign competition and increased automation in the textile industry shuttered many mills. Between 1982 and 1985 alone, over 10,000 North Carolina textile workers lost their jobs when sixty-seven plants shut down permanently. Reflecting the historical dominance of textile manufacturing in Gaston County, in the early 1990s a quarter of the work force (18,700 employees) was still involved in textiles. However, by the early 2000s, the industry employed just eleven percent of workers.

(www.bizjournals.com/GastonCountyTextilesHangingByAThread,2002. Accessed 6 December 2016).

Mill closures and consolidation also had a particularly deleterious effect on machinery and equipment companies. As early as 1981, a *New York Times* article noted that half of the approximately \$1.6 billion spent in 1981 alone on plants, equipment, and machinery was going to foreign companies. Mill companies complained that American machine and equipment companies had not kept up with research and development. In the 1950s, most textile machinery was still made in the U.S., but with consolidation throughout the industry, the conglomerates stopped funding research and largely became sales companies rather than manufacturers (Salmons, *New York Times*, 10 May 1981).

With the end of the textile era, many of the surviving machine shops have been altered for other uses or now stand vacant. Typical alterations include replacement sidings, new window openings, and added loading docks. An online survey of the fifty-two companies identified in the 1949 directory reveals that only twelve survive, including Barkley and Mill Devices machine shops discussed above. The others all date from the late 1930s to circa 1950.

Typical of the machine shops constructed during the postwar boom is the Todd-Long Picker Apron Corporation building on East Second Avenue near the intersection with Chestnut Street. Built in 1946, the one-story, brick building with a stepped parapet and bow-truss roof illustrates the persistence of the building type. The building has concrete-block side walls, and the large windows on the façade (south elevation) are filled with glass block. The company has been established in 1946 as a successor to the apron department at F.C. Todd, Inc. which had been formed in 1930.

Also built in 1946 on North Marietta Street, the McKelvie Machine Company is unusual for its exceptionally wide bow-truss roof with an arched form undisguised by a parapet. The company had been founded by Henry McKelvie who had worked for Firestone Textiles, Inc. for years before starting his own company. His first plant had burned down, and this building was the replacement (*Gastonia Gazette* 9 January 1948).

Erected in 1945, Textile Parts and Machinery, Inc. is located in Gastonia's Arlington Heights neighborhood near Arkray Cotton Mills and the now demolished Arlington Cotton Mill (GS0185). Still in operation as a manufacturer of gears, Textile Parts and Machinery occupies a complex of interconnected buildings. The main section has its original rectangular form and bow-truss roof behind a stepped parapet. The unfenestrated façade (south elevation) has concrete rectangular boxes that simulate the ribbon windows often used in Modernist designs.

The Gastonia Textile Manufacturing Company thus stands out as a well-preserved example of the machine shops that emerged around Gastonia's cotton mills during the early and middle decades of the twentieth century. As essential supporting manufactories for the booming textile mills, machine shops once dotted Gastonia's industrial landscape. Of the surviving examples, the Gastonia Textile Manufacturing Company remains among a small collection that in setting, scale, design, and materials clearly conveys the industrial significance of the Gastonia's scores of makers and fixers of textile machinery during the early and middle twentieth centuries.



Todd-Long Picker Apron Corporation (Building on Left), 618 East Second Avenue, Gastonia, Looking Northeast.



McKelvie Machine Company, 900 Dr. Martin Luther King, Jr. Way (formerly North Marietta Street), Gastonia, Looking East.



Textile Parts and Machine Company, 1500 May Avenue, Gastonia, Looking East.

Criterion B

Gastonia Textile Machinery Company is **not eligible** for the National Register under Criterion B (Person). For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group (National Park Service, *National Register Bulletin 15: 14*).

The machine shop is not eligible under Criterion B because it is not associated with individuals whose activities were demonstrably important within a local, state, or national historic context.

Criterion C

Gastonia Textile Machinery Company is **not eligible** for the National Register under Criterion C (design/construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction (National Park Service, *National Register Bulletin 15: 17*).

Although well preserved, Gastonia Textile Machinery Company is not recommended for eligibility under Criterion C. The small, utilitarian building is typical of many machine shops with its simple, one-story, rectangular form, bow-truss roof, and steel-sash windows. The building represents a common type of small industrial building and does not have the architectural significance needed for eligibility under Criterion C.

Criterion D

Gastonia Textile Machinery Company is **not eligible** for the National Register under Criterion D (potential to yield information). For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or prehistory; and 2) the information must be considered important (National Park Service, *National Register Bulletin 15*: 21).

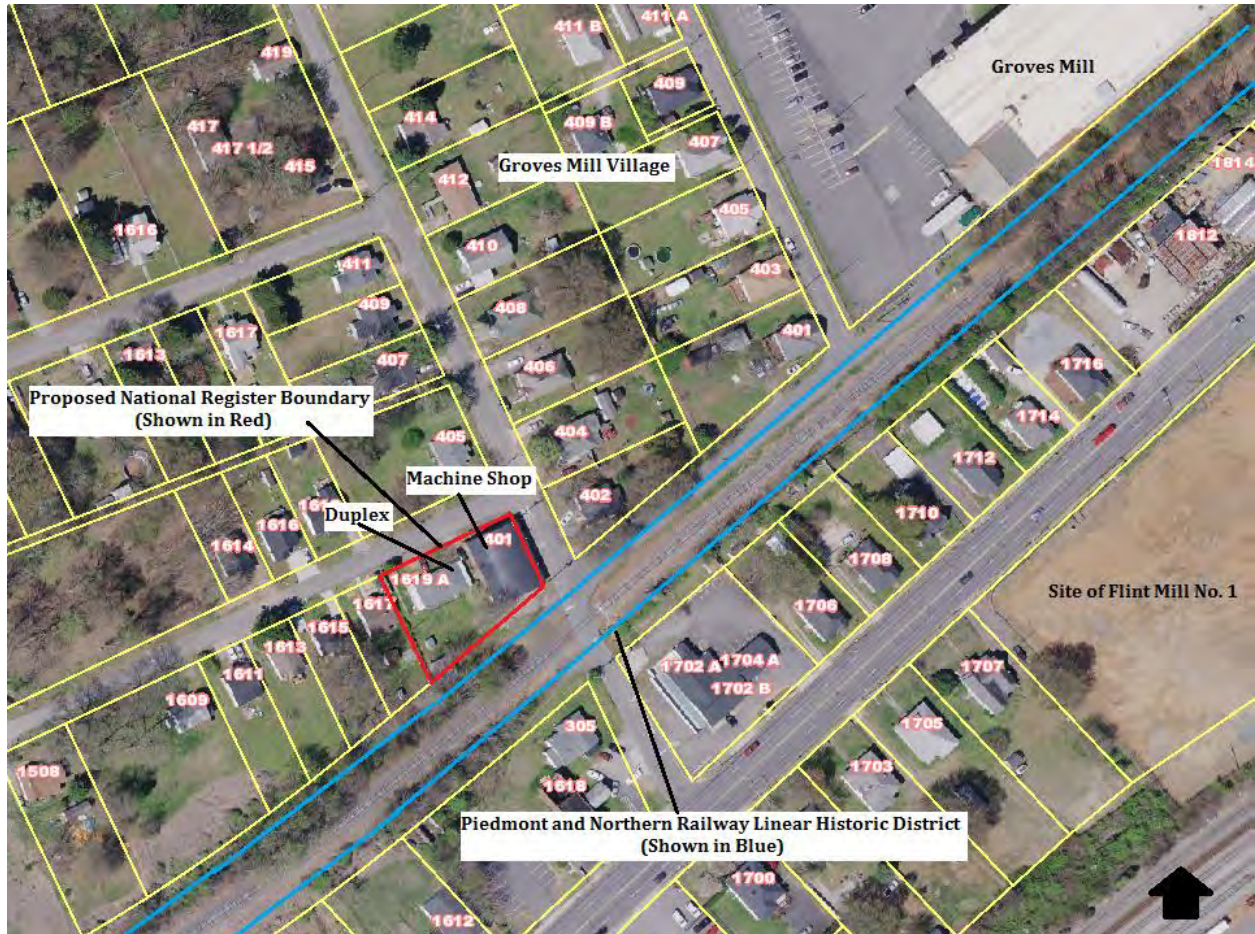
The property is not eligible under Criterion D because it is not likely to yield any new information pertaining to the history of building design or technology.

National Register Boundary Description and Justification

The proposed National Register boundary for Gastonia Textile Machinery Manufacturing Company has been drawn according to the guidelines of National Register Bulletin 21, *Defining Boundaries for National Register Properties*.

Shown on **Figure 19**, the boundary encompasses the current tax parcel of 0.32 acre which contains the machine shop, the duplex, and their settings. The proposed boundary follows the rights-of-way along Pear Street and Cole Avenue. The boundary for the Piedmont and Northern Railway Linear Historic District lies outside the proposed National Register boundary to the south.

Figure 19
Gastonia Textile Machinery Company
Site Plan and Proposed National Register Boundary



Source: Gaston County Tax Map

Scale: 1' = 200"

**Nos. 152-153 Groves Mills and Mill Village
Historic District (GS0512,
GS0513)**

Roughly Bounded by Piedmont and
Northern Railway, East Ozark
Avenue, and Pear, Tree, Hemlock,
and Ida Streets
Gastonia, Gaston County



Period of Significance: 1917-1967

Eligibility Recommendation: Eligible

Physical Description

Overview

Located on the north side of East Ozark Avenue, and the Piedmont and Northern Railway Linear Historic District (Determination of Eligibility 2010), the Groves Mills and Mill Village Historic District comprises the Groves Mills industrial complex and approximately nineteen blocks of associated worker housing. The APE cuts through the southwest corner of the proposed historic district to encompass Groves Mills (401 Grover Street), five mill houses in the 400 blocks of Pear and Apple streets, and six houses on the north side of the 1700 block of East Ozark Avenue. These resources are listed and described briefly at the conclusion of this section.

Groves Mills

The principal investigators were not permitted access to the Groves Mills industrial complex which is now owned by American & Efirid, Inc. (A&E), a company based in Mount Holly, North Carolina. The complex is secured by metal fencing, and only views of the property from the perimeter were allowed. Although the principal investigators did not gain access to the grounds or to building interiors, a telephone interview with Mr. John Bowyer, A&E corporate engineer, provided information about the integrity of the interiors and approximate dates of additions and renovations to the mills (John Bowyer Interview 2017).

The Groves Mills complex is comprised of the 1917 Mill No. 1, nearest the Piedmont and Northern Railway (P&N); the adjacent 1924 Mill No. 2; and the 1954 Mill No. 3, which was built just north of Mill No. 2. The industrial grouping also includes a 1931 dye house and finishing plant; a circa 1950 storage building; and a circa 1924 mill office that was expanded and remodeled in 1956. Fieldstone retaining walls that date to initial construction circa 1917 survive near Mill No. 1 along the west side of the complex and at the southeast corner of the mill where Grover Street crosses the P&N Railway. The cotton warehouse, machine shop, and water tower, all depicted on the 1950 Sanborn map, are no longer extant (**Figure 20**) (John Bowyer Interview 2017; Sanborn Map Company, Gastonia Mill District, 1922, 1920, 1950).

Groves Mill No. 1 consists of the original one-story and two-story, brick factory from 1917 and postwar additions and modifications. Capped by its original shallow-gable roof, the 1917 mill remains clearly visible and substantially intact along the north elevation. This side of the mill

Figure 20
Groves Mills and Mill Village
1950 Sanborn Map



Source: Sanborn Map Company, 1950.

displays original red-brick walls and rows of tall, segmental-arched and flat-arched window bays that are now brick infilled. The west stair tower on this elevation also remains but was remodeled with a postwar brick veneer and simple flat roof. Original fenestration also remains visible on the upper story of the west gable end although a postwar, brick wing projects from the first story. The original windows have all been infilled with brick and the east and south elevations expanded with two-story, flat-roofed additions with blind, brick walls and air conditioning vents typical of postwar additions to cotton mills. These additions were built primarily for warehousing and distribution and include truck loading bays. In the 1980s, following A&E's acquisition of the property, a metal veneer replaced a section of the brick upper story on the east elevation (John Bowyer Interview 2017).

According to corporate engineer John Bowyer, the major additions as well as the brick infilling of the windows occurred during the 1950s and early 1960s to accommodate increased production under new management and the installation of a modern air conditioning system. In September 1958, the *Gastonia Gazette* announced that Mill No.1 of Groves Mills (then the Groves Thread Company) was to be updated with new air conditioning and would be expanded considerably for greater production space. The project was completed in 1959 under the supervision of the company engineer, Paul Avery (John Bowyer Interview 2017; *Gastonia Gazette* 25 September 1958).

The interior of Mill No. 1 has open manufacturing rooms with wooden floors and ceilings and the timber beams and piers associated with heavy mill construction. The exposed brick walls and window bay also survive, including those on the east and south elevations off which the 1959 additions were built. The additions have a structural system of steel I-beams and girders, and the floors are concrete slabs (John Bowyer Interview 2017).

Similar in its original design to Mill No. 1, the adjacent Mill No. 2 was built in 1924 with a two-story, rectangular, red-brick form and banks of tall, segmental-arched and flat-arched windows. The building is capped by a shallow-gable roof. The east, west, and south elevations remain largely intact with rows of tall, segmental-arched and flat-arched windows which have all been brick infilled. According to Bowyer, the interior is also largely intact with open manufacturing rooms that retain their wooden floors and ceilings, steel columns, brick walls, and window configurations (John Bowyer Interview 2017).

In 1954, Mill No. 3 was constructed north of Mill No. 2 along Gum Street which borders the north side of the mill complex. As originally constructed, Mill No. 3 was a one-story, flat-roofed, brick factory that extended along the western half of the south side of Gum Street. By the time the 1955 Gastonia City Directory was published, all the remaining mill houses in this block had been moved to make way for the new mill. A January 1955 announcement in the *Monthly Review*, published by the Federal Reserve Bank of Richmond, Virginia (January 1955), described the building as consisting of 30,000 square feet and capable of significantly increasing the company's production of heavy cotton counts and synthetic threads (*Monthly Review*, January 1955: 8; www.frasier.stlouisfed.org. Accessed 13 April 2017).

The north elevation of the original 1954 mill remains clearly visible along Gum Street and consists of a deep-red brick wall offset by a Modernist-inspired, horizontal band of buff-colored brick with cast-stone trim. The unadorned west elevation of Mill No. 3 is also intact with its original blind, red-brick exterior. Both elevations have some later areas of brick infill that appear to replace air conditioning vents. Probably in the early 1960s, Mill No. 3 was significantly expanded on the east

side with a two-story production area and a one-story warehousing wing that had a projecting truck dock. These additions extended Mill No. 3 eastward to fill the south side of Gum Street to Grover Street. Mill No. 3 was then attached to Mill No. 2, being linked by an existing, recessed stair tower which was rebuilt and incorporated into the present façade with its flat-parapet. The interior of Mill No. 3 retains original concrete flooring and steel I-beams and girders (John Bowyer Interview 2017).

Located west of Mill Nos. 2 and 3, the 1931 Dye House/Finishing Plant is an expansive, brick, L-shaped building divided into large production spaces for thread dyeing (west wing) and finishing (north wing). Generally one-story tall, the finishing plant accommodates a full lower level along the west elevation because of its sloping site. Capped by a shallow, cross-gable roof, the facility has concrete loading docks. The interiors of the original sections have concrete flooring, timber posts and beams, and exposed brick walls. The building was expanded along the west elevation in 1957 with a major addition constructed of steel I-beams and girders. Beginning with the 1957 expansion, the numerous, large window bays in the finishing plant were brick infilled. The building now serves as a warehouse (John Bowyer Interview 2017; Biberstein, Bowles, Meacham, and Reed Records 1957).

Sited near the center of the mill complex stands the two-story, brick storage building that was probably constructed or significantly enlarged circa 1950. The 1922 and 1930 Sanborn maps show a one-story, rectangular storage building on this site while the 1950 Sanborn map appears to depict the present structure which has a square plan. The utilitarian, red-brick building has a flat-parapet, an air conditioning tower, a shed-roofed, concrete loading dock, and square, brick-infilled windows.

The one-story, detached, brick mill office stands on the east side of the complex oriented to Grover Street. The office was probably constructed circa 1924 when Mill No. 2 was erected and appears on the 1930 Sanborn map. Topped by a flat parapet, the office has a four-bay façade (east elevation), a wire-cut brick exterior, and a two-bay addition (1956) on the south elevation. After A&E acquired the property in 1978, additional office renovations occurred, including the installation of fixed-light, aluminum-sash windows. The principal investigators were allowed access to the office lobby interior which revealed original oak door and window surrounds, horizontal-panel and frosted-glass doors, and tall baseboards (*Gastonia Gazette* 14 March 1956; John Bowyer Interview 2017).



Groves Mills, Mill Office and Mill No. 2, Looking North from P&N Railway.



Groves Mills, Stone Retaining Wall on Grover Street, Looking Northwest Towards Mill No. 1.



Groves Mills, Mill No. 1, North Elevation, Looking East from Apple Street.



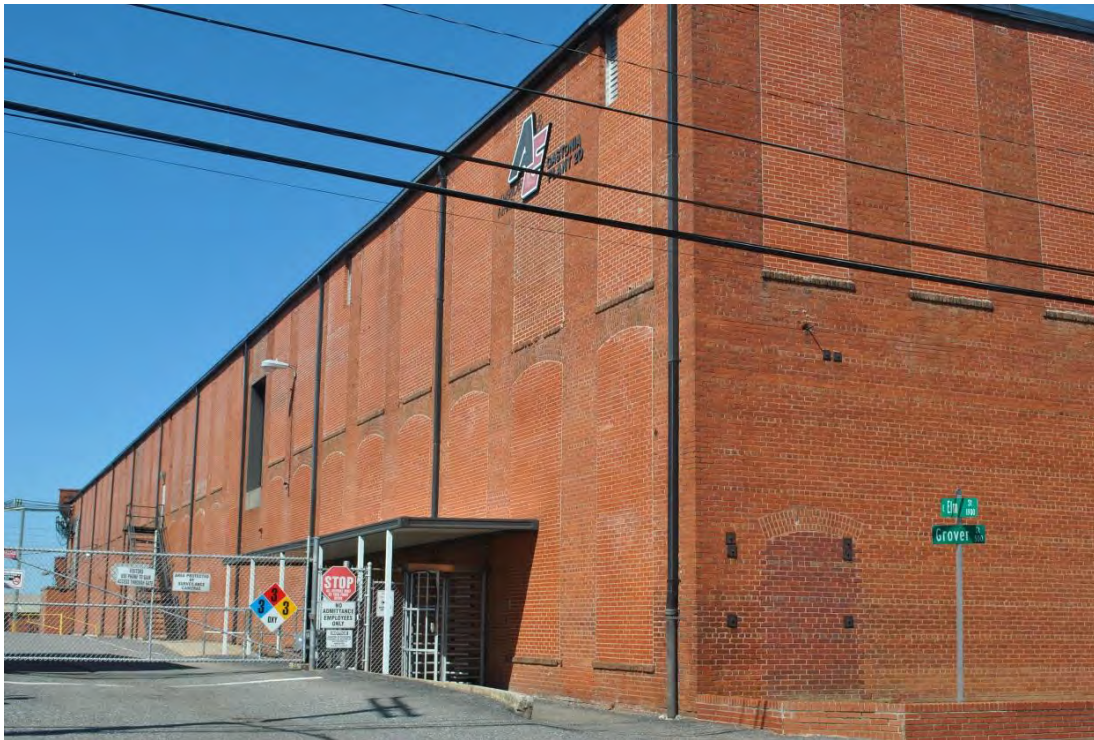
Groves Mills, Mill No. 1, West Elevation, Looking East from Apple Street



Groves Mills, Mill No. 1, South Elevation, Looking West Along P&N Railway.



Groves Mills, Mill No. 1, 1959 East Elevation, Looking West from Grover Street



Groves Mills, Mill No. 2, South Elevation, Looking West from Grover Street.



Groves Mills, Mill Nos. 2, and 3, East Elevations, Looking West from Grover Street,



Groves Mills, Mill Nos. 2 and 3, East Elevations, Looking South from Grover Street



Groves Mills, Mill No. 3, North Elevation along Gum Street, Looking West,



Groves Mills, Mill No. 3, North Elevation along Gum Street, Looking West,



Groves Mills, Dye House/Finishing Plant, North Elevation, Looking South from Gum Street.



Groves Mills, Dye House/Finishing Plant, West Wing, Looking East from Apple Street.



Groves Mills, Dye House/Finishing Plant, West Elevations, Looking East from Apple Street.



Groves Mills, Storage Building and Mill No. 2 (Background), Looking West from Mill Office.



Groves Mills, Storage Building, Looking West from Office.

Groves Mill Village

Composed of a loose grid of intersecting streets, the mill village surrounds Groves Mills. Many of the streets are named for trees--Apple, Pear, Gum, Elm, Cedar, and Hemlock—embracing the name of the mill itself and reflecting company ownership. Grover Street runs north-south along the east side of the mill, and a driveway off this street leads to the mill office and parking areas within the complex. The original circa 1917 village included some ninety houses, but several blocks of these dwellings were later razed to make way for the construction of Mill No. 2 in 1924. At the same time, the mill village was growing in the 1920s, and new houses were added (Sanborn Map Company, Gastonia Mill District, 1922, 1930, 1950; Gaston County Plat Book 5: 3-4).

The mill houses conform to a limited repertoire of standardized designs typical of mill villages built around Gastonia in this period. They are one-story, frame, double-pile dwellings with pyramidal or high hip roofs, and restrained bungalow-inspired elements of style. Some have front-gable porches extending across three-bay façades, but most have offset, recessed entry porches. The typical worker house erected circa 1917 for Mill No. 1 has a gabled entry bay, but by the time Mill No. 2 was erected in 1924, the entry bay was simply engaged under the hip roof. In common with other surviving textile mill villages in Gastonia and Gaston County, most mill houses have been modified with replacement sidings, window sash, and porch posts. However, a small number have original weatherboard siding, exposed rafters under the eaves, and box porch piers on brick pedestals. The mill house at 506 Grover Street, for example, has all of these bungalow elements as well as an original brick chimney stack near the peak of the high hip roof. Grover, Hemlock, and Ida streets on the east side of the village, and Pear and Apple streets on the west side, contain blocks of pyramidal-roofed and hip-roofed mill houses, typically sited on tree-shaded lots that were spacious enough for kitchen gardens and pens for small livestock.

Located amidst these areas of look-alike housing for mill workers are two dwellings that appear to have been erected for supervisors. The houses stand at opposite corners of the intersection of Grover and Gum streets, just north of the mill complex. The house at 601 Grover Street is a spacious, one-story, hip-roofed house with a wraparound porch, prominent front gable, and corbelled chimney stacks. Its neighbor at 1902 Gum Street is a one-story, single-pile, Triple-A house with decorative sawnwork in the center gable. Its traditional form and picturesque trim suggest that the house predates the mill village and was moved to this site with the construction of Mill No. 1. The house appears on the 1922 Sanborn map.

There have been no widespread demolitions or modern construction in the mill village. In the late twentieth century, the expansion of the mill's west parking lot took the houses along the east side of the 400 block of Apple Street. The hip-roofed mill houses along the 1800 block of Hemlock Avenue appear to have been relocated from one block south circa 1954 when Mill No. 3 was built within the 1800 block of Gum Street. The relocated Hemlock Avenue houses include hip-roofed worker housing like those that occupied Gum Street as well as a larger supervisor's residence matching the example at 601 Grover Street.

The mill village never contained churches, schools, community buildings, or its own athletic fields. However, these social and cultural facilities all existed nearby, outside the village, and were shared with neighboring East Gastonia mills, particularly the Flint Manufacturing Company. The first president of Groves Mills, Laban Forest Groves, had established the now demolished Flint Mill No. 1 (GS0494) in 1907, and remnants of Flint's mill housing and its athletic field (now a public park)

abut the east side of the Groves Mill Village. The mill village did contain several small, frame stores by end of the 1920s, but they no longer exist.



Groves Mill Village, 400 Block of Pear Street (Within the APE), Looking North.



Groves Mill Village, 1700 Block of East Ozark Avenue (Within the APE), Looking Northeast.



Groves Mill Village, 1900 Block of Hemlock Avenue, Looking East.



Groves Mill Village, 506 Grover Street, Looking East.



Groves Mill Village, 500 Block of Pear Street, Looking South.



Groves Mill Village, 700 Block of Pear Street, Looking North towards Northern Border of Historic District.



Groves Mill Village, 1800 Block of Hemlock Avenue, Looking West.



Groves Mill Village, Supervisor's House, 601 Grover Street, Looking South.



Groves Mill Village, 1600 Block of Gum Street, Looking Northeast.



Groves Mill Village, 400 Block of Apple Street, Looking North.

Groves Mill Village Inventory List-Properties Within the APE²

No. 147 House (PIN 3556 62 2317)
402 Pear Street
Gastonia, Gaston County

Now modified, this circa 1917, one-story, double-pile dwelling has a hip roof and a slightly recessed, front-gable entry porch with metal supports and railing. The house has replacement windows and replacement horizontal and vertical-board siding.

No. 148 House (PIN 3556 62 1492)
404 Pear Street
Gastonia, Gaston County

This circa 1917, one-story, double-pile dwelling has a high hip roof and prominent front gable. The house now has aluminum siding, and the offset, gabled porch has a metal railing and supports.

² Resource numbers keyed to APE maps.

No. 149 House (PIN 3556 62 3449)
401 Apple Street
Gastonia, Gaston County

Also altered, this circa 1917, one-story, double-pile dwelling has a high hip roof and a front-gable porch with metal supports and modern concrete porch flooring. The house also has vinyl siding which appears to cover one of the windows on the façade. The other windows are replacements.

No. 150 House (PIN 3556 62 3515)
403 Apple Street
Gastonia, Gaston Count

Illustrating a common house type along Apple and Pear streets and nearby streets, this circa 1917 frame dwelling has a high hip roof, double-pile form, and gabled, recessed entry. The house has aluminum siding, replacement windows, and metal porch supports.

No. 151 House (PIN 3556 62 2681)
405 Apple Street
Gastonia, Gaston County

A variation of a common house type along Apple and Pear streets and nearby streets, this circa 1917 frame dwelling has a high hip roof, double-pile form, and front-gable porch. The house has vinyl siding, replacement windows, and later porch posts. A later wing has been added to the east elevation.

No. 156 House (PIN 3556 62 6459)
1716 East Ozark Avenue
Gastonia, Gaston County

A variation of a common house type along nearby Apple and Pear streets, this circa 1917, frame dwelling has a high hip roof, double-pile form, and front-gable porch supported by box piers on brick pedestals. The house has asbestos-shingle siding and replacement one-over-one sash windows.

No. 157 House (PIN 3556 62 6404)
1714 East Ozark Avenue
Gastonia, Gaston County

A variation of a common house type along nearby Apple and Pear streets, this circa 1917, frame dwelling has a high hip roof, double-pile form, and front-gable porch supported by box piers on brick pedestals. The porch has been largely enclosed, and the windows are replacements. The house has asbestos-shingle siding.

No. 158 House (PIN 3556 62 5349)
1712 East Ozark Avenue
Gastonia, Gaston County

This circa 1917, frame dwelling has a steeply-pitched front-gable roof, front-gable porch supported by metal posts on brick pedestals. Now altered, the house has only a single modern door on the

façade and vinyl siding. Original six-over-six sash windows survive on the side elevations. A corrugated-metal shed sits behind the house.

No. 159 House (PIN 3556 62 5305)
1710 East Ozark Avenue
Gastonia, Gaston County

Erected circa 1945, this one-story, frame, Minimal Traditional dwelling includes a supported by battered piers on brick pedestals, reflecting the lingering popularity of the Craftsman style. The house has asbestos-shingle siding and original six-over-six sash windows.

No. 160 House (PIN 3556 62 4340)
1708 East Ozark Avenue
Gastonia, Gaston County

A variation of a common house type along nearby Apple and Pear streets, this circa 1917, frame dwelling has a high hip roof, double-pile form, and front-gable porch supported by box piers on brick pedestals. The house has asbestos-shingle siding and original six-over-six sash windows. The door is now boarded over.

No. 161 House (PIN 3556 62 3295)
1706 East Ozark Avenue
Gastonia, Gaston County

A variation of a common house type along nearby Apple and Pear streets, this circa 1917, frame dwelling has a high hip roof, double-pile form, and front-gable porch supported by metal posts. The house has vinyl siding and replacement windows.

Historical Background

Groves Mills, Inc. was chartered in 1916, during a period of rapid growth for the textile industry in Gastonia and the region at the time of World War I. Groves Mills' investors were led by Laban Forest Groves (1870-1920), a prominent local textile manufacturer who had organized the nearby Flint Manufacturing Company in 1907. Laban Groves was a strong advocate for the production of fine, combed cotton rather than the coarser yarns commonly spun at mills in the Piedmont. Both the Flint and Groves mills spun the high quality yarns, and by the 1920s Gastonia was touted as a leader in the production of such premium textiles, rivalling the best New England threads. Groves Mill No. 1 was opened in 1917 along the Piedmont and Northern Railway, the interurban line that had opened in 1912 to link the cotton mills between Charlotte and Gastonia. The railway was constructed by the Southern Power and Utilities Company (today Duke Energy) which was also a chief financier of Groves Mills. The mill prospered during World War I, making combed textiles proudly advertised as "The Yarn of No Regrets". By 1920, Mill No. 1 contained 15,000 spindles, employed 200 workers, and had a capital stock of \$250,000 (Ragan 2001: 138-139; Brengle 1987: 174).

In the early 1920s, the company was reorganized as Groves Manufacturing Company, Inc. and was managed by Laban Forest Grove's sons, Henry H. and Earl E. Groves. Together, Henry and Earl Groves supervised major expansion campaigns, creating one of the largest mills in Gaston County.

In 1924, a second mill, with a capacity for 14,500 spindles, and a cotton warehouse were constructed adjacent to the first mill, and the capital stock of Groves Mills doubled to \$500,000. The architect-engineer for Mill No. 2 was J.H. Mayes of Charlotte. With the opening of Mill No. 2, the mill village was expanded to encompass approximately 150 dwellings for over 250 workers. To serve the growing families of mill employees, a modern, fifteen-room, brick public school (now gone), was erected between the Groves and nearby Flint and Ozark mill villages. The school employed twelve teachers paid equally by the mills and Gaston County. In 1931, a dye and finishing building was added to the manufacturing complex, and the company began marketing finished rather than simply natural threads to its customers. Also in 1931, the firm changed its name once again to Groves Thread Company, reflecting its focus on the finished yarn market (Ragan 2001: 140-141; North Carolina Bureau of Labor and Printing 1920: 108).

By World War II, the Groves Thread Company boasted a capitalization of \$1,000,000 and a sales office on Fifth Avenue in New York City. During the postwar decades, under the direction of Earl T. Groves, son of Earl E. Groves, the company expanded its spinning and finishing operations to a capacity of 43,500 spindles and its workforce to 775 employees. The mill complex was expanded dramatically and modernized during this period with significantly more production and warehousing space, new machinery for manufacturing synthetic fibers, and a modern air conditioning system. In 1954, Mill No. 3 was constructed at a cost of approximately \$500,000, and in 1956, the mill office was expanded and remodeled. In 1957, the company commissioned the noted Charlotte architectural firm, Biberstein, Bowles, Meacham and Reed, to design the expansion of the finishing plant. This firm may have also been responsible for the ambitious expansion and renovation of Mill No. 1 which was completed in 1959 at a cost of some \$600,000. Probably in the early 1960s, Mill No. 3 was enlarged from 30,000 to over 50,000 square feet (John Bowyer Interview 2017; *Gastonia Gazette* 14 March 1956; Biberstein, Bowles, Meacham, and Reed Records 1957; 25 September 1958).

Finally, in 1978, after three generations of management by the Groves family, the firm was sold to another large sewing thread and sales yarn maker, American and Efirid Mills, Inc., which was based in the eastern Gaston County town of Mount Holly. The new owners subsequently invested heavily in new machinery for thread production. The plant remains in operation and continues to play an important role in textile manufacturing in the county (John Bowyers Interview 2017; Ragan 2001: 140-141).

National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), the Groves Mills and Mill Village Historic District is recommended **eligible** for National Register under Criterion A for Industry and Criterion C for Architecture. The period of significance extends from 1917, when Groves Mill No. 1 was constructed, to 1967. Although the Groves facility, which is now owned by American and Efirid Mills, Inc., continues to manufacture textiles, the property does not have the exceptional significance required under Criteria Consideration G to extend the period of significance to within the last fifty years. Groves Mill (GS0512) and Groves Mill Village (GS0513) have been previously surveyed.

Integrity

The Groves Mills and Mill Village Historic District retains the seven aspects of integrity needed for National Register eligibility. The district has integrity of location, setting, feeling, and association. Groves Mills and its associated worker housing occupy their original rail-oriented sites on the industrial east side of Gastonia. The mill and mill village also retain their original spatial relationship, illustrating the development of mill villages in tandem with cotton mills during the early twentieth century. The mill village displays its original layout and architectural rhythm with blocks of frame houses of standardized designs set along intersecting streets surrounding the mill.

The resources also possess sufficient integrity of design, workmanship, and materials to convey significance under Criteria A and C. Mills No. 1 and No. 2 display their original rectangular, red-brick forms with clearly visible banks of segmental-arched and flat-arched windows—now brick-infilled—and shallow-pitched gable roofs. The interiors also remain largely intact, consisting of open manufacturing rooms with wooden floors and ceilings and the heavy timber or steel structural systems typical of textile plants of the early twentieth century. Mill No. 1 (1917) has the heavy timber system known as mill construction while the later Mill No. 2 (1924) features steel columns. Mill No. 3 (1954, expanded early 1960s) retains its flat-roofed form, Modernist trim, blind brick walls, and concrete flooring, and steel I-beam posts and girders that marked industrial buildings of the post-World War II period.

The principal additions and modifications to the mills and other buildings in the complex, notably the 1950s and early 1960s brick additions, occurred during the period of significance, 1917 to 1967. In common with other textile mill villages in and around Gastonia, many dwellings in the Groves Mill Village have replacement sidings, window sash, and porch posts. However, their original double-pile forms, capped by pyramidal or hip roofs, and their hip-roofed porches remain intact.

Criterion A

For a complete discussion of the development of textile manufacturing in Gastonia, see the industrial and architectural contexts, “Textile Industry in Gastonia, North Carolina, 1880s to the Post-World War II Era,” beginning on page 94 in the evaluation of the Modena Cotton Mills and Mill Village.

The Groves Mills and Mill Village Historic District is **eligible** for the National Register under Criterion A (Event). To be eligible under Criterion A, the property must retain integrity and must be associated with a specific event marking an important moment in American prehistory or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or a nation. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property’s specific association must be important as well (National Park Service, *National Register Bulletin 15*: 12).

Built in 1917 and expanded with additional mills in 1924 and 1954 and a dye and finishing plant in 1931, Groves Mills exemplifies the evolution of a successful Gastonia textile mill from the World War I era into the post-World War II period of the 1950s and early 1960s. Spurred by the demands for cotton goods during World War I, Gaston County mills were spinning eighty percent of the nation’s fine combed textiles by 1920, and civic boosters were proclaiming Gastonia as the “City of Spindles” and “Combed Yarn Capital of the World”. Containing some 30,000 spindles operated by

over 250 workers, Groves Mills emerged by 1924 as a major producer of the high-quality combed yarn. In subsequent decades, the firm continued to grow and evolve. In 1931, the firm was reorganized as Groves Thread Company, Inc. and added a large dye and finishing building to produce finished threads. After World War II, the company began manufacturing synthetic fibers, and to meet the new demands and challenges of the postwar market, Mill No. 3 was built, and air conditioning and new machinery were added to the plant. The entire complex was expanded significantly for additional production space and to accommodate truck shipping.

With both its original complex and its postwar additions extant, Groves Mills illustrates the evolution of a textile manufacturing plant throughout the twentieth century. Mills No. 1 and No. 2 and the 1931 dye and finishing plant retain key elements of their original designs and materials. The principal investigators did not gain access to building interiors, but the heavy timber framing associated with mill construction is said to remain in Mill No. 1 and the dye and finishing plant. Mill No. 2 is said to have original steel columns and wooden beams. All these buildings retain large production spaces and elevations with banks of tall window bays and red-brick walls. Mill No. 3, the circa 1950 storage building, and the 1950s-early 1960s additions and renovations to buildings illustrate the growth of prosperous textile mills after World War II. Equipped with modern air conditioning and machinery, these buildings and wings have concrete flooring and steel I-beams and girders. Exterior brick walls were often windowless, and the existing large windows in the earlier two mills and dye and finishing plant were infilled with brick. Over time, but during the period of significance, all the windows in the manufacturing and storage buildings were filled in with brick.

The Groves Mill Village neatly illustrates the communities of textile-worker housing that arose around Gastonia in this period. As during the city's first major phase of mill construction in the 1890s and 1900s, the new mills of the late 1910s and 1920s had to build adjacent villages for their workforce. With tree-shaded streets of look-alike, hip-roofed, frame houses, the village around Groves Mills ranks among the largest and most cohesive of the Gastonia mill villages of this era. Many mill villages have not survived. The mill villages associated with the demolished 1916 Parkdale and 1919 Armstrong cotton mills have been razed. Portions of the village for the 1920 Arkray Cotton Mills, too, have been destroyed although several streets of pyramidal-roofed mill houses associated with Arkray remain largely intact. Within the APE for this project, the mill villages for Lowell Cotton Mills are now largely gone.

Criterion B

The Groves Mills and Mill Village Historic District is **not eligible** for the National Register under Criterion B (Person). For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group (National Park Service, *National Register Bulletin 15*: 14).

The mill and mill village are not eligible under Criterion B because they are not associated with individuals whose activities were demonstrably important within a local, state, or national historic context.

Criterion C

The Groves Mills and Mill Village Historic District is **eligible** for the National Register under Criterion C (design/construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction (National Park Service, *National Register Bulletin 15*: 17).

The Groves Mills manufacturing complex exemplifies the evolution of a successful Gastonia textile mill from the World War I era into the post-World War II period of the 1950s and early 1960s. Mills No. 1 and No. 2 and the 1931 dye and finishing plant retain key elements of their original designs and construction. The heavy timber construction is said to remain both in Mill No. 1 and the dye and finishing plant. Mill No. 2 has its original steel columns and wooden beams. All these buildings retain large production rooms and major elevations with original banks of tall window bays and red-brick walls. In design and construction, Mill No. 3, the circa 1950 storage building, and the additions and renovations from the 1950s to early 1960s clearly illustrate how the most successful textile mills of the postwar period expanded production and adopted new technologies. Equipped with modern air conditioning and machinery, these buildings and wings have concrete flooring and structural systems consisting of steel I-beams and girders. Typical of other mills of the period, exterior brick walls were often windowless, and the existing large windows in the earlier two mills and dye and finishing plant were infilled with brick. Over time, but still within the period of significance, all the windows in the manufacturing and storage buildings would be bricked over.

While the Groves Mills manufacturing complex has industrial significance under Criterion A, the mill village is also eligible under Criterion C. The village consists of standardized house types typical of the homogenous communities of worker housing that arose in Gastonia in the World War I era. Promoted in the professional textile publications, the rows of frame, double-pile, pyramidal- and hip-roofed houses in the Groves village characterized popular trends in design that marked other contemporary mill villages around Gastonia and the region. Often displaying simple bungalow traits and installed with electricity and plumbing, these houses were clearly distinct from the traditional mill housing of the late nineteenth and early twentieth centuries. As with other remaining mill villages in Gastonia, the dwellings surrounding Groves Mills have been remodeled with replacement sidings, windows, and porch posts. However, their forms remain intact, and in their entirety, these houses are a vivid, and increasingly rare, illustration of Gastonia mill housing of the World War I era.

Criterion D

The Groves Mills and Mill Village Historic District is **not eligible** for the National Register under Criterion D (potential to yield information). For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or prehistory; and 2) the information must be considered important (National Park Service, *National Register Bulletin 15*: 21).

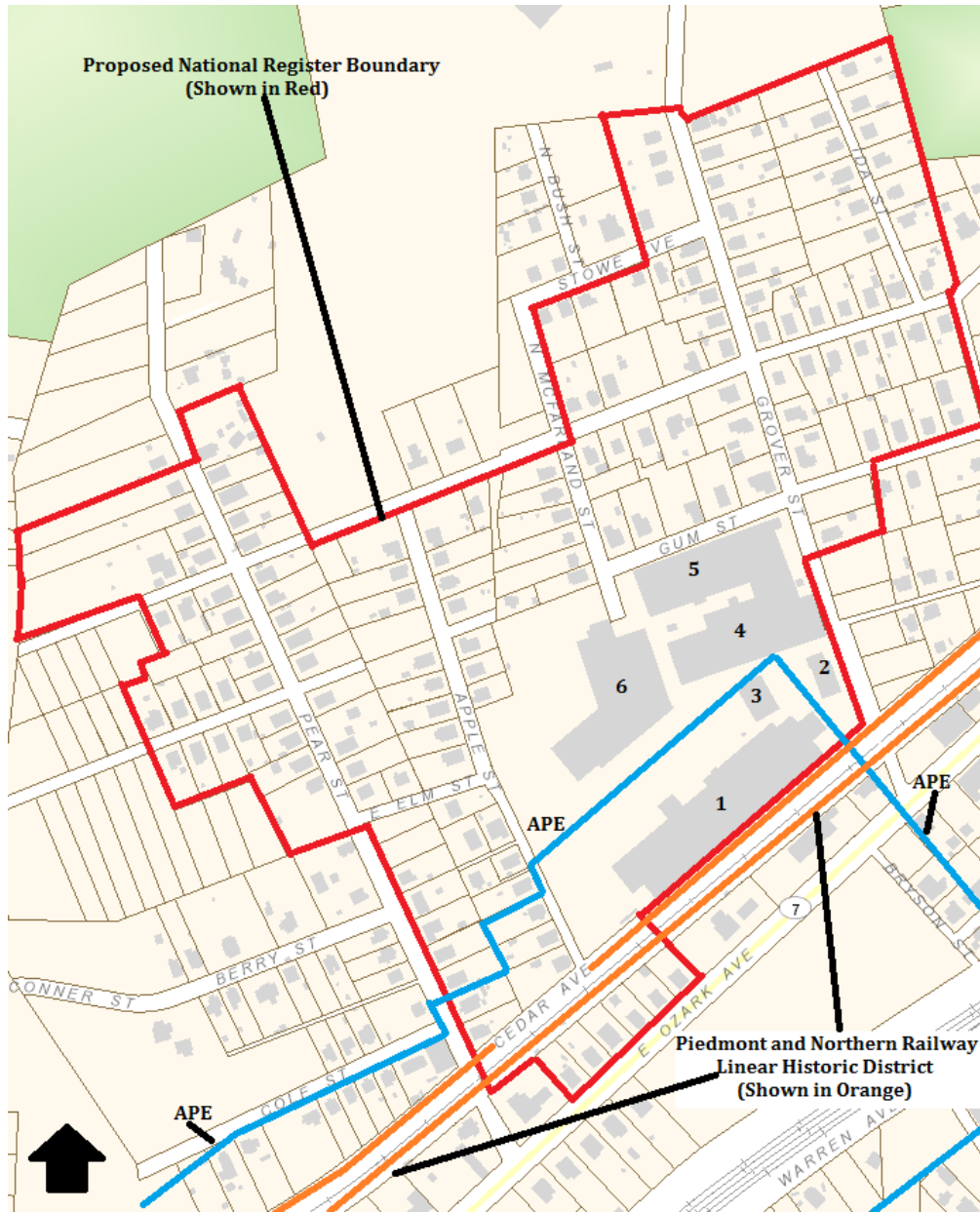
The property is not eligible under Criterion D because it is not likely to yield any new information pertaining to the history of building design or technology.

National Register Boundary Description and Justification

The proposed National Register boundary for the Groves Mills and Mill Village Historic District has been drawn according to the guidelines of National Register Bulletin 21, *Defining Boundaries for National Register Properties*.

Depicted in **Figure 21**, the proposed boundary contains the highest concentration of substantially intact historic resources associated with Groves Mills and its adjacent village of worker housing. As shown on the accompanying map, the National Register boundary is defined by tax parcels as well as the rights-of-way along Pear and Ida streets, and East Ozark, and Hemlock avenues. Sections of the southern historic district boundary follow the boundary of the Piedmont and Northern Railway Linear Historic District.

Figure 21
Groves Mills and Mill Village
Site Plan and Proposed National Register Boundary



- Key:**
- | | |
|---------------------|------------------------------|
| 1. Mill No. 1 | 4. Mill No. 2 |
| 2. Office | 5. Mill No. 3 |
| 3. Storage Building | 6. Dye House/Finishing Plant |

Source: Gaston County Tax Map

Scale = 1" = 500'

**No. 165 Faith United Methodist Church
(GS0490) (PIN 3556 51 7386)**
1511 East Ozark Avenue
Gastonia, Gaston County



Dates of Construction: 1950; 1964-Education Building
Eligibility Recommendation: Eligible

Physical Description

Faith United Methodist Church sits on the east side of four-lane East Ozark Avenue, just north of I-85. The former Southern Railway corridor runs behind the church. The property has little landscaping with the church and a detached education building occupying the southern half of the parcel and a paved parking lot covering most of the northern half.

Constructed in 1950, this large, red-brick, Gothic Revival church features a front-gable main block with a rear administration wing running perpendicular to the main block. An entrance tower projects from the rear bay of the side (north) elevation, and on the south side, the administration wing, with its crenellated parapet and concrete coping, has a tower-like appearance. The building rests on a raised, rusticated basement, and stairways in the tower and the south wing rise to elevated main entrances. The entrances have pointed-arch openings with concrete hoods, double-leaf, paneled doors, and stained-glass transoms. A concrete belt course caps the raised basement and encircles the church, matching the concrete belt running along the foundation. Above the raised basement, the north tower has three stages, a flat parapet with concrete coping, and concrete cornices and other detailing. A tall, pointed-arch, belfry window in the upper stage is now boarded over, and the stained-glass windows in the lower stages have concrete lintels and sills. A modern porte cochere extends north from the tower. The administration wing has brick stringcourses separating the floors and replacement eight-over-eight sash windows. Visible from the rear (east) elevation, a front-gable roof rises above the center of the administration wing behind the main block of the church.

The gable end facing the street has a stepped parapet wall that projects slightly and a central entrance to an office on the basement level. The original paneled door is flanked by narrow, stained-glass windows. A round window under the gable is located above a flat-arched, tripartite window and single, stained-glass windows are found in the outer bays. The windows all have concrete lintels and sills. The long side elevations are divided into bays by concrete-capped buttresses. Each bay contains a tall, pointed-arch, stained-glass window with tracery and concrete hoods. Two flat-roofed projections are found in the front bays, and these contain flat-arched, stained-glass windows. The basement has casement windows.

An arcaded courtyard with a fountain connects the church with a two-story, brick education building (1964) to the south. Capped by a flat roof, this building has banks of original metal-sash, awning windows. The entrances along the south elevation have shed-roofed porches and steel doors with transoms.

The church and church offices are permanently closed, and consequently, the principal investigators were not able to gain access to the interior.



Faith United Methodist Church, Looking Northeast.



Faith United Methodist Church and Education Building, Looking Northeast.



Faith United Methodist Church, Looking Southeast.



Faith United Methodist Church, Side (North) Elevation, Looking South.



Faith United Methodist Church, Side (North) Elevation, Looking East.



Faith United Methodist Church, Side (South) Elevation, Looking East.



Faith United Methodist Church, East (Rear) Elevation, Looking West.



Faith United Methodist Church, Front (West) Elevation, Entrance, Looking East.



Faith United Methodist Church, Education Building, (Side) South Elevation, Looking Northeast.

Historical Background

Faith United Methodist Church began in 1900 as a mission church for Main Street Methodist Church in Gastonia to serve the burgeoning cotton-mill communities on the east side of the city. Known originally as West End Ozark Mission, the first church was erected on East Ozark Avenue in 1903. In 1915, the church was reorganized as East End Methodist Episcopal Church, and a new frame edifice was constructed on this site. By 1938, the church had approximately ninety active members. The present church building was constructed in 1950 at a cost of \$100,000 and was renamed Faith United Methodist. In 1964, the adjacent education building, fountain, and courtyard were constructed. With the closing of nearby textile mills and a steadily declining membership, the church was permanently closed in 2016 (*Gastonia Gazette* 23 July 1938; *Gastonia Gazette* 15 April 2016).

National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), Faith United Methodist Church is recommended **eligible** for the National Register under Criterion C for Architecture and Criteria Consideration A for a religious property that has architectural significance under Criterion C. The church was originally surveyed in 1979.

Integrity

Faith United Methodist Church retains the seven aspects of integrity needed for National Register eligibility. The church retains its integrity of location, having occupied this site on Ozark Avenue since its construction in 1950. Situated in proximity to the cotton mills and mill villages that shaped the east side of Gastonia, the church also retains its historic feeling, setting, and association. The postwar Gothic Revival design, materials, and workmanship of the church also remain substantially intact. The only alterations are the modern eight-over-eight sash windows in the rear administration wing that appear to be an in-kind replacement and the porte cochere which is a minor addition that does not detract from the design, massing, and scale of the church.

Criterion A

Faith United Methodist Church is **not eligible** for the National Register under Criterion A (Event). To be eligible under Criterion A, the property must retain integrity and must be associated with a specific event marking an important moment in American prehistory or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or a nation. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well (National Park Service, *National Register Bulletin* 15: 12).

The church is not eligible under Criterion A because it is not associated with a specific event or patterns of events that make a significant contribution to the development of the community, state, or nation.

Criterion B

Faith United Methodist Church is **not eligible** for the National Register under Criterion B (Person). For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group (National Park Service, *National Register Bulletin 15*: 14).

The church is not eligible under Criterion B because it is not associated with individuals whose activities were demonstrably important within a local, state, or national historic context.

Criterion C

Faith United Methodist Church is **eligible** for the National Register under Criterion C (design/construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction (National Park Service, *National Register Bulletin 15*: 17).

Faith United Methodist Church stands out as a well-preserved example of Gothic Revival church architecture in the county seat of Gastonia. As Gastonia and surrounding communities boomed with textile prosperity in the early and middle decades of the twentieth century, many expanding congregations—white and African American alike—erected new, stylish churches or enlarged existing ones to serve changing needs and reflect their growing prominence. The new church buildings were typically brick veneered and illustrated nationally popular ecclesiastical styles, including Neoclassical Revival, Colonial Revival, Romanesque Revival, and especially Gothic Revival. The new Gothic Revival churches featured such defining elements as steeply pitched gables and pointed-arch windows and entranceways. Churches displaying the fullest expressions of the Gothic Revival mode frequently displayed tall, castellated entrance and bell towers, buttresses, and decorative brickwork and stone or concrete accents (Brenge 1987: 33-34, 159).

Gastonia contains two other midcentury, Gothic Revival churches that are similar in massing and configuration to Faith United Methodist Church. Both Bradley Memorial United Methodist Church (1950) and Loray Baptist Church (1952) have raised basements, façades with prominent stepped parapets, and flanking bell towers at the rear. Although the architect of Bradley Memorial is not known, Loray Baptist Church, which is located in the Loray Mill Historic District (National Register 2001), was designed by Charlotte architect, Marvin W. Helms. Given their architectural similarities and close dates of construction, Helms may very well have also been the architect for Faith United Methodist Church (Fearnbach 2005: Section 8, pages 9-10).



Loray Baptist Church, 1128 West Franklin Boulevard, Gastonia, Looking North.



Bradley Memorial United Methodist Church, 1425 West Franklin Boulevard, Gastonia, Looking South.

Marvin W. Helms (1883-1960) apprenticed as an architect in Charlotte and was licensed in North Carolina circa 1916. He was employed initially in the office of the prominent Charlotte architect, [Charles Christian \(C. C.\) Hook](#). After Hook's death in 1938, Helms practiced independently until 1958 when he joined with his grandson, Marvin H. Saline, to form Helms and Saline. Helms favored the Gothic Revival style which he employed in the design of hundreds of church throughout the region, many commissioned by the Duke Foundation (*Charlotte Observer*, 4 December 1960).

Within the APE for this project, Faith United Methodist Church is among a small group of Gothic Revival churches erected to serve this area's growing population during the early and middle twentieth centuries. Lutheran Chapel (GS0532) (1922-1923) on New Hope Road in Gastonia, Smyre Methodist Church (1928) in downtown Lowell, and Wrights Chapel A.M.E. Zion Church (Study List 2001) (1922-1923) on Lowell's southern outskirts are largely intact expressions of Gothic Revival church architecture in Gaston County. Lutheran Chapel and Wrights Chapel are evaluated individually in this report on pages 190 and 206, respectively, and Smyre Methodist Church (originally surveyed as Lowell Methodist Church, GS0381) is included within the proposed Lowell Historic District which is also assessed in this report on page 337.

These churches represent the familiar patterns of church design and construction among the almost exclusively Protestant congregations of Gaston County, but the imposing 1892-1893 Belmont Abbey Cathedral (National Register 1973) on the Belmont Abbey College campus (Belmont Abbey Historic District-National Register 1993) stands apart. Located within the APE, north of I-85, the Belmont Abbey Historic District is evaluated in this report on page 404. The edifice was erected as the cathedral for the Roman Catholic abbey which had been founded in 1876 as a small Benedictine monastery. The commanding abbey cathedral (now a basilica) epitomizes the Gothic Revival. Designed by German-born architect Peter Dederichs of Detroit, the church has a dark red-brick exterior with soaring, spired towers of unequal height, refined lancet windows, and stone-coped buttresses. Several early-twentieth-century buildings within the campus historic district, such as Saint Leo Hall (Study List and Determination of Eligibility 1987), built in 1900, were the work of Father Michael McInerney who designed in a restrained Gothic Revival style known as American Benedictine (Bishir and Southern 2003: 485-486).

Criterion D

Faith United Methodist Church is **not eligible** for the National Register under Criterion D (potential to yield information). For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or prehistory; and 2) the information must be considered important (National Park Service, *National Register Bulletin 15*: 21).

The property is not eligible under Criterion D because it is not likely to yield any new information pertaining to the history of building design or technology.

Criteria Consideration A: Religious Properties

Faith United Methodist Church is **eligible** for the National Register under Criteria Consideration A: Religious Properties. To be eligible under Criteria Consideration A, a religious property must derive its primary significance from architectural or artistic distinction or historical importance (National Park Service, *National Register Bulletin 15*: 25).

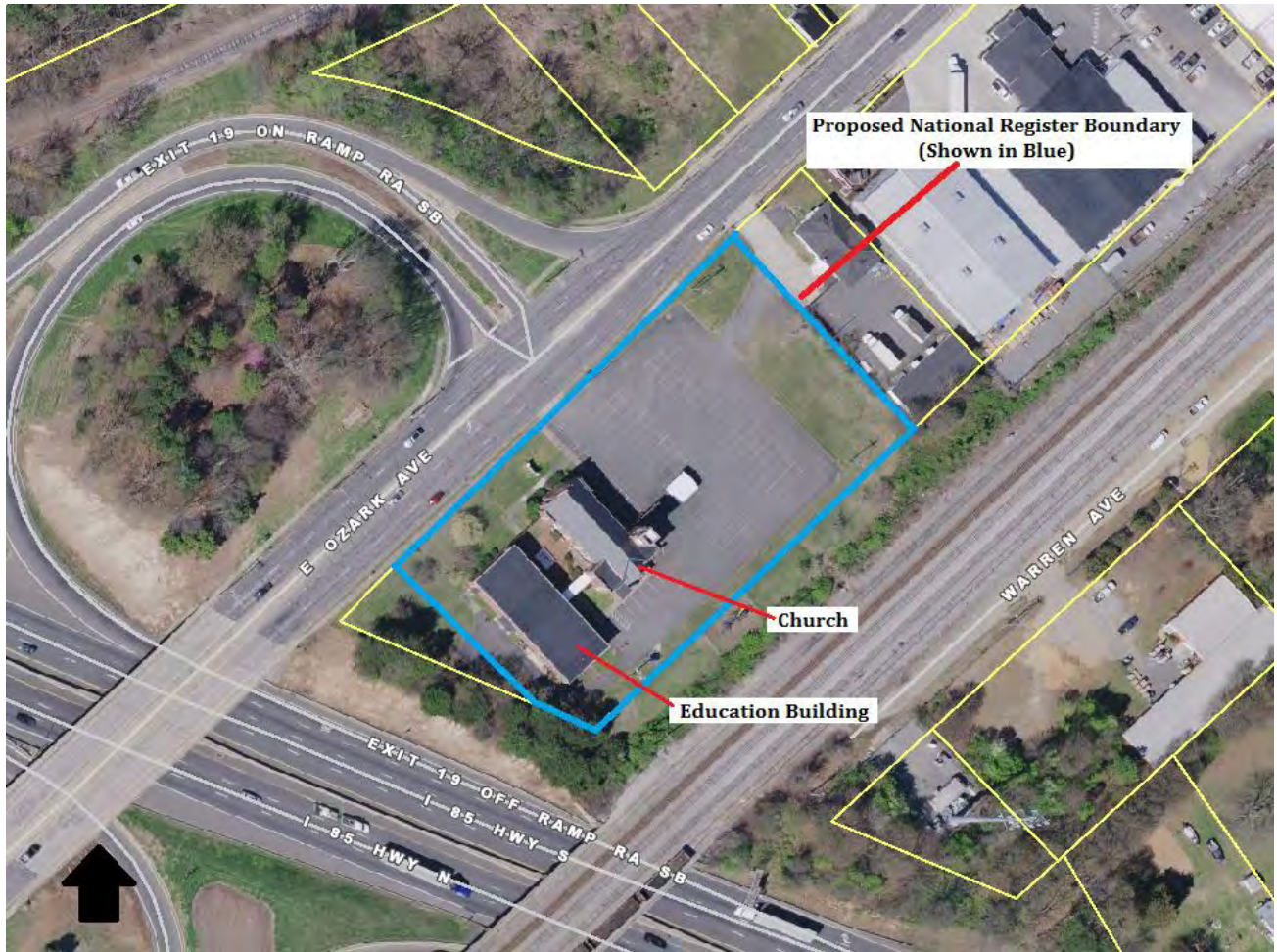
The church meets the eligibility thresholds set for religious properties under Criteria Consideration A because of its architectural significance under Criterion C.

National Register Boundary Description and Justification

The proposed National Register boundary for Faith United Methodist Church has been drawn according to the guidelines of National Register Bulletin 21, *Defining Boundaries for National Register Properties*.

Depicted in **Figure 22**, the proposed National Register boundary conforms to the current tax parcel of 1.88 acres that encompasses the church, education building, parking lot, and their setting. The proposed boundary follows the existing road right-of-way along East Ozark Avenue and the railroad right-of-way.

Figure 22
Faith United Methodist Church
Site Plan and Proposed National Register Boundary



Source: Gaston County Tax Map

Scale: 1" = 200'

**No. 174 Flint Manufacturing Company,
Mill No. 2 (GS0495)
(PIN 3556 72 8329)
1900 Hunt Avenue
Gastonia, Gaston County**

Period of Significance: 1922-1967
Eligibility Recommendation: Eligible



Physical Description

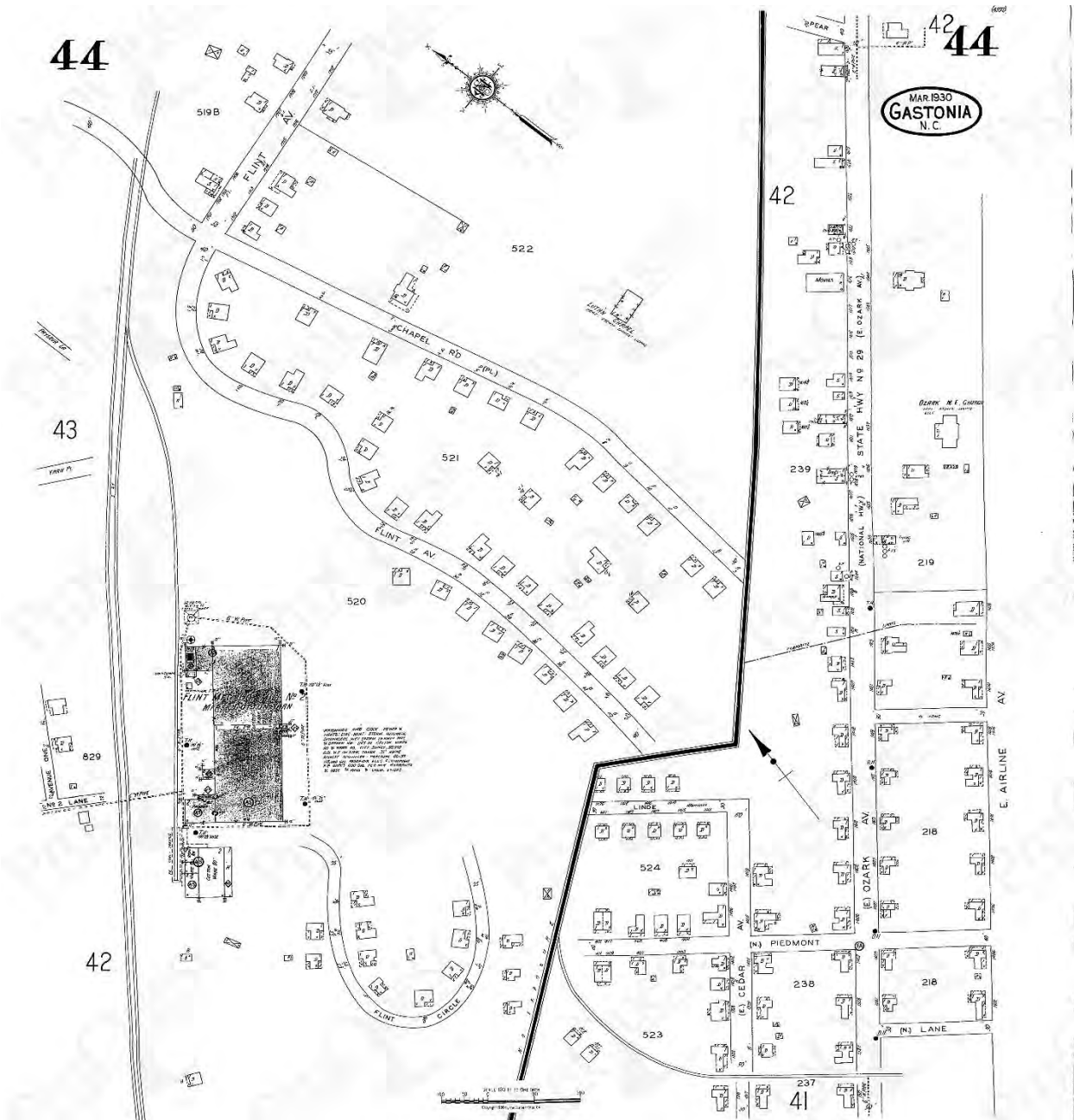
Flint Manufacturing Company, Mill No. 2 was built in 1922 on the south side of the Southern Railway corridor. Flint Mill No. 1 (GS0494) (now gone) sat just to the northwest, on the north side of the rail corridor, facing East Ozark Avenue. The Flint Manufacturing Company mill village, which once featured a fifteen-room school constructed of brick, is now largely gone. However, pockets of surviving mill houses, most of which are heavily altered, remain along Ozark Avenue and Flint Lane north of the railroad tracks and along Separk Circle south of Flint Mill No. 2 (**Figures 23-24**).

The original main block of Flint Mill No. 2 is an expansive, two-story, industrial building of reinforced-concrete, flat-slab construction with the concrete structure articulated on the exterior. The exposed concrete framing defines the large window bays (now brick infilled) across the façade (south elevation). The centerpiece of the façade is the monumental, classically adorned entrance bay executed in cast stone. The prominent entrance projects from the wall plane and rises above the roof line to a gabled parapet. The base also extends beyond the wall plane, and flat cornices define the roof line and parapet. A similar flat surround creates a tall, center bay that contains tall, steel-sash windows and double-leaf, metal-sash, glazed doors. The doors are postwar replacements. The flat roof has overhanging eaves ornamented with a concrete, modillioned cornice, and the rear (north) elevation has decorative concrete parapets. Two-story wings in the east and west bays of the rear (north) elevation housed the picker and yarn rooms and gave the mill a truncated U-shaped plan. Limited view of the interior of the main manufacturing room revealed the thick, reinforced-concrete columns and mushroom caps associated with flat-slab construction as well as cast-in-place concrete ceilings and concrete flooring. The stairways are a solid unit of precast concrete with steel railings, and the freight elevators are steel.

The original Flint Mill No. 2 complex included the original main mill, described above, and a free-standing, one-story, brick cotton warehouse to the west. The warehouse retains sections of the red-brick walls, the stepped, brick fire walls, and the reinforced-concrete loading dock that faces the railroad tracks. The large wooden bays, original to the building, have been bricked infilled, and modern, metal loading doors have been added.

Soon after the end of World War II, brick-veneered additions were built off the east elevation of the 1922 mill and off the south elevation of the cotton warehouse. The additions and the bricking in of the mill's windows probably occurred after the acquisition of Flint Mill No. 2 by Burlington Mills Corporation in 1946. The windowless, flat-roofed, boxy wings were constructed primarily for offices, warehousing, and distribution. The office wing is located immediately east of the 1922 main block of the mill. Display Modernist features, the office entrance consists of projecting, slightly canted, concrete wing walls. There is a stair tower for access into the main mill. The large, storage

Figure 24
Flint Manufacturing Company, Mill No.2
1930 Sanborn Map



Source: Sanborn Map Company, 1930.

and distribution wing on the east side of the office has truck loading bays that open onto a parking lot that fills the east end of the property.



Flint Manufacturing Company, Mill No. 2, Façade (South Elevation), Looking Northeast.



Flint Manufacturing Company, Mill No. 2, Overall View, Looking Northeast.



Flint Manufacturing Company, Mill No. 2, Overall View, Looking Northwest.



Flint Manufacturing Company, Mill No. 2, Main Entrance, Looking North.



Flint Manufacturing Company, Mill No. 2, Main Entrance Detail.



Flint Manufacturing Company, Mill No. 2, Side (West) Elevation, Looking North.



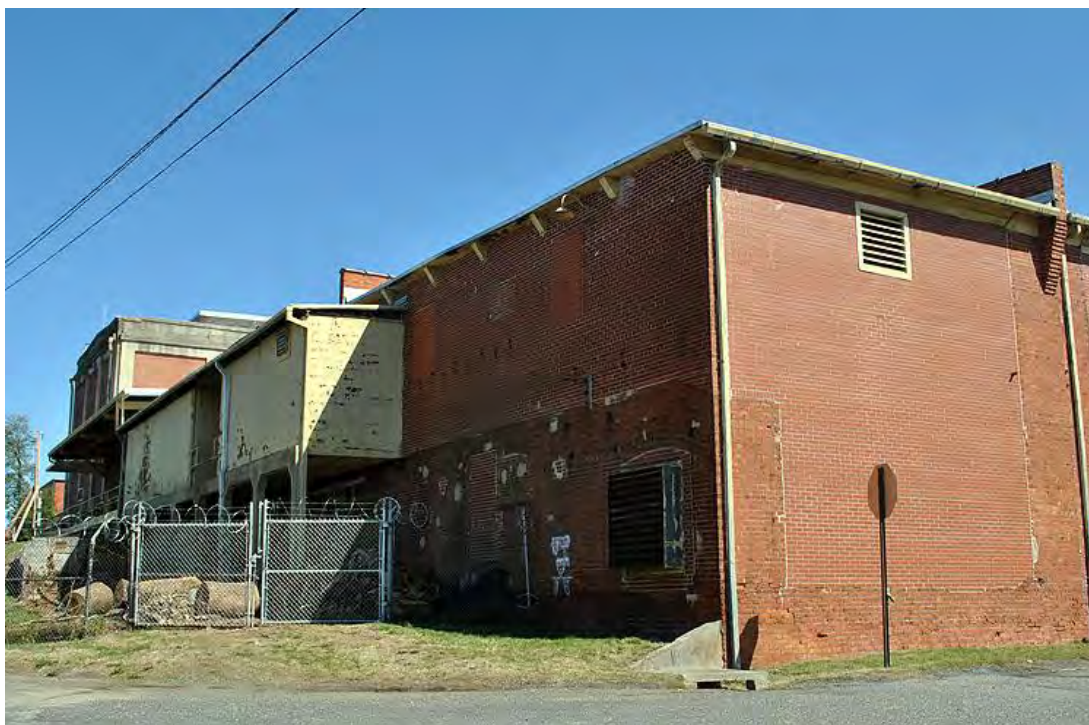
Flint Manufacturing Company, Mill No. 2, Rear (North) Elevation, Looking South.



Flint Manufacturing Company, Mill No. 2, Rear (North) Elevation and Picker House Wing, Looking South.



Flint Manufacturing Company, Mill No. 2, Interior, First Floor, Main Manufacturing Room.



Flint Manufacturing Company, Mill No. 2, Cotton Warehouse, Rear (North) Elevation and Loading Dock, Looking East.



Flint Manufacturing Company, Mill No. 2, Cotton Warehouse (1922) and Additions (circa 1950), West Elevation, Looking South.



Flint Manufacturing Company, Mill No. 2, Office and Warehouse Additions (circa 1950), Looking East.



Flint Manufacturing Company, Mill No. 2, Office (circa 1950), Looking North.



Flint Manufacturing Company, Mill No. 2, Office and Warehouse Additions (circa 1950), Looking West.



Flint Manufacturing Company, Mill No. 2, Warehouse Addition (circa 1950), Looking North.

Historical Background

Flint Mill No. 2 of the Flint Manufacturing Company was constructed in 1922 along the Southern Railway line at the eastern outskirts of Gastonia. Flint Manufacturing Company had been founded in 1906 by a group of investors led by Laban Forrest Groves who would later establish the nearby Groves Mills (GS0512). Gastonia's tenth mill, the 1906 Flint Mill No. 1 was capitalized at \$180,000 with a production capacity of 11,000 spindles, and the mill was an early leader in the South in the production of high quality, combed textiles. The company's flint-stone arrowhead label became a recognizable trademark in the industry. In 1912, the Piedmont and Northern Railway (P&N) was completed north of the mill, offering additional rail access and establishing the east side of Gastonia as a prime industrial area. In addition to the Flint complex, the east side of Gastonia also encompassed the Groves, Ozark (GS0545), Modena (GS0539), and Avon (GS0474) mills, forming a bustling district of textile factories and mill villages (Ragan 2001: 194-198).

The adjoining Flint mill village initially contained thirty houses but soon was enlarged to sixty dwellings. A 1914 article in *Textile Manufacturer* described the mill village as, “

...situated on high ground, commanding a fine view of the country...The 60 houses of the mill are comfortable homes, varying in architectural design so that the ugly and dispiriting sameness and monotony of plan and paint are refreshingly noticeable in absence“.

In 1923, a fifteen-room, brick school was constructed along Ozark Avenue to serve both the Flint Mill Village and the neighboring Groves Mill Village (GS0513). The school and many of the mill houses have been destroyed (Ragan 2001: 141, 194-198; Brengle 1987: 161).

In 1916, Flint Manufacturing Company was acquired by the Gray-Separk group of mills which operated numerous textile plants in Gastonia. With the rising demand for textiles created by World War I, Gray-Separk undertook a major expansion program between 1918 and the early 1920s, erecting Arrow, Myrtle, and Arkray mills in Gastonia and in 1922 building Flint Mill No. 2 on the south side of the Southern Railway tracks (North Carolina Bureau of Labor and Printing 1920: 110; Ragan 2001: 196).

Flint Mill No. 2, built just south of the 1906 mill, was significantly larger than the first mill, standing two stories high, 386-feet long, and 136-feet wide. Turner Construction Company of New York was the general contractor, and the architect was Robert and Company of Atlanta. The imposing, new plant was designed with a capacity for 25,000 spindles and cost \$250,000 to construct. Gray-Separk had commissioned the same construction firm and architect to build its Arkray Cotton Mills on the west side of Gastonia in 1920. Similar in design, Arkray and Flint Mill No. 2 are reputed to be the first textile mills in Gaston County constructed of reinforced concrete, flat-slab construction. By the end of the 1920s, Flint Manufacturing Company, with a capital stock of \$1,500,000, was one of the largest textile operations in Gaston County. The two Flint mills contained about 36,000 spindles and employed 450 workers (Sanborn Map Company 1922; Ragan 2001: 197; Brengle 1987: 162).

In 1946, Burlington Mills Corporation acquired Flint and expanded the workforce in the postwar period to some 600 employees. Burlington probably constructed the major additions to the mill and cotton warehouse for offices, cotton storage, and distribution soon after its acquisition. Burlington operated the mills at Flint for almost thirty years, finally closing the facility in 1975. Parkdale Mills eventually purchased Flint Mill No. 1 which it modernized and operated into the

2000s before permanently closing its doors and demolishing the mill. Flint Mill No. 2 was also reorganized under new management and produced fabric for home furnishing and sportswear into the 2000s. However, by 2010, Flint No. 2 had closed, and the mill now stands largely vacant although the north wing is leased for warehousing (Ragan 2001: 198).

National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), Flint Manufacturing Company, Mill No. 2 is recommended **eligible** for National Register under Criterion A for Industry and under Criterion C for Architecture. The period of significance extends from 1922 when Flint Mill No. 2 was constructed to 1967, the current fifty-year cut-off date for National Register eligibility. Although the mill continued to manufacture textiles into the 2000s, the property does not have the exceptional significance required under Criteria Consideration G to extend the period of significance to within the last fifty years. Flint Mill No. 2 was originally surveyed in 1979.

Integrity

Flint Manufacturing Company, Mill No. 2 retains the seven aspects of integrity needed for National Register eligibility. The mill has integrity of location and setting, having occupied this site along the Southern Railway on the industrial eastern side of Gastonia since its construction in 1922. Despite the loss of Flint Mill No. 1 on the north side of the tracks, Flint Mill No. 2 retains its industrial association and feeling with Groves Mills, and its extensive mill complex, nearby on the north side of East Ozark Avenue. The surviving Flint mill houses, as well as the Groves Mill Village, also contribute to the historic associations and industrial feeling of the area.

Flint Mill No. 2 retains its integrity of design, workmanship, and materials. Unlike many mills which were overbuilt in the postwar era, Flint Mill No. 2 remains intact with its original massing, its innovative reinforced-concrete, flat-slab construction, and its cast-stone ornamentation clearly evident and distinct from the postwar additions to the east end. The interior is also intact with its characteristic mushroom columns and exposed slab floors and ceilings. The detached cotton warehouse remains intact as well although an extension was added to the south elevation after 1945. The office and warehouse addition at the east end of the main mill and the addition to the cotton warehouse both occurred during the period of significance, 1922 to 1967 and do not detract from the integrity of the mill complex.

Criterion A

For a complete discussion of the development of textile manufacturing in Gastonia, see the industrial and architectural contexts, "Textile Industry in Gastonia, North Carolina, 1880s to the Post-World War II Era," on page 94 in the evaluation of the Modena Cotton Mills and Mill Village.

Flint Manufacturing Company, Flint Mill No. 2 is **eligible** for the National Register under Criterion A (Event). To be eligible under Criterion A, the property must retain integrity and must be associated with a specific event marking an important moment in American prehistory or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or a nation. Furthermore, the property must have existed at the time and be documented to

be associated with the events. Finally, the property's specific association must be important as well (National Park Service, *National Register Bulletin 15: 12*).

Constructed along the Southern Railway within a flourishing textile-mill district on the east side of Gastonia, Flint Mill No. 2 remains a vivid, tangible reminder of the booming cotton industry that shaped Gastonia and its environs. By 1920, Gaston County proudly proclaimed itself, "City of Spindles", boasting thirty textile mills, and Gaston County's mills were producing eighty percent of the nation's fine combed yarn. Flint Mills No. 1 and No. 2 were major manufacturers of high-quality combed textiles.

Criterion B

Flint Manufacturing Company, Flint Mill No. 2 is **not eligible** for the National Register under Criterion B (Person). For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group (National Park Service, *National Register Bulletin 15: 14*).

The mill is not eligible under Criterion B because it is not associated with individuals whose activities were demonstrably important within a local, state, or national historic context.

Criterion C

Flint Manufacturing Company, Mill No. 2 is **eligible** for the National Register under Criterion C (design/construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction (National Park Service, *National Register Bulletin 15: 17*).

In its use of reinforced-concrete, flat-slab construction, Flint Mill No. 2 exemplifies the innovations in structural engineering that transformed industrial construction during the early decades of the twentieth century. Technological advances, particularly in the reinforcing systems used in concrete construction, made factories and warehouses largely fireproof as well as offered numerous structural advantages over either heavy timber mill construction or steel framing. Unreinforced concrete had long been known for its great compressive strength and had been used for simple vertical piers, but in its reinforced state, the material could withstand tensile stresses, making it feasible for horizontal members such as foundations, floor slabs, and girders. Of particular importance in factory and warehouse design, the great strength of reinforced concrete reduced the number of vertical members needed for structural support, and even multiple story factories, such as Flint Mill No. 2, could be built with open interiors, unbroken by numerous piers, and flexible plans, both of which greatly increased manufacturing and storage space (Alexander 1991: 108-109).

In addition to its use of flat-slab concrete construction, Flint Mill No. 2 also employed one of the principal refinements or innovations in flat slab construction, the mushroom column. Developed in 1907 and 1908 by C.A.P. Turner, a Minneapolis engineer, the mushroom column, named for its flared capital, resulted from Turner's experiments in column and slab framing. Turner devised a concrete reinforcing system that eliminated the need for girders by using the mushroom column to concentrate and absorb heavy loads. His 1908 patent was the first sophisticated reinforcing technique for all-concrete, girderless construction. In contrast to simple slab and beam construction, the mushroom column formed a rigid, continuous unit with the floor slab, and the flare of the mushroom cap spread the load across a larger area and eliminated the need for girders and beams, resulting in more economical construction and an increase in interior space. The Turner slab and mushroom column system quickly became the standard for concrete construction although experimentation in concrete construction continued, and other engineers developed variations on the Turner system. As reflected in the design of the Flint Mill No. 2, these structural and fireproofing innovations were quickly adopted and disseminated nationwide by the 1920s (Condit 1968: 243; Nichols 1923: 99-104)..

Flint Mill No. 2 was designed by the Atlanta-based architectural engineering firm, Robert and Company. The firm was established in 1917 by L.W. Robert, Jr., who was educated at the Georgia Institute of Technology and championed the advancement of the textile industry in Georgia. Robert and his staff of architects and engineers designed a wide range of industrial, commercial, civic, and military buildings. The large Robert and Company, now with hundreds of employees and numerous offices, remains active throughout the South (www.robertandcompany.com/History.htm. Accessed 12 January 2017).

Robert and Company is also known to have constructed the 1920 Arkray Mills in Gastonia. Considered to be the first mill of reinforced concrete, flat-slab construction in Gaston County, Arkray also featured the signature concrete columns with mushroom caps. The mill has been significantly enlarged since World War II, but still clearly displays its exposed concrete framing and original stair towers. The windshield survey of cotton mills in Gastonia conducted for this report revealed that the Arkray and Flint mills are the only textile plants of such reinforced concrete construction in the city. Outside Gastonia, in the general vicinity of the APE, the three-story, 1922 Priscilla Cotton Mill (GS0270) in Ranlo also features reinforced concrete, flat-slab construction with exposed concrete framing. The principal investigators were not able to gain access to the interior of the mill although the 1930 Sanborn map states that the Priscilla also has steel beams and trusses.



Arkray Cotton Mills, 1002 Jenkins Road, Gastonia, Looking West.



Priscilla Cotton Mill, 1820 Spencer Mountain Road, Ranlo, Looking West.

Criterion D

Flint Manufacturing Company, Mill No. 2 is **not eligible** for the National Register under Criterion D (potential to yield information). For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or prehistory; and 2) the information must be considered important (National Park Service, *National Register Bulletin 15*: 21).

The property is not eligible under Criterion D because it is not likely to yield any new information pertaining to the history of building design or technology.

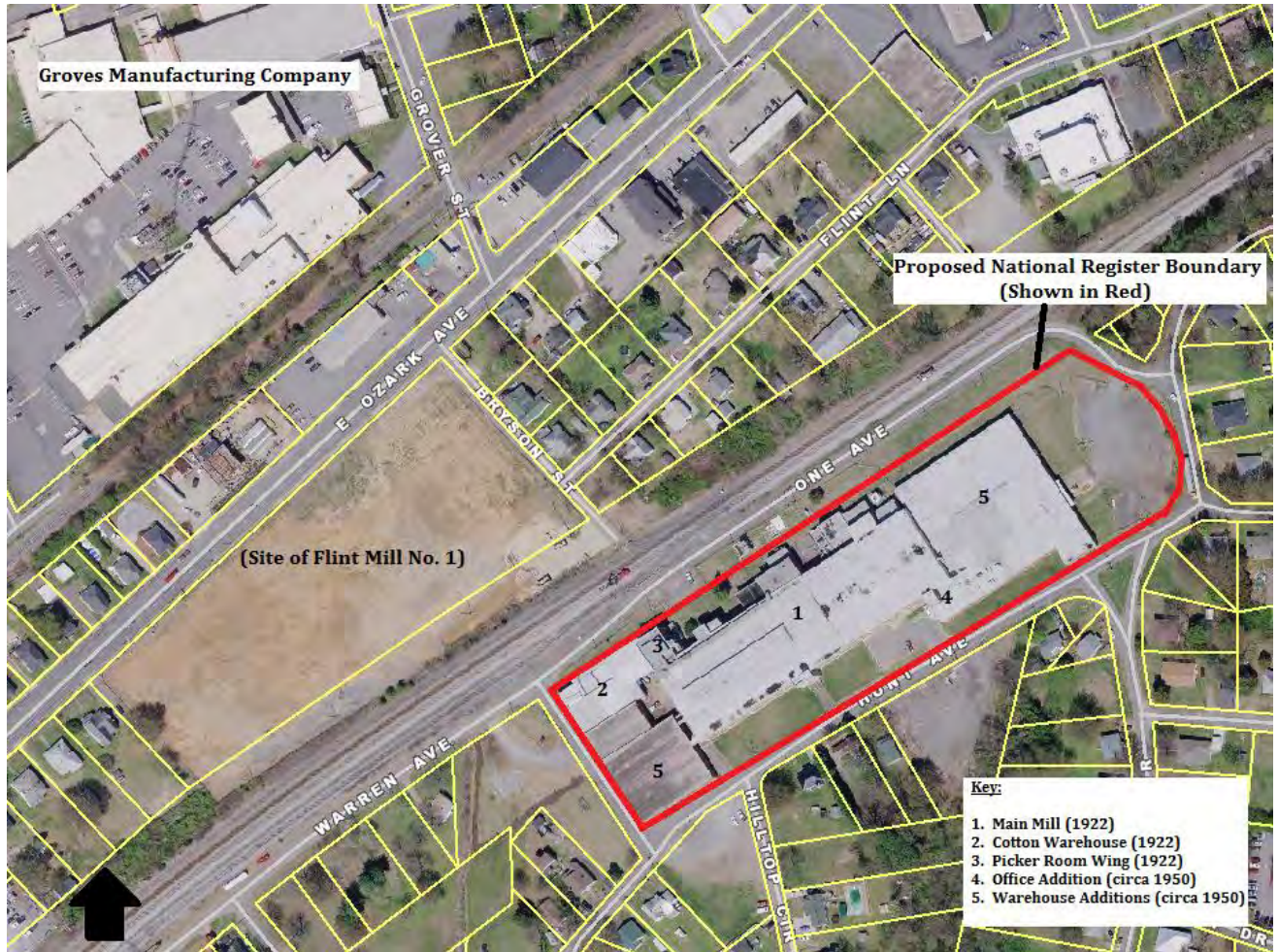
National Register Boundary Description and Justification

The proposed National Register boundary for Flint Manufacturing Company, Mill No. 2 has been drawn according to the guidelines of National Register Bulletin 21, *Defining Boundaries for National Register Properties*.

Shown on **Figure 25**, the proposed National Register boundary encompasses the 6.92-acre tax parcel that contains the mill, the adjacent cotton warehouse building to the south, the postwar additions, and the parking lot and loading area at the east end of the property. The boundary follows the rights-of-way along Hunt and One avenues and Separk Circle.

Figure 25

**Flint Manufacturing Company, Mill No. 2
Site Plan and Proposed National Register Boundary**



Source: Gaston County Tax Map

Scale: 1" = 250'

**No. 231 Lutheran Chapel and Cemetery
(GS0532) (PIN 3556 82 9299)**
702 North New Hope Road
Gastonia, Gaston County

Dates of Construction: 1922-1923; 1953-Parsonage; 1957-Education Building; 1970-Memorial Chapel; 2000-Fellowship Hall and Education Building

Eligibility Recommendation: Eligible



Physical Description

Occupying a ten-acre tract, Lutheran Chapel and Cemetery sits back from New Hope Road across a broad, tree-shaded lawn. The 1922-1923 Gothic Revival church, executed in brick with extensive stone detailing, follows a cruciform plan and has a front-gable main block with parapeted end gables and a central, castellated tower. The transept wings have matching parapeted gables. A thick, stone belt course separates the raised basement from the main level of the church. The tower has three stages with stone-trimmed buttresses defining each stage. A tall, pointed-arch vent is found in the upper stage and narrow, pointed-arch, stained-glass windows with stone trim and sills in the middle. In the center bay is the pointed-arch entrance which has a deep, stone reveal and double-leaf, paneled doors capped by a stained-glass transom. The entrance is reached by a broad staircase, covered in slate, with brick wing walls. Flanking the main entrance are two side-aisle doorways with paneled doors and stone lintels. The side (north and south) elevations have large, pointed-arch, stained-glass windows with tracery and stone keystones and voussoirs. The window bays are defined by flying buttresses with stone coping. The small basement windows have replacement sash.

The narthex at the west end of the church opens into a large sanctuary that retains its narrow-board, oak ceiling with exposed beams and brackets, pendant light fixtures, plaster walls, and balcony at the west end. The original church furniture also survives and includes oak pews and chair, pulpit, and altar. A pipe organ fills the east end of the apse. The narthex has original ceramic tile floors, glass-paneled, double-leaf doors into the sanctuary, and a stairway descending to the basement classrooms, restrooms, boiler room, and kitchen.

An arcaded, brick breezeway leads from the rear of the church to an education and fellowship hall building (2000), and north of the church is the 1970 building housing Memorial Chapel and the church offices. With red-brick walls, concrete trim, and pointed-arch openings, these building make references to the original church. Behind the Memorial Chapel is a detached, one-story brick education building (1957) with metal-sash, awning windows. A modern, frame, side-gable Boy Scouts Hut stands on the south side of the site. On the north side of the site is the parsonage (1953), a brick-veneered ranch house with original horizontal-sash windows (www.ancestraltrackers.net/nc/gaston/church/lutheran-chapel-evangelical-lutheran-church. Accessed 13 January 2017).

The sizable church cemetery is located south of the church and is enclosed behind a dry-laid, fieldstone wall with wrought-iron gates. Buried here are members of many of Gaston County's

leading pioneer families, including the Linebergers, Rhynes, Hoffmans, and Stroups. The cemetery holds approximately 300 headstones (over 700 interments) generally oriented east-west in the Christian tradition. The majority of stones were erected during the early and middle decades of the twentieth century, reflecting the growth of the congregation during this period, but a sizable number date to the nineteenth century. The headstones are primarily granite or marble and illustrate a variety of traditional and nationally popular forms and motifs such as rounded and square tablets, obelisks, and mass-produced, polished-granite monuments.



Lutheran Chapel and Cemetery, Overall View with Cemetery in Background, Looking Southeast.



Lutheran Chapel and Cemetery, Overall View with Memorial Chapel in Left Background, Looking Northeast.



Lutheran Chapel and Cemetery, Church and Memorial Chapel, Looking East.



Lutheran Chapel and Cemetery, Rear (East) Elevation and Breezeway, Looking North.



Lutheran Chapel and Cemetery, Side (South) Elevation and South Transept, Looking North.



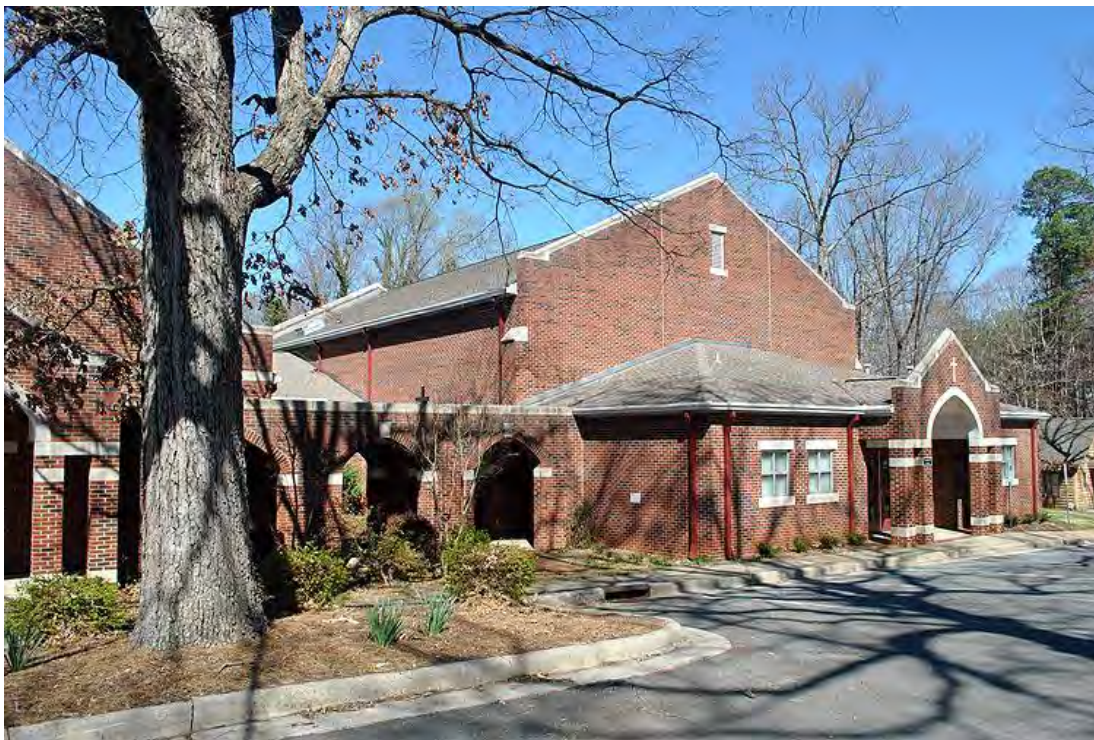
Lutheran Chapel and Cemetery, Interior, Sanctuary.



Lutheran Chapel and Cemetery, Interior, Sanctuary.



Lutheran Chapel and Cemetery, Interior, Narthex.



Lutheran Chapel and Cemetery, Education Building (Left) and Fellowship Hall, Looking North.



Lutheran Chapel and Cemetery, Education Building, Looking West.



Lutheran Chapel and Cemetery, Education Building, Looking East.



Lutheran Chapel and Cemetery, Parsonage, Looking North.



Lutheran Chapel and Cemetery, Boy Scouts Hut, Looking East.



Lutheran Chapel and Cemetery, Cemetery, Entrance Gates, Looking South.



Lutheran Chapel and Cemetery, Cemetery, Looking South.



Lutheran Chapel and Cemetery, Cemetery, Looking East.



Lutheran Chapel and Cemetery, Cemetery, Looking East.

Historical Background

Lutheran Chapel was built in 1922 and 1923 for a congregation that had been formed in 1828 for descendants of German settlers. In 1872, the original frame church was replaced with a brick structure that measured forty-by-sixty feet and had been constructed by local contractor and brick mason, Rufus Jenkins. Lutheran Chapel is reputed to have been the first brick church in Gaston County. The church burned in 1883 and was rebuilt the following year.

The extant Lutheran Chapel was designed by the noted Charlotte architect, Louis H. Asbury (1877-1975), who also designed Saint John's Evangelical Lutheran Church in Statesville, North Carolina. The Gothic Revival design of Lutheran Chapel was modeled after Saint John's and constructed at a cost of \$50,000 (Bishir and Southern 2003: 481; *Gastonia Daily Gazette*, 5 April 1952).

Louis Asbury was among the first professionally trained architects in North Carolina and one of a coterie of architects who rose to prominence during the early twentieth century when the cities of the southern Piedmont were booming with the growth of the textile industry. A native of Charlotte, Asbury graduated from Trinity College (later Duke University) in 1900 and the Massachusetts Institute of Technology in 1903. Earning hundreds of commissions in Charlotte and the surrounding counties, Asbury favored popular Colonial Revival and Gothic Revival themes and encompassed a full range of buildings types—houses, commercial buildings, hotels, banks, churches, and civic buildings (Asbury Papers 1906-1975).

As the twentieth century progressed and Lutheran Chapel grew, Asbury's Gothic Revival edifice became the centerpiece of an expanding church complex. A modern, ranch-style parsonage was constructed on the grounds in 1953 and a large education building erected in 1957. In 1970, Memorial Chapel was opened on the property, and in 2000 a new fellowship hall and education building were added behind the sanctuary (www.ancestraltrackers.net/nc/gaston/church/lutheran-chapel-evangelical-lutheran-church. Accessed 13 January 2017).

The cemetery associated with the church contains some gravestones that date with the original congregation. A memoir notes that the oldest known grave in the cemetery dates to 1847, and a review of the cemetery records found at www.findagrave.com reveals that at least twenty predate the end of the Civil War. Nearly one hundred are nineteenth century burials (Parks et al 1993; www.findagrave.com/lutheranchapel. Accessed 15 March 2017).

National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), Lutheran Chapel and Cemetery is recommended **eligible** for the National Register under Criterion C for Architecture and Criteria Consideration A for a religious property that has architectural significance under Criterion C. Lutheran Chapel and Cemetery were previously surveyed.

Integrity

Lutheran Chapel retains the seven aspects of integrity needed for National Register eligibility. The church and cemetery have integrity of location, having occupied this site along New Hope Road since the founding of the congregation in the early nineteenth century. The large church yard, with

its tree-shaded lawn, woodland to the rear, and cemetery enclosed within a fieldstone wall, contributes to the historic rural setting, feeling, and association of the church. The church also has integrity of design, materials, and workmanship. The original Gothic Revival church remains remarkably well preserved on both the exterior and the interior. The buildings that house classrooms, offices, fellowship hall, and chapel are all subsidiary buildings. Detached from the church, most make reference to the Gothic Revival design and the masonry construction of the church and do not detract from the central position of the historic church and do not compromise its integrity. The large cemetery on the south side of the property is notable for its numerous nineteenth century graves, the variety of its headstones, and its well-preserved dry-laid fieldstone wall and wrought-iron gates.

Criterion A

Lutheran Chapel and Cemetery is **not eligible** for the National Register under Criterion A (Event). To be eligible under Criterion A, the property must retain integrity and must be associated with a specific event marking an important moment in American prehistory or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or a nation. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well (National Park Service, *National Register Bulletin 15: 12*).

The church is not eligible under Criterion A because it is not associated with a specific event or patterns of events that make a significant contribution to the development of the community, state, or nation.

Criterion B

Lutheran Chapel and Cemetery is **not eligible** for the National Register under Criterion B (Person). For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group (National Park Service, *National Register Bulletin 15: 14*).

The church property is not eligible under Criterion B because it is not associated with individuals whose activities were demonstrably important within a local, state, or national historic context.

Criterion C

Lutheran Chapel and Cemetery is **eligible** for the National Register under Criterion C (design/construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction (National Park Service, *National Register Bulletin 15: 17*).

Lutheran Chapel is a well-preserved example of Gothic Revival church architecture in Gastonia. As Gastonia and surrounding communities boomed with textile prosperity in the early and middle decades of the twentieth century, many expanding congregations—both white and African American—erected new, stylish churches or enlarged existing ones to serve growing memberships and to reflect their growing prominence. The new church buildings were typically brick veneered and notable for their full articulation of nationally popular ecclesiastical designs, including Neoclassical Revival, Colonial Revival, Romanesque Revival, and especially Gothic Revival. The new Gothic Revival churches featured such defining elements of the style as steeply pitched gables, and pointed-arch, stained-glass windows and entranceways. Churches displaying the fullest expressions of the Gothic Revival mode, such as Lutheran Chapel, frequently displayed tall, castellated entrances and bell towers, buttresses, and decorative brickwork and stone accents (Bregle 1987: 33-34, 159).

Designed by preeminent Charlotte architect, Louis H. Asbury, Lutheran Chapel ranks among a group of well-preserved Gothic Revival churches in Gastonia and its environs. The church epitomizes the Gothic Revival style in its prominent castellated entry tower, steeply pitched gables, pointed-arch windows and doorways, buttresses, and exuberant stone detailing. The church is also notable for its well-preserved Gothic Revival interior with its plastered walls, arched openings, and oak ceiling with exposed wooden beams and brackets. The Lutheran Chapel property contains a well-preserved cemetery enclosed by a dry-laid stone wall, and the grave markers illustrate a variety of traditional and nationally popular headstone designs executed in soapstone, granite, and marble. The large, wooded church yard enhances the significance of the property.

Within the APE for this project, Lutheran Chapel is among a small group of Gothic Revival churches erected to serve this area's growing population during the early and middle decades of the twentieth century. Faith United Methodist Church (GS0490) (1950) on East Ozark Avenue in Gastonia, Smyre Methodist Church (GS0381) (1928) in downtown Lowell, and Wrights Chapel A.M.E. Zion Church (Study List 2001) (1923) on Lowell's southern outskirts are largely intact expressions of Gothic Revival church architecture in Gaston County. Faith United Methodist and Wrights Chapel are evaluated individually in this report on pages 160 and 206, respectively, and Smyre Methodist Church, previously surveyed as Lowell Methodist Church (GS0381), is included within the proposed Lowell Historic District which is also assessed in this report on page 337.

These churches represent the familiar patterns of church design and construction among the almost exclusively Protestant congregations of Gaston County, but the imposing 1892-1893 Belmont Abbey Cathedral (National Register 1973) on the Belmont Abbey College campus (Belmont Abbey Historic District-National Register 1993) stands apart. Located within the APE, north of I-85, the Belmont Abbey Historic District is evaluated in this report on page 404. The cathedral was erected for the Roman Catholic abbey which had been founded in 1876 as a small Benedictine monastery. The commanding abbey cathedral (now a basilica) epitomizes the Gothic Revival. Designed by German-born architect Peter Dederichs of Detroit, the church has a dark red-brick exterior with soaring, spired towers of unequal height, refined lancet windows, and stone-coped buttresses. Several early-twentieth-century buildings within the campus historic district, such as Saint Leo Hall (Study List and Determination of Eligibility 1987), built in 1900, were the work of Father Michael McInerney who designed in a restrained Gothic Revival style known as American Benedictine (Bishir and Southern 2003: 485-486).

Criterion D

Lutheran Chapel and Cemetery is **not eligible** for the National Register under Criterion D (potential to yield information). For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or prehistory; and 2) the information must be considered important (National Park Service, *National Register Bulletin 15: 21*).

The church property is not eligible under Criterion D because it is not likely to yield any new information pertaining to the history of building design or technology.

Criteria Consideration A: Religious Properties

Lutheran Chapel is **eligible** for the National Register under Criteria Consideration A: Religious Properties. To be eligible under Criteria Consideration A, a religious property must derive its primary significance from architectural or artistic distinction or historical importance (National Park Service, *National Register Bulletin 15: 25*).

The 1922-1923 Gothic Revival church meets the eligibility thresholds set for religious properties under Criteria Consideration A because of its architectural significance under Criterion C.

National Register Boundary Description and Justification

The proposed National Register boundary for Lutheran Chapel and Cemetery has been drawn according to the guidelines of National Register Bulletin 21, *Defining Boundaries for National Register Properties*.

Shown on both **Figures 26** and **27**, the proposed boundary encompasses the 10.11-acre tax parcel that contains the church, cemetery, manse, education building, and other support buildings as well as the tree-shaded setting. The proposed boundary follows the existing street right-of-way along New Hope Road.

Figure 26
Lutheran Chapel and Cemetery
Site Plan



Source: Gaston County Tax Map

Scale 1" = 150'

Figure 27
Lutheran Chapel and Cemetery
Proposed National Register Boundary



Source: Gaston County Tax Map

Scale: 1" = 225'

No. 343 Wrights Chapel African Methodist Episcopal (A.M.E.) Zion Church (GS0383) (Study List 2001) (PIN 3575 17 1052)
701 Cobb Street
Lowell, Gaston County



Date of Construction: 1923
Eligibility Recommendation: Eligible

Physical Description

Wrights Chapel African Methodist Episcopal (A.M.E.) Zion Church is located in a historically African American neighborhood on the southwest side of Lowell. The church stands at the southeast corner of Kenworthy Avenue and Cobb Street, and faces west towards Cobb. Several blocks of neighborhood houses south and west of the church have been demolished in recent years, in anticipation of development, and the land is now overgrown. Hiram Masonic Lodge No. 22, a vacant, African American Masonic hall, is located just south of Wrights Chapel and is evaluated individually in this report on page 218.

Constructed in 1923, Wrights Chapel is a substantially intact, brick-veneered, Gothic Revival edifice consisting of a front-gable main block with a conical-roofed corner tower that contains one of the main entrances. The tower has corner battlements and tin, conical caps and finials. On the opposite corner, a front gable wing, with exposed rafters, contains the other entrance. A one-story, shed-roofed addition was added to the front between the two entrances. Each entrance has double-leaf doors capped by pointed-arch transoms with cast-stone voussoirs and keystones. The same voussoirs and keystones are found on the pointed-arch vents in the upper stage of the tower and on the pointed-arch, one-over-one sash windows along the side (north and south) elevations. The plain doors are not original. Most of the windows have frosted glass, but the sash has been removed from some windows in the entrance tower and along the side walls and replaced with fixed panes. The projecting side transepts have circular vents under the gables and exposed purlins. The rear (east) elevation features a polygonal bay capped by a hip roof. The bay has four pointed-arch windows with one-over-one sash. A projecting brick course forms a water table that delineates the basement.

The principal investigators were denied access to the church interior. However, in 2005, the Gaston County Historic Preservation Commission prepared descriptions of both the exterior and interior for a local landmark designation report. (The A.M.E. Zion Church did not approve landmark status.) According to a recent interview with commission member, Lucy Penegar, who has had access to the church in recent years, the interior has probably not changed significantly since the report was prepared. The interior features original pine floors and horizontal-panel doors. The original tongue-and-groove walls in the sanctuary survive although they are now covered with plywood paneling. The tongue-and-groove ceiling remains intact above a lowered drywall ceiling. The pews and pulpit furniture are modern (Gaston County Historic Preservation Commission, Wrights Chapel A.M.E. Zion Church, 2005).



Wrights Chapel A.M.E. Zion Church, Overall View, Looking East.



Wrights Chapel A.M.E. Zion Church, Entrance Tower, Looking East.



Wrights Chapel A.M.E. Zion Church, Side (South) Elevation, Looking Northeast.



Wrights Chapel A.M.E. Zion Church, Front (West) and Side (North) Elevations, Looking Southeast.



Wrights Chapel A.M.E. Zion Church, Side (North) Elevation, Looking South.



Wrights Chapel A.M.E. Zion Church, Rear (East) Elevation, Looking West.



Wrights Chapel A.M.E. Zion Church, Rear (East) Elevation, Looking Southwest.



Wrights Chapel A.M.E. Zion Church, Setting, Hiram Masonic Lodge No. 22 (Left), Looking West.

Historical Background

Wrights Chapel African Methodist Episcopal (A.M.E.) Zion Church was established in 1911 in an African American community on the southwest outskirts of Lowell. Among its founding members was C.J.B. Reid who became the first principal of the 1922 Reid High School, a Rosenwald school in Belmont. Before the incorporation of Lowell in 1879, this area was known as Wright's Station, where the Atlanta and Charlotte Airline Railway (predecessor to the Southern Railway) had built a small depot circa 1870. The land had been owned by a local farmer, William Wright. After the congregation's original small, frame church was destroyed by fire in the early 1920s, the congregation hired the Spencer Lumber Company of Gastonia to erect the new church building for \$2,000. When the congregation failed to make the weekly payments during construction, Spencer Lumber stopped work and reclaimed the building and sold the property to Joseph Hudson, a white, local banker. Hudson donated the unfinished building to the church trustees. The building was finally completed in 1923 by a contractor from Clover, South Carolina (Ramsey and Ramsey 2000: Section E, page 35; Brengle 1982: 34, 278).

Wrights Chapel A.M.E. Zion Church served Lowell's black community into the second decade of the twenty-first century. Although the extent of its social, cultural, and political functions during the Jim Crow era of racial segregation are not currently known, a local newspaper article sheds light on Wrights Chapel's role in the establishment of new black churches. A 1960 *Gastonia Gazette* article reported that Wrights Chapel was hosting a musical program to raise funds for the New Testament Church of God. The program featured Crownettes Chorus of Edgemore, South Carolina. While still owned by the A.M.E. Zion Church, the building is currently the house of worship for the New Restoration Church (*Gastonia Gazette* 22 January 1960).

National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), Wrights Chapel A.M.E. Zion Church (Study List 2001) is recommended **eligible** for the National Register under Criterion C for Architecture and Criteria Consideration A for a religious property that has architectural significance under Criterion C.

Integrity

Wrights Chapel A.M.E. Zion Church retains the seven aspects of integrity needed for National Register eligibility. Although the setting, feeling, and association of the church have been somewhat compromised by the demolition of dwellings in the surrounding African American neighborhood, the church has stood on this site since its date of construction and remains in a predominately African American section of Lowell. The 1923 church has integrity of design, materials, and workmanship. The brick, front-gable main block retains such key features of the Gothic Revival style as a conical-roofed corner tower with battlements, gabled transepts, and pointed-arched windows and doorways with cast-stone voussoirs and keystones.

Criterion A

Wrights Chapel A.M.E. Zion Church is **not eligible** for the National Register under Criterion A (Event). To be eligible under Criterion A, the property must retain integrity and must be associated

with a specific event marking an important moment in American prehistory or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or a nation. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well (National Park Service, *National Register Bulletin 15*: 12).

African American churches were often integral to the social, political, and cultural development of African American communities during the Jim Crow era. However, to date, little is known about Wrights Chapel's contributions to the development of the black community around Lowell during the period of racial segregation.

Criterion B

Wrights Chapel A.M.E. Zion Church is **not eligible** for the National Register under Criterion B (Person). For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group (National Park Service, *National Register Bulletin 15*: 14).

The church is not eligible under Criterion B because it is not associated with individuals whose activities were demonstrably important within a local, state, or national historic context.

Criterion C

Wrights Chapel A.M.E. Zion Church is **eligible** for the National Register under Criterion C (design/construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction (National Park Service, *National Register Bulletin 15*: 17).

Wrights Chapel remains a noteworthy example of the Gothic Revival churches erected in the growing urban areas of Gaston County during the textile prosperity of the early and mid-twentieth century. White and black congregations alike favored this universal ecclesiastical style. North Carolina architectural historian Catherine W. Bishir asserts that amidst the popularity of the Neoclassical and Colonial Revival modes in the early twentieth century, the Gothic Revival style "... never lost its hold on church architecture. . ." Indeed, the Gothic Revival style was so widely accepted for religious architecture that "...the most stylized renditions of its elements, a pointed arch, a pointed headed door or window, a tower, became standard indicators of a church. . ." (Bishir 1990: 313, 390; Brengle 1987: 33-34).

Within the APE for this project, Wrights Chapel is among a small collection of well-preserved Gothic Revival churches. In downtown Lowell, the red-brick Smyre Methodist Church (previously surveyed as Lowell United Methodist Church, GS0381) suggests an English country church in its relatively small-scale, front-gable form topped by a bellcote. Built 1901 and rebuilt in 1923, Smyre

Methodist is included in the evaluation of the Lowell Historic District on page 337 of this report. In Gastonia, the 1922-1923 Lutheran Chapel (GS0532) on New Hope Road and the 1950 Faith United Methodist Church (GS0490) on East Ozark Avenue are larger and bolder expressions of the Gothic Revival style with tall, turreted entrance towers, buttressed walls, and stone accents. Faith United Methodist and Lutheran Chapel are both assessed individually in this report on pages 171 and 190, respectively. All three of these churches were constructed for white congregations.

Wrights Chapel also stands out architecturally among the African American churches built during the early twentieth century in Gaston County. The final report for the 2000 survey of African American Resources in Gaston County described this building as among “the most impressive African American resources in the county.” During the 1910s and 1920s, as the booming textile industry spurred urban growth, a group of stylish African American churches arose in Gastonia and surrounding mill towns. In contrast to the small, frame houses of worship built after the Civil War, the new, larger buildings featured more durable brick veneers and stylish elements that reflected black progress. In Gastonia, the burgeoning African American Highland neighborhood—by far the largest black community in the county—witnessed the construction of three major churches in the 1920s that remain well preserved. Saint Stephen’s A.M.E. Zion (Study List 2001) and Saint Paul’s Baptist Church (Study List 2001), both constructed in 1927, display restrained Gothic Revival and Romanesque Revival traits applied to imposing twin-tower designs. The 1928 Saint Peter’s Tabernacle Zion Church features a sharply pitched hip roof with projecting, gabled bay flanked by Gothic Revival-inspired turreted towers. Saint Stephen’s and Saint Peter’s are both located within the Hospital Historic District (Study List 2001) which is evaluated in this report on page 21 (Ramsey and Ramsey 2000: Section E, pages 35-36, 62; Brengle 1982: 163, 187-188; Bishir and Southern 2003: 479).



Saint Paul’s Baptist Church, 418 North Oakland Street, Gastonia, Looking East.



Saint Peter's Tabernacle Zion Church, 911 North York Street, Gastonia, Looking Northwest.

Although smaller than Gastonia's imposing black churches, Love's Chapel Presbyterian Church (Study List 2001) in the cotton-mill town of Belmont was erected in 1916 with a similar twin-tower configuration. This Gothic Revival church remains a focal point in Belmont's historically black Reid community and displays pointed-arched, stained-glass windows and transoms and flanking conical-roofed towers with stone-capped buttresses (Ramsey and Ramsey 2000: Section E, page 35).



Love's Chapel Presbyterian Church, 204 Lincoln Street, Belmont, Looking North.

Criterion D

Wrights Chapel A.M.E. Zion Church is **not eligible** for the National Register under Criterion D (potential to yield information). For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or prehistory; and 2) the information must be considered important (National Park Service, *National Register Bulletin 15: 21*).

The property is not eligible under Criterion D because it is not likely to yield any new information pertaining to the history of building design or technology.

Criteria Consideration A: Religious Properties

Wrights Chapel A.M.E. Zion Church is **eligible** for the National Register under Criteria Consideration A: Religious Properties. To be eligible under Criteria Consideration A, a religious property must derive its primary significance from architectural or artistic distinction or historical importance (National Park Service, *National Register Bulletin 15: 25*).

The 1922-1923 Gothic Revival church meets the eligibility thresholds set for religious properties under Criteria Consideration A because of its architectural significance under Criterion C.

National Register Boundary Description and Justification

The proposed National Register boundary for Wrights Chapel A.M.E. Zion Church has been drawn according to the guidelines of National Register Bulletin 21, *Defining Boundaries for National Register Properties*.

Shown on **Figure 28**, the boundary encompasses the current tax parcel of 0.43 acre that contains the church and its setting. The proposed boundary follows the existing rights-of-way along Cobb Street and Kenworthy Avenue.

Figure 28

**Wrights Chapel A.M.E. Zion Church
Site Plan and Proposed National Register Boundary**



Source: Gaston County Tax Map

Scale: 1" = 150'

No. 344 Hiram Masonic Lodge No. 22
(PIN 3575 16 1847)
705 Cobb Street
Lowell, Gaston County

Date of Construction: circa 1962
Eligibility Recommendation: Not Eligible



Physical Description (Figure 29)

Built circa 1962, Hiram Masonic Lodge No. 22 is located on the southwest side of Lowell on an open, quarter-acre lot just south of Wrights Chapel A.M.E. Zion Church. (A Study List property, Wrights Chapel is evaluated individually in this report on page 206) A paved sidewalk leads from the north-facing lodge to the church. The lodge actually sits at the corner of Cobb and Walker streets, but Walker Street is now overgrown and only barely visible. The houses that once lined Walker and other nearby streets have been demolished in the past twenty years (Gaston County Tax Maps).

The lodge hall is a simple, two-story, hip-roofed building with concrete-block walls and steel-sash windows with metal sills. Some of the original windows have been infilled with concrete block, but steel-sash windows remain on the second floor of the front and rear (north and south) elevations as well as on the side (east) elevation where the awning windows on the ground floor indicate restrooms. The three-bay façade (north elevation) has a single-leaf, six-panel, metal door that is positioned slightly off center between the flanking window bays. The entry is sheltered by a front-gable canopy supported by wooden knee brackets. The metal paneled door is a modern replacement. The rear (south) elevation has a matching door although the surround and cornice have been removed. The side (west) elevation has a metal staircase on the exterior ascending to a metal door in the south bay of the second floor. The principal investigators did not gain access to the interior, but limited views through windows show exposed concrete-block walls. The building is vacant and in disrepair but remains in stable condition.



Hiram Masonic Lodge No. 22, Façade (North Elevation) Looking South from Wrights Chapel A.M.E. Zion Church.



Hiram Masonic Lodge No. 22, Façade (North) and Side (West) Elevations, Looking East.



Hiram Masonic Lodge No. 22, Façade (North Elevation), Looking Southeast.



Hiram Masonic Lodge No. 22, Side (East) Elevation, Looking West.



Hiram Masonic Lodge No. 22, Rear (South) and Side (West) Elevations, Looking North towards Wrights Chapel A.M.E. Zion Church.



Hiram Masonic Lodge No. 22, South (Rear) Elevation, Looking North

Historical Background

In 1958, the trustees of the Hiram Lodge of Masons No. 22 acquired a quarter-acre lot in an African American community at the southwest edge of Lowell. The parcel was adjacent to Wrights Chapel A.M.E. Zion Church, one of the most prominent African American churches in and around Lowell. In 1961, the trustees received a \$2,642.53 loan from the Excelsior Credit Union, the leading black-owned lending institution in Gastonia, and the lodge probably erected this building shortly after receiving the loan (Gaston County Deed Books 718: 356; 911: 337).

Little is currently known about the history of this lodge in Lowell, but black freemasonry has played a major role in the social and economic betterment of black communities throughout North Carolina. The African American Masonic fraternity has a long and enduring history in the U.S., beginning in Massachusetts in 1784 when free black minister, Prince Hill, founded what became known as Prince Hall Freemasonry. In North Carolina, black freemasonry was established soon after the Civil War in the cities of New Bern, Wilmington, Fayetteville, and Raleigh, and in 1870 these four lodges formed a state organization, the Most Worshipful Grand Lodge of the State of North Carolina, headquartered in Fayetteville. The early members were mainly urban residents, but as the fraternal society spread across the state, its membership included small-town and rural residents as well. Many African American masons were entrepreneurs and landowners who fostered black economic enterprise (Brown and Bushong 1983: Section 8, pages 1-2; Kenzer 2006; Jonathan Underwood Interview 2017).

Black freemasonry in North Carolina grew rapidly through the late nineteenth and early twentieth centuries. Membership soared from about 1,000 in 1880 to 10,000 in 1900 while the number of lodge halls grew from thirty-seven to 358. Like black churches in the Jim Crow era of racial segregation, black lodge halls were places where valuable leadership skills and business contacts were nurtured. Many lodges leased property to black businessmen. The lodges also provided a variety of social and benevolent services, offering insurance to widows, short-term financial aid to members in financial distress, and donations to numerous African American charities (Brown and Bushong 1983: Section 8, pages 1-2; Kenzer 2006; Rabinowitz 1978: 227-230; Kenzer 2006).

In the small town of Lowell, Hiram Lodge No. 22 served a community of primarily skilled tradesmen, laborers, and domestic workers. The trustees who acquired the original parcel in 1958—John Byers, Lindsay Johnson, Miles Johnson, and Clyde Spencer---reflected the demographics of the community. John Byers was a boilerman at a cotton mill; Clyde Spencer was a laborer; Lindsay Johnson was employed as a “helper” at the orthopedic hospital in Gastonia; and Miles Johnson worked as an attendant at a service garage. For these men and others in the Lowell African American community, Hiram Lodge No. 22 offered social activities, some financial safeguards, and a forum to establish and build relationships (Gastonia City Directories (including Lowell) 1959-1963; Jonathan Underwood Interview 2017).

The lodge appears to have closed circa 2000, and in 2014, the lodge hall property was sold to a private individual who resides out of state. The building now stands vacant (Gaston County Deed Book 4760: 419).

National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), Hiram Masonic Lodge No. 22 is recommended **not eligible** for the National Register under any criterion. The lodge has only marginal integrity, and there is little historical information available about the lodge and its role in the African American community of Lowell.

Integrity

Hiram Masonic Lodge No. 22 retains some of the seven aspects of integrity needed for National Register eligibility. The lodge hall has integrity of location, having occupied this site since its circa 1962 construction. However, its integrity of setting, association, and feeling have been compromised in the past fifteen years by the demolition of nearby houses in the surrounding African American community. Nonetheless, the lodge retains its geographical association with historic Wrights Chapel A.M.E. Zion Church which stands just to the north. The lodge has only marginal integrity of design, workmanship, and materials. The two-story, hip-roofed, concrete-block design remains, but the vacant building is in disrepair and has been somewhat altered by infilled windows and missing door surround.

Criterion A

Hiram Masonic Lodge No. 22 is **not eligible** for the National Register under Criterion A (Event). To be eligible under Criterion A, the property must retain integrity and must be associated with a specific event marking an important moment in American prehistory or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or a nation. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well (National Park Service, *National Register Bulletin 15*: 12).

The circa 1962 building stands as a rare surviving example of an African American fraternal hall in Gaston County built during the Jim Crow era. The 2000 architectural survey of African American resources in Gaston County, which covered the period from circa 1880 to circa 1960, discovered no such lodge halls. The survey report concluded,

Although civic structures—Masonic lodges, community houses, and other buildings—were once an integral part of African American communities, the only remaining civic structures associated with African Americans dating from the Jim Crow era are the county's two black hospital buildings (Ramsey and Ramsey 2000: Section F, pages 61-62).

However, despite its rarity, little is currently known about the history of Hiram Masonic Lodge No. 22 in Lowell. Examinations of tax and deed records, city directories, and vertical files as well as interviews with local residents and a North Carolina executive of the Masonic Lodge revealed no pertinent information about this lodge. The length of operation and the services of the lodge to its members and the community are not known. More such information would be required before Hiram Masonic Lodge No. 22 could be recommended eligible under Criterion A for Ethnic Heritage: Black and for Entertainment/Recreation.

Finally, although the 2000 survey of African American resources found no black fraternal halls in Gaston County, the existence of the Hiram Lodge illustrates that the survey was by definition limited in scope. While the Hiram Lodge No. 22 is an unusual survivor, other African American fraternal halls of the Jim Crow era remain. For example, the African American Reid community in Belmont contains a well-preserved, concrete-block American Legion Hall, Post 180, that opened in 1946 and is still active (Charles Davis Interview 21 April 2017).



American Legion Hall, Post 180, 418 Lincoln Street, Belmont, Looking North.

Criterion B

Hiram Masonic Lodge No. 22 is **not eligible** for the National Register under Criterion B (Person). For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group (National Park Service, *National Register Bulletin 15*: 14).

The lodge is not eligible under Criterion B because it is not associated with individuals whose activities were demonstrably important within a local, state, or national historic context.

Criterion C

Hiram Masonic Lodge No. 22 is **not eligible** for the National Register under Criterion C (design/construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction (National Park Service, *National Register Bulletin 15: 17*).

Built circa 1962, the simple, two-story, concrete-block lodge hall does not possess the level of architectural significance needed for eligibility under Criterion C. The building does not illustrate a definable building type or design employed for lodge halls.

Criterion D

Hiram Masonic Lodge No. 22 is **not eligible** for the National Register under Criterion D (potential to yield information). For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or prehistory; and 2) the information must be considered important (National Park Service, *National Register Bulletin 15: 21*).

The property is not eligible under Criterion D because it is not likely to yield any new information pertaining to the history of building design or technology.

Figure 29
Hiram Masonic Lodge No. 22
Site Plan



Source: Gaston County Tax Map

Scale: 1" = 200'

**No. 371 Paul P. and Virginia R. Murphy
House (PIN 3575 28 0638)**
209 Railroad Street
Lowell, Gaston County

Date of Construction: circa 1913/late 1930s
Eligibility Recommendation: Not Eligible

Physical Description (Figure 30)



Situated on the south side of the railroad tracks in Lowell, the circa 1913 Paul P. and Virginia R. Murphy House faces west, away from Railroad Street, on a spacious, two-and-a-half-acre lot. Holbrook High School sits just south of the Murphy house. The tree-shaded yard shows evidence of original landscaping with ornamental shrubs, bulbs, and trees and granite benches. The unpaved driveway from Railroad Street leads past wooded areas to the more open house site where it circles through the porte cochere, past the house, to the garage before turning back to the main driveway.

The substantial, one and one-half story, frame dwelling was remodeled in the late 1930s, giving the house its current Colonial Revival appearance. The house has a side-gable roof, molded box eaves, front-gable dormers, asbestos-shingle siding, and six-over-six sash windows. The side (north and south) and rear (east) elevations have six-over-one sash windows that were original to the circa 1913 house. The louvered shutters date to the late 1930s. Also as part of the 1930s alterations, the wraparound porch was partially enclosed to create a sunroom on the south side of the façade. The porte-cochere that extends off the north end of the porch was added in the early 1950s when the house was covered in asbestos-shingle siding. The box piers and stylized brackets were also added in the early 1950s. The porch has a projecting, front-gable entrance bay with granite steps. The entrance consists of a single-leaf, six-panel door capped by a transom and framed by classical pilasters and a classical entablature. The owner states that a rear sunroom addition, abutting the screened utility porch, was part of the late-1930s modifications. Few circa 1913 elements remain on the exterior of the house except for the six-over-one sash windows and a horizontal-panel door, framed by sidelights and transom, on the second story of the rear elevation. The door appears to have opened onto an upper-story porch or balcony. Access to the interior was denied, but the owner states that there is a center hall, pocket doors, and coal-burning fireplaces in the bedrooms (John Wells Eddleman Interview 2017).

The property includes three frame outbuildings behind the house. The front-gable, board-and-batten garage has two car bays with canted corners and double-leaf, batten doors. The jar house is also a front-gable building with weatherboard siding and a five-panel door. Attached at the rear is a shed-roofed chicken house. A frame shed is in deteriorated condition.



Paul P. and Virginia R. Murphy House, House and Setting, Looking South.



Paul P. and Virginia R. Murphy House, Façade, Looking East.



Paul P. and Virginia R. Murphy House, Façade, Entrance and Porch, Looking East.



Paul P. and Virginia R. Murphy House, Side (North) Elevation, Looking South.



Paul P. and Virginia R. Murphy House, Rear (East) Elevation, Looking West.



Paul P. and Virginia R. Murphy House, Side (South) Elevation, Looking North.



Paul P. and Virginia R. Murphy House, Garage, Looking East.



Paul P. and Virginia R. Murphy House, Jar House and Chicken House (Rear), Looking East.

Historical Background

Paul P. Murphy (1878-1946) and his wife, Virginia Robinson Murphy (1886-1973), erected this house shortly after their marriage in 1913. Virginia Robinson was a daughter of S.M. Robinson, a textile leader and substantial shareholder in Lowell Cotton Mills (GS390, GS0391), and two years after their marriage, her husband, Paul Murphy, became the superintendent of Lowell Cotton Mills, Mill No. 2. In 1901, S.M. Robinson had been among a group of investors who established Lowell Cotton Mills (now demolished) near the Southern Railway at the western periphery of Lowell. The mill was expanded with a second manufacturing plant in 1907, giving the company a total of 15,000 spindles and over 200 workers (Ragan 2001: 93-96; Gaston County Tax Records; Gaston County Deed Books 86: 44; 172: 100; John Wells Eddleman Interview 2017).

The Murphys reared two children in this house, a daughter, who was also named Virginia Robinson, and a son, John M. Murphy. Paul Murphy remained superintendent of Mill No. 2 through the reorganization of Lowell Cotton Mills as United Spinners Corporation in 1939. In that year, the Murphys remodeled the house extensively, giving it its present Colonial Revival design (John Wells Eddleman Interview 2017),

United Spinners Corporation, led by S.M. Robinson's son, Coit Robinson, continued in operation into the 1980s. Among its leading shareholders was the elder Virginia R. Murphy, who in 1964 was listed as vice president. Son, John M. Murphy, was employed as the mill superintendent in 1964 (Ragan 2001: 95).

In 1952, the widowed Virginia R. Murphy deeded the house to her daughter and husband, Virginia R. and John H. Eddleman. The house remains in the Eddleman family and is currently owned and occupied by son, John Wells Eddleman (Gaston County Deed Books 792: 559; 996: 133; 4390: 661).

National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), the Paul P. and Virginia R. Murphy House is recommended **not eligible** for the National Register under any criteria because of a loss of integrity. The circa 1913 house was heavily remodeled in the late 1930s and had further alterations in the early 1950s.

Integrity

The Paul P. and Virginia R. Murphy House does not retain all seven of the aspects of integrity needed for National Register eligibility. The house occupies its original site on the south side of the railroad and thus retains its integrity of location. Although evidence of a large, landscaped yard remains, much of the site is now heavily overgrown, and consequently the historic setting, feeling, and association of the property has been compromised. The house has also lost much of its integrity of design, materials, and workmanship, beginning with the complete remodeling of the house in the late 1930s and the 1950s addition of a porte-cochere, new porch piers, and asbestos-shingle siding.

Criterion A

The Paul P. and Virginia R. Murphy House is **not eligible** for the National Register under Criterion A (Event). To be eligible under Criterion A, the property must retain integrity and must be associated with a specific event marking an important moment in American prehistory or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or a nation. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well (National Park Service, *National Register Bulletin 15: 12*).

The house is not eligible under Criterion A because the property is not associated with an important event or a pattern of events or trends that made a significant contribution to the development of Lowell, Gaston County, North Carolina, or the United States.

Criterion B

The Paul P. and Virginia R. Murphy House is **not eligible** for the National Register under Criterion B (Person). For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group (National Park Service, *National Register Bulletin 15: 14*).

The house is not eligible under Criterion B because it is not associated with individuals whose activities were demonstrably important within a local, state, or national historic context.

Criterion C

The Paul P. and Virginia R. Murphy House is **not eligible** for the National Register under Criterion C (design/construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction (National Park Service, *National Register Bulletin 15: 17*).

The house does not retain sufficient integrity for eligibility under Criterion C for Architecture. Originally built circa 1913, the house underwent an almost complete exterior remodeling in the late 1930s that gave the dwelling its present Colonial Revival appearance. Further alterations were made in the 1950s that included the addition of a porte-cochere, the asbestos-shingle siding, and replacement porch piers. Access to the interior was denied so it is not known whether any of the circa 1913 floor plan, fixtures, and elements of style remain. The landscaped yard is now overgrown and no longer enhances the architectural significance of the property. Two of the three outbuildings are intact, but only the jar house may date with the original construction of the house.

Furthermore, other, more illustrative, examples of Colonial Revival domestic architecture than the Murphy house survive in Lowell. Two of these houses are located within the proposed Lowell

Historic District which is evaluated in this report on page 337. The first is the imposing Coit McLean and Anna Pearl Robinson House (1922) which stands at 201 East First Street and combines boxy Foursquare massing with Colonial Revival symmetry and an elegant entrance capped by an elliptical fanlight. Occupying a full city block, the Dr. James W. and Jennie Reid House (circa 1925), at 205 Mill Street, is also a substantial, two-story, brick dwelling with symmetrical façade, one-story side wings, a flat-roofed porch sheltering the central entrance, and a porte-cochere.

Criterion D

The Paul P. and Virginia R. Murphy House is **not eligible** for the National Register under Criterion D (potential to yield information). For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or prehistory; and 2) the information must be considered important (National Park Service, *National Register Bulletin 15*: 21).

The property is not eligible under Criterion D because it is not likely to yield any new information pertaining to the history of building design or technology

Figure 30

Paul P. and Virginia R. Murphy House
Site Plan



Source: Gaston County Tax Map.

No. 374 Holbrook High School
(PIN 3575 18 6424)
418 South Church Street
Lowell, Gaston County

Period of Significance: 1949-1967
Eligibility Recommendation: Eligible

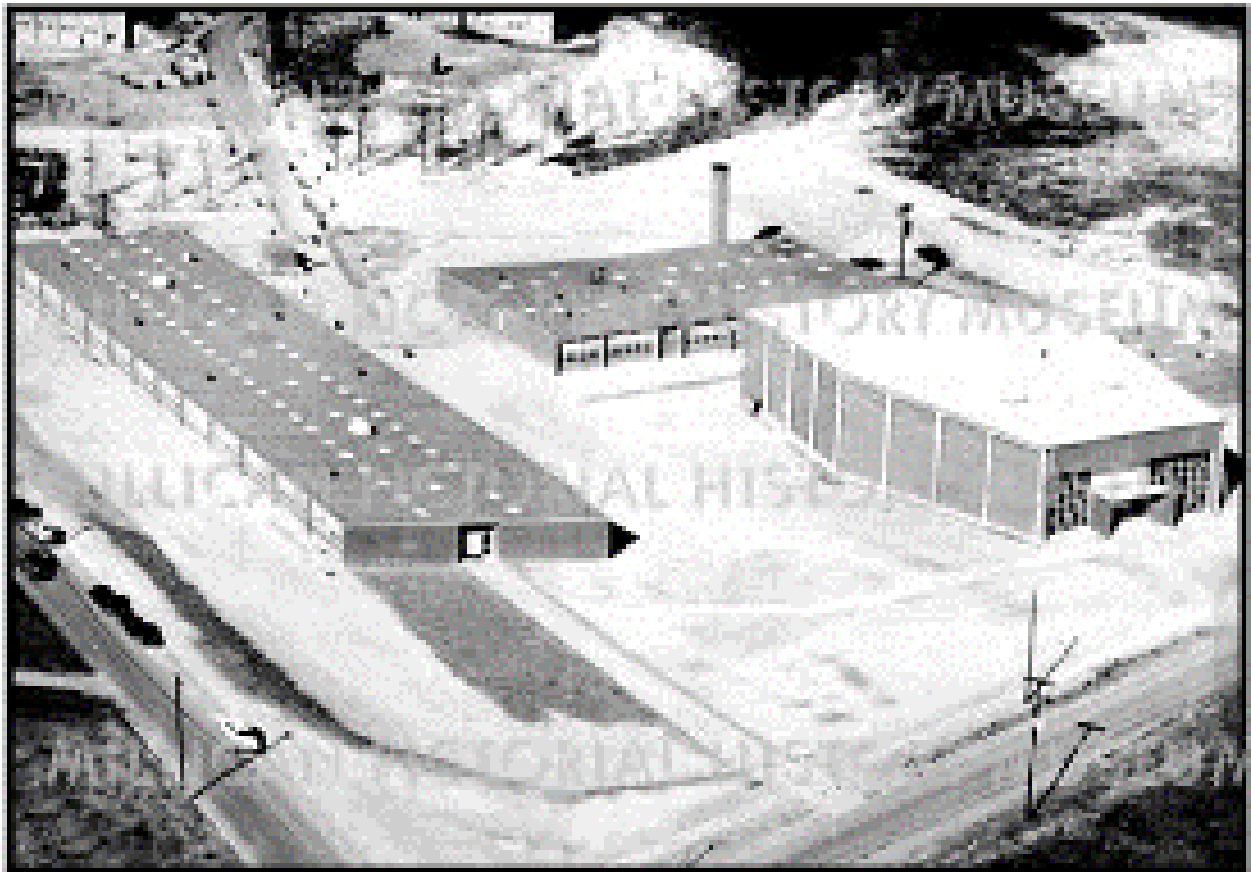
Physical Description

Overview

Holbrook High School (which became Holbrook Middle School in 1970) occupies an expansive, nineteen-acre campus south of the railroad tracks on the southwest side of Lowell. The campus contains two classroom buildings and a detached auditorium and band room building that were all built in 1954 and grouped together on the southern half of the property near Church Street. A freestanding gymnasium building (1949) on the north side of the tract near the railroad tracks had been constructed as an addition to the earlier Lowell High School which had been erected in 1924. The 1924 high school was destroyed by fire in the 1970s, and an athletic field now marks the location of the former high school.

An aerial photograph of the 1954 high school, probably taken shortly after construction, shows the two one-story classroom buildings (identified in this report as the East and West Classroom Buildings) sited perpendicular to one another. Inspired by the Modernist Movement, these buildings have low-scale, horizontal massings with flat roofs and glass-walled classroom bays. The West Classroom Building is especially long with thirteen bays defining classrooms and offices. The high school auditorium is situated to the east facing Church Street, and its two-story, hexagonal shape stands in sharp contrast to the low, rectangular classroom buildings. The gymnasium and former high school are partially visible at the top of the photograph.





Holbrook High School, circa 1954. View Looking Northwest.

Source: www.millicanhistorypictorialmuseum.com.

West and East Classroom Buildings

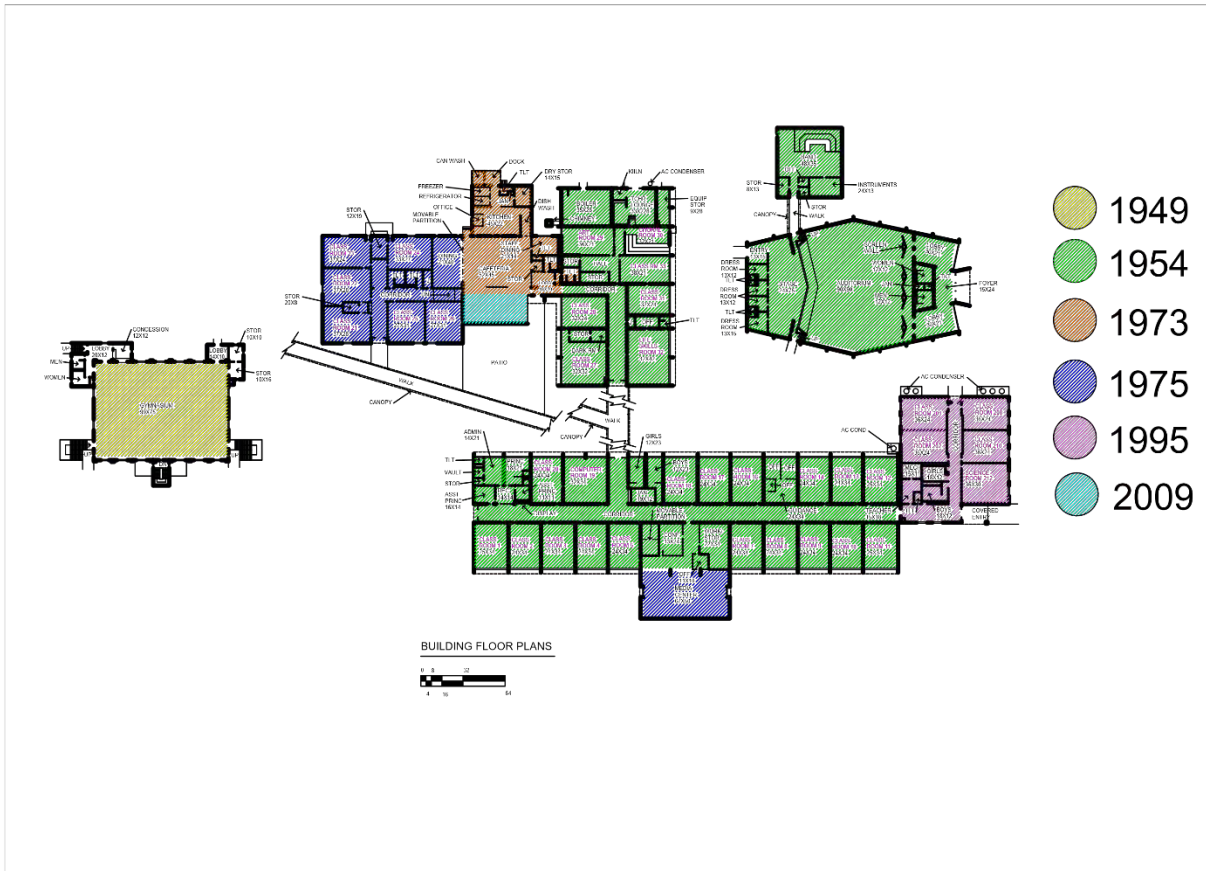
Although the East and West Classroom Buildings have been expanded since 1954, both still retain original forms, materials, and other elements of design. The two buildings have flat-roofed, rectangular configurations, red-brick veneers, and metal-sash, awning windows. They also have original entrances, comprised of double-leaf, metal-sash doors and wide, glazed surrounds. The West Classroom Building has modern one-story, brick, flat-roofed additions on the side (west elevations (1975) and the south (façade) (1995).

The small addition, built in 1975, extends from middle of the long, west elevation and has a wide, metal soffit and metal-sash awning windows the echo those along the original classroom walls, This wing was added as the principal's office and now serves as the library (Sherron Philemon Interview 2017).

The 1995 façade addition consists of a recessed entrance and six adjoining window bays signifying classrooms. While substantial, this addition extends from the original 1954 façade which remains

intact. The modern entrance corridor leads directly to the original entrance and main hallway (Philemon Interview 2017).

As shown below in the 2017 Gaston County Schools, Building Floor Plans, the West and East Classroom Buildings, in particular, have undergone some expansions since construction in the mid-1950s to accommodate growing enrollment and new academic standards.



Gaston County Schools	DSP PROPERTY NO. 360-1911	ACREAGE OF SITE: 19.54 ACRES	HOLBROOK MIDDLE SCHOOL 418 South Church Street Lowell, NC 28098	WATER: CITY OF LOWELL	DATES OF CONSTRUCTION:				DATE:
	UNIT & SCHOOL NO. 360-426	BUILDING AREA THIS SHEET 78,407 SQ. FT.		SEWER: CITY OF LOWELL	BUILDING: A	YEAR: 1954	BUILDING: E	YEAR: 1975	REVISION DATE:
	TYPE OF SCHOOL MIDDLE	TOTAL BLDG AREA: 78,407 SQ. FT.		NATURAL GAS: PUBLIC SERVICE	BUILDING: B	YEAR: 1975	BUILDING: F	YEAR: 2009	
				ELECTRICITY: DUKE POWER	BUILDING: C	YEAR: 1975	BUILDING: G	YEAR: 1975	PAGE ___ of ___

Holbrook High School/Middle School. Building Floor Plans. Additions and Renovations.

Source: Sherron Philemon, Project Manager, Gaston County Schools, 2017.

The East Classroom Building, which contains the original cafeteria, also had a large, brick wing added between 1973 and 1975 to house additional classrooms and an enlarged cafeteria. The cafeteria was expanded again in 2009. Extending from the north elevation of the 1954 building, these additions, in total, are approximately equivalent in size to the original facility. As with the West Classroom Building, the East Classroom Building remains largely intact and distinct from its additions with original exterior walls and entrance on the north side leading into the modern wing (Sherron Philemon Interview 2017).

The interiors of the East and West Classroom Buildings retain their original plans with long, double-loaded corridors, flanked by classrooms. The halls have rows of original metal lockers, exposed concrete-block walls, and metal classroom doors with vented transoms. There is modern tile flooring and dropped acoustic tile ceilings throughout the buildings.



Holbrook High School, 1995 Addition to West Classroom Building Façade (South Elevation), Looking North.



Holbrook High School, 1975 Addition to West Classroom Building Side (West) Elevation, Looking North.



Holbrook High School, West Classroom Building, 1954 Side (West) Elevation, Looking North.



Holbrook High School, West Classroom Building, North Elevation Entrance, Looking South.



Holbrook High School, West Classroom Building, Side (East) Elevation, Looking South.



Holbrook High School, East Classroom Building, Side (East) Elevation, Looking Northwest.



Holbrook High School, East Classroom Building, South Elevation, Looking West.



Holbrook High School, East Classroom Building, West Elevation, Entrance.



Holbrook High School, 1975 Addition to East Classroom Building, North Elevation, Looking Southwest.



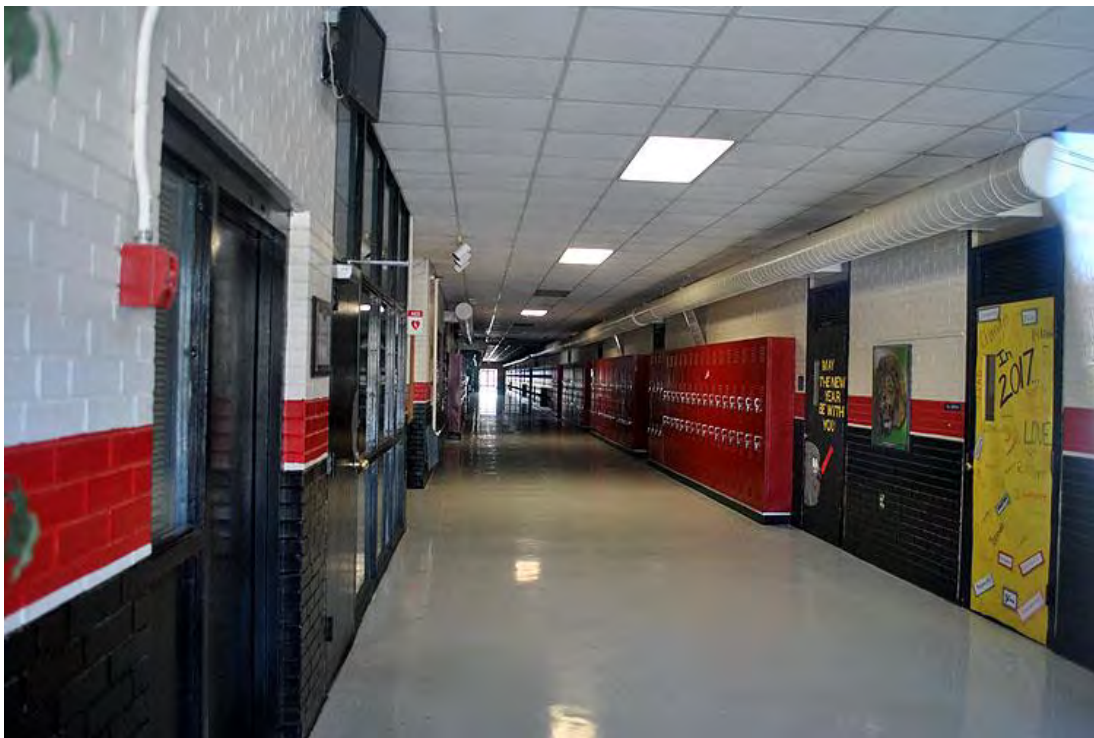
Holbrook High School, 1975 (Left) and 2009 Additions (Right) to East Classroom Building, West Elevations, Looking East.



Holbrook High School, 2009 Addition (Left) and East Classroom Building (Right), West Elevation, Looking East.



Holbrook High School, West Classroom Building, 2000 Middle School Façade Addition, Interior, Modern Entrance Corridor Leading to Original Entrance.



Holbrook High School, East Classroom Building, Original Hallway.

Auditorium

The well-preserved, two-story auditorium (1954) epitomizes the Modernist idiom with its emphasis on geometric forms and exposed construction. Hexagonal in shape, the building features a canted and slightly recessed façade filled with square and rectangular, polychromatic panels and clear windows that illuminate the lobby. The projecting center entrance bay has a flat roof supported by canted side walls of fiber-cement siding that is oriented vertically. The series of metal-sash, glass doors are topped by a glazed transom. One of the most noteworthy Modernist features of the building is its intentionally exposed, steel I-beam framework—with the vertical beams set into concrete bases—that celebrates and displays the structure. The only major modification to the exterior is the vinyl siding that now covers the broad soffit across the façade with the name, Myers-Brown Auditorium, in applied letters.

The interior of the building contains a spacious lobby divided by a canopied restroom block in the center. The honey-colored, plywood interior doors are original. The lobby has concrete-block and fiber-cement walls and original hourglass light pendants suspended from the high, canted ceiling. Large, double wooden doors on either side of the center block lead into the auditorium. The well-preserved auditorium has its original center-aisle plan, molded plywood seats, and a plywood main stage. The auditorium is notable for its suspended and overlapping ceiling panels with recessed lighting and a rear, concrete-block screen wall with a zig-zig plan,

Modern covered walkways link the auditorium to the adjacent classroom buildings as well as the freestanding, one-story Band Room sited just to the east. Also built in 1954, this simple, flat-roofed, square building has blind, red-brick walls and a slightly recessed main entry with a single steel door and transom on the west side facing the auditorium.

In common with many other public schools in Gaston County and across the state, a group of modern, prefabricated, metal buildings are located around the East and West Classroom Buildings to serve as additional classrooms and administrative offices.



Holbrook High School, Auditorium, Looking Northeast.



Holbrook High School, Auditorium, Façade (South Elevation), Looking Northwest.



Holbrook High School, Auditorium, Side (East) and Rear (North) Elevations, and Band Room Building, Looking Southwest.



Holbrook High School, Auditorium, Side (East) and Rear (North) Elevations, Looking West.



Holbrook High School, Auditorium, Interior, Lobby.



Holbrook High School, Auditorium, Interior, Lobby.



Holbrook High School, Auditorium, Interior, Lobby, Light Fixtures.



Holbrook High School, Auditorium, Interior, Seating and Stage.



Holbrook High School, Auditorium, Interior, Rear Screen and Ceiling.

Lowell High School Gymnasium

Built in 1949, the gymnasium is located on the north side of the school property. The well-preserved, red-brick gymnasium is integrated into its site, and the north-south slope accommodates a lower level on the south side. Capped by a bow-truss roof, the building retains its large, steel-sash, pivot windows and single-leaf and double-leaf, metal doors. The seven-bay side (north and south) elevations have brick pilasters with concrete-capped buttresses defining the window bays. These exterior supports allow for an open interior. The sets of large pivot windows line the walls above the buttresses and flood the interior with natural light. The east and west end elevations also have two large pivot windows on the upper levels. On the west elevation, there are also smaller, square, fixed-light windows that are now vented. Both the east and west elevations have original main entrances comprised of double-leaf, steel doors reached by staircases made of aggregate concrete with metal rails. A flat-roofed, brick appendage for equipment storage projects from the northeast corner of the gymnasium. The flat-roofed, metal canopies above the doors and the covered walkway at the west entrance are modern additions.

The principal modern changes to the exterior are two entrance bays constructed of grooved concrete blocks that project from the center of south elevation and the northwest corner of the north elevation. The southern entrance bay is two stories tall and incorporates the original stairway ascending from the basement level to the main gymnasium floor.

Well-preserved, the interior has an exposed bow-truss ceiling, hardwood floors for the basketball court, original wood bleachers, and exposed concrete-block walls. Double-leaf, horizontal-panel

doors lead to the equipment storage room on the east side. The basement contains the locker rooms and has been remodeled in recent years with modern facilities, including new concrete-block walls and hollow-core wooden doors. The gymnasium continues to serve as the principal physical education building for the school and the site of indoor athletic events.



Holbrook High School, Gymnasium, North and West Elevations, Looking Southeast from Athletic Field.



Holbrook High School, Gymnasium, West and South Elevations, Looking East.



Holbrook High School, Gymnasium, West Elevation, Looking East.



Holbrook High School, Gymnasium, South Elevation, and Entrance Bay Addition, Looking North.



Holbrook High School, Gymnasium, East Elevation, Looking West.



Holbrook High School, Gymnasium, North Elevation, Entrance Bay Addition, Looking East.



Holbrook High School, Gymnasium, South Elevation, Modern Entrance Bay, Looking West.



Holbrook High School, Gymnasium, South Elevation, Window Bays.



Holbrook High School, Gymnasium, Interior, Basketball Court.



Holbrook High School, Gymnasium, Doorway to Equipment Room.

Historical Background

1954 Holbrook High School

Holbrook High School was built for white students in 1954 on a large tract of land south of the railroad tracks that already encompassed the 1924 Lowell High School. African American students in this section of Gaston County attended Reid High School (demolished in 1966) in Belmont which had been completed in 1927 as a twelve-classroom Rosenwald school. The Holbrook High School complex arose amidst a major period of school construction in Gaston County and across North Carolina after World War II. This era was launched in 1949 when the General Assembly approved the School Plant Construction, Improvement, and Repair Fund that authorized state bonds to finance the construction of modern schools for both races. The bill required that funds could not be used to build additions to structurally unsafe schools. As a result of these bonds, counties across North Carolina erected modern educational facilities for both the elementary and high school grades (State of North Carolina Session Laws and Resolutions, 1949, Chapter 1020: 1155-1159).

Holbrook High School was one of two public schools constructed in Lowell in the postwar period. In 1960, Dora R. Humphrey Elementary School was built for African American students. Containing four classrooms and a cafeteria/auditorium, this smaller school still stands on the southeast side of Lowell and serves as the nutrition center for the Gaston County school system. Dora R. Humphrey Elementary School is evaluated individually on page 320 of this report.

The architect of the 1954 high school is currently not known. However, the 1973 and 1975 additions to the classroom buildings were designed by Cherryville/Gastonia architect, James L. Beam, Jr., who designed numerous Modernist schools and other civic buildings in Gaston County throughout the postwar period, including the 1958 Lowell City Hall within the APE (see the evaluation of the Lowell Historic District on page 337 of this report). The 1995 addition to the façade of the West Classroom Building was designed by the Shelby, North Carolina, architecture firm of Martin, Boal, and Anthony (Sherron Philemon Interview 2017).

Holbrook served as the high school for Lowell from its construction in 1954 until 1970 when Holbrook was consolidated with Ashley High School to form Ashbrook High School, located on South New Hope Road. Subsequently, the Holbrook facility was converted to Holbrook Middle School.

1949 High School Gymnasium

The gymnasium on the north side of the grounds was erected in 1949 as an addition to the Lowell High School campus, a 1924 school that once stood immediately to the east of the gymnasium where an athletic field is now sited. The high school building, long vacant, was destroyed by fire in the 1970s. The gymnasium was designed by Hickory, North Carolina, architect, Robert Lee Clemmer (1903-1990), who had a prolific regional practice during the 1930s and 1940s. He designed numerous buildings around Hickory, including the 1939 (former) Polio Hospital, the 1940 First National Bank Building, and the 1940 Ridgeview School Gymnasium. He served two terms as the head of the North Carolina chapter of the American Institute of Architects (Keiser 2004: 205; Sherron Philemon Interview 2017).

The spacious high school gymnasium reflected the beginning of the statewide school construction campaign. The new facilities included larger playgrounds and gymnasiums that served physical education programs begun during the 1920s and 1930s. The gymnasiums were intended to be versatile, where a variety of community activities could be conducted in addition to athletic events. At the Holbrook High School gymnasium, concerts and plays were performed, movies shown on Friday nights, and local political issues debated (John Wells Eddleman Interview 2017; Sherron Philemon Interview 2017; Hackensmith 1966: 435-439; Hinson, et al. 1983: Section 8, page 1; Circa 2002: Section 7, page 3; Winstead 2007: Section 7, page 4; Rice 1958: 296-297; Martin 2002; Wyatt 2004).

Since its conversion to Holbrook Middle School, the gymnasium has maintained its principal roles as a physical education facility and community center. Around 2000, modern, concrete-block entrance bays were added to the south and west elevations of the building.

National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), Holbrook High School is recommended **eligible** for National Register under Criterion A for Education and Recreation/Entertainment and under Criterion C for Architecture. The period of significance extends from 1949, when the gymnasium was erected during the postwar school construction campaigns, through 1967, the fifty-year cut-off date for National Register eligibility. Even though Holbrook continued to operate as the town high school until 1970, and is still in

operation as a school, the facility does not have the exceptional significance required under Criteria Consideration G to extend the period of significance past 1967.

Integrity

Holbrook High School possesses the seven aspects of integrity needed for National Register eligibility. The school retains its integrity of location, setting, feeling, and association. The large campus on the south side of the railroad tracks has been the location of the town high school since 1924 when the first high school was erected. Holbrook retains its association with the Lowell Teacherage (Local Landmark) which was also built in 1924 and sits just opposite the high school on the north side of the rail corridor. The school setting survives intact with the detached classroom buildings, auditorium, gymnasium, and athletic fields occupying their original sites within the 1954 Holbrook High School campus. Finally, the school retains its integrity of design, materials, and workmanship. Like most schools within growing systems, additions have been made to the Holbrook classroom buildings. However, these additions are largely extensions that do not obscure the original massing, materials, and design of the 1954 buildings. With their low, horizontal massing, banks of awning windows, and brick exteriors, the classroom buildings retain key elements of design. The interiors have long, double-loaded corridors, exposed brick and concrete-block walls, and metal doors with transoms. The 1954 high school auditorium and 1949 gymnasium remain well preserved with few modern alterations.

Criterion A

Holbrook High School is **eligible** for the National Register under Criterion A (Event). To be eligible under Criterion A, the property must retain integrity and must be associated with a specific event marking an important moment in American prehistory or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or a nation. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well (National Park Service, *National Register Bulletin 15: 12*).

Holbrook High School is eligible under Criterion A for Education and Entertainment/Recreation. The complex of buildings illustrate the boom period of school construction in Gaston County and across North Carolina after World War II. The high school buildings represent progressive trends in education that began in the early twentieth century and hit full stride after World War II when state funding was made available for new school construction. Beginning in the Progressive era, education reformers broadened the scholastic realm, introducing innovative curricula that embraced organized physical activities and the performing arts as well as academic subjects. Educational facilities, in turn, became multiple-use complexes that encompassed not just classrooms but also gymnasiums and auditoriums that served both students and the community as a whole. Holbrook High School and the surrounding community were able to take advantage of the existing gymnasium, built in 1949, for sporting events and other social functions and employ the stylish 1954 auditorium as a single-purpose performing arts facility (Hackensmith 1966: 435-439; Rice 1958: 296-7; Bishir 1990: 395-396).

The Holbrook High School complex was erected during a statewide school construction campaign that began after World War II. Driven, in part, by rising birth rates, the campaign was launched in 1949 when the General Assembly approved the School Plant Construction, Improvement, and Repair Fund. The new state bonds allowed counties to finance modern schools for both races, and

the bill specified that funds could not be used to build additions to structurally unsafe schools. Consequently, counties across the state built modern educational facilities for both the elementary and high school grades (State of North Carolina Session Laws and Resolutions, 1949, Chapter 1020: 1155-1159).

Criterion B

Holbrook High School is **not eligible** for the National Register under Criterion B (Person). For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group (National Park Service, *National Register Bulletin 15*: 14).

Holbrook High School is not eligible under Criterion B because the school is not directly associated with individuals whose activities were demonstrably important within a local, state, or national historic context.

Criterion C

Holbrook High School is **eligible** for the National Register under Criterion C (design/construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction (National Park Service, *National Register Bulletin 15*: 17).

The Modernist designs of the 1954 classroom buildings and auditorium at Holbrook High School illustrate a dramatic shift in scholastic architecture that occurred statewide in the 1950s and 1960s. During this active period in North Carolina school construction, architects, along with school administrators, favored facilities that incorporated the latest principals in progressive Modernist design. This new wave of school architecture was intended both to enhance the education of students as well as to promote the Modern Movement. The students and faculty of the North Carolina State School of Design stood at the forefront of Modernist school construction in the state, and architect Edward "Terry" Waugh of the School of Design became supervisor of the state's Office of School House Planning. With the authorization of new school construction bonds in 1949, the School of Design faculty led several Institute of School Planning workshops in 1949 and 1950 that were sponsored by the State Board of Education. The attending architects were encouraged to design schools that expressed the Modern Movement in their horizontal massing, minimal ornamentation, and expanses of classroom windows for ventilation and natural lighting. These designs incorporated buildings and spaces that served specific functions, including industrial shops, staff rooms, cafeterias, and auditoriums (Black 1994: Section E, page 16).

Although the Holbrook classroom buildings have modern additions, they remain clearly Modernist public schools from the postwar era. The schools of this period were characterized by their low-scale, horizontal emphasis, unadorned brick exteriors, and banks of steel-sash awning windows

marking the classroom bays. Materials were chosen as much for their fireproof qualities as their design possibilities, and interiors had central hallways of exposed brick and concrete-block walls flanked by classrooms with metal doors topped by transoms. The original forms and design elements at Holbrook remains largely intact, including both exterior and interior walls, windows, and entranceways.

Holbrook High School auditorium stands among the county's fullest expressions of Modernist scholastic-related architecture. The building exemplifies the tenets of the style in its bold expression of geometric forms and exposed steel I-beam construction. There has been no architectural survey of postwar, Modernist buildings in Gaston County, but the recorded examples within the APE for this report and National Register historic district nominations tend to be smaller, more conservative government and commercial buildings. Among these are Lowell's city hall, former public library, and U.S. Post Office (see the Lowell Historic District evaluation on page 337) and the U.S. Post Office and Main Street commercial buildings found within the Cherryville Downtown Historic District (National Register 2016) (Fearnbach 2016: Section 7).

Although not previously surveyed, the 1954 Cherryville Municipal Auditorium is a smaller and simpler, Modernist auditorium. The brick building expresses popular Modernist themes in its low, flat-roofed form, glazed entry, and integration into the sloping site which allowed for below-grade, auditorium seating. The architect is currently unknown but was probably James L. Beam, Jr. of Cherryville. Beam's firm designed numerous Modernist civic buildings around Cherryville and the region in the postwar decades, including the elementary schools in Cherryville and the 1958 Lowell City Hall within the APE in the proposed Lowell Historic District.



Cherryville Municipal Auditorium, 301 West Academy Street, Cherryville, Looking South.

There has been no comprehensive survey of postwar public schools in Gaston County, but the principal investigators conducted an online examination of the seventeen surviving public schools erected in the county between 1949 and 1969. The survey found that all of them have had sizable modern additions, and many have had significant alterations to the original cores of the schools. Typical of schools in counties with growing populations, these scholastic facilities have been expanded and modified to meet changing standards and the demands of burgeoning populations. Lowell contains one other postwar public school, the 1960 Dora R. Humphrey Elementary School, which is also evaluated individually in this report on page 320. Although consisting of just one building, Dora R. Humphrey Elementary, like Holbrook, retains its original Modernist design with a low, geometric form, flat roof, and banks of steel-sash awning windows. The original massing of the school is clearly distinct from the large, modern addition on the east side. No other postwar schools exist within the APE for this project.

A field survey conducted by principal investigators of the remaining schools from this period in Gastonia reveals two significant examples: the 1949 Peedin School (GS1614) (now Webb Street Elementary School) and the 1950 Victory Mills Graded School (GS0569) (now Lingerfeldt Elementary School). Like the Holbrook and Dora R. Humphrey schools in Lowell, Peedin and Victory are one-story, red-brick, Modernist scholastic buildings with well-defined original cores and original windows and doors. Each has been expanded with modern additions. Victory Mills Grade School is notable for its original butterfly roof configuration.



Victory Mills Grade School, 1601 Madison Street, Gastonia, Looking West.



Peedin Elementary School, 1623 North Webb Street, Gastonia, Looking West.

Criterion D

Holbrook High School is **not eligible** for the National Register under Criterion D (potential to yield information). For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or prehistory; and 2) the information must be considered important (National Park Service, *National Register Bulletin 15: 21*).

The property is not eligible under Criterion D because it is not likely to yield any new information pertaining to the history of building design or technology.

National Register Boundary Description and Justification

The proposed National Register boundary for Holbrook High School Complex has been drawn according to the guidelines of National Register Bulletin 21, *Defining Boundaries for National Register Properties*.

Depicted in **Figures 31-32**, the proposed boundary encompasses the current 19.54-acre tax parcel which encompasses the 1954 Holbrook High School classroom buildings, auditorium, and band room, the 1949 gymnasium, and the athletic fields. The National Register boundary follow existing rights-of-way along South Church Street, Phillips Street, and the Norfolk Southern Railway (the former Southern Railway).

Figure 31

Holbrook High School
Site Plan



Source: Gaston County Tax Map

Scale: 1" = 300'

Figure 32
Holbrook High School
Proposed National Register Boundary



Source: Gaston County Tax Map

Scale: 1" = 300'

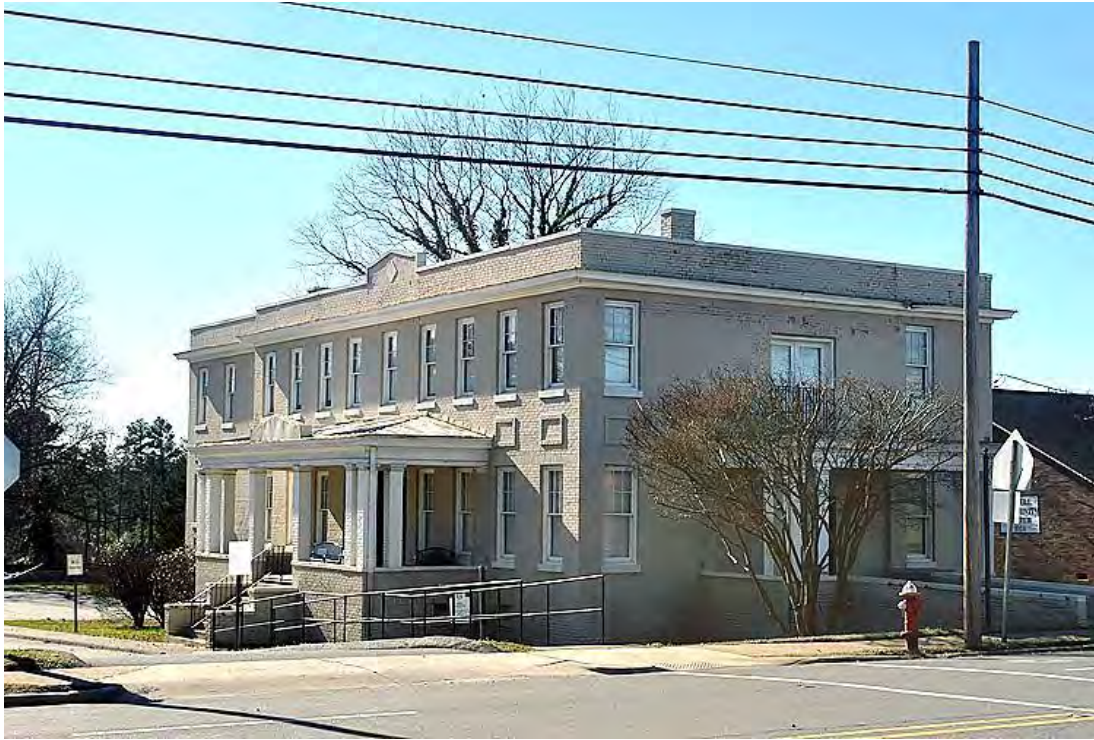
No. 402 Lowell Teacherage (GS0382)
(Local Landmark 2005)
(PIN 3575 19 6542)
505 West First Street
Lowell, Gaston County



Period of Significance: circa 1924-1968
Eligibility Recommendation: Eligible

Physical Description

Sited perpendicular to West First Street, this two-story, brick building was constructed as the Lowell Teacherage in the mid-1920s. The building is surrounded by small lawns with a drive on the east side and a parking lot in the rear. The Neoclassical Revival building has a flat roof with a flat parapet capped in concrete coping. The parapet is broken by a decorative, pedimented section that marks the entrance. A diamond-shaped embellishment in brick is found under the parapet. The building has a projecting, molded box cornice above the symmetrical, nine-bay façade. A slightly recessed wing with three bays extends from the side (south) elevation. Off the façade (east elevation) is a five-bay porch with a low hip roof, classical entablature, and single and grouped, brick piers with classical caps. The piers rest on a solid, brick knee wall, and the entrance to the porch is marked by the same pedimented decoration found on the roof parapet. Concrete steps with stepped wing walls lead to the porch. The main entrance has original double-leaf, six-panel doors with a multiple-light transom and sidelights above lower panels. A secondary entrance, facing West First Street, is sheltered by a smaller but similar porch. The porch entrance has been adapted for handicapped access, and a long, brick ramp now leads to the West First Street sidewalk. The north entrance has double-leaf, six-panel doors, and the second floor above the entrance, are modern, wood and glass doors. The six-over-one sash windows are original although most of the windows on the rear (west) elevation and the side (south) elevation have been covered over. A single-leaf door leads to the raised basement on the south elevation, and a modern wooden staircase leading to a small deck and a rear door has been added to the rear elevation. The interior was not available for inspection.



Lowell Teacherage, Overall View, Looking Southwest.



Lowell Teacherage, Façade (East Elevation), Looking West.



Lowell Teacherage, Side (South) Elevation and Façade, Looking North (Peerless Mill in Background).



Lowell Teacherage, Rear (West) and Side (South) Elevations, Looking North.



Lowell Teacherage, Side (North) Elevation, Looking South From West First Street.



Lowell Teacherage, Detail of Main Entrance.

Historical Background

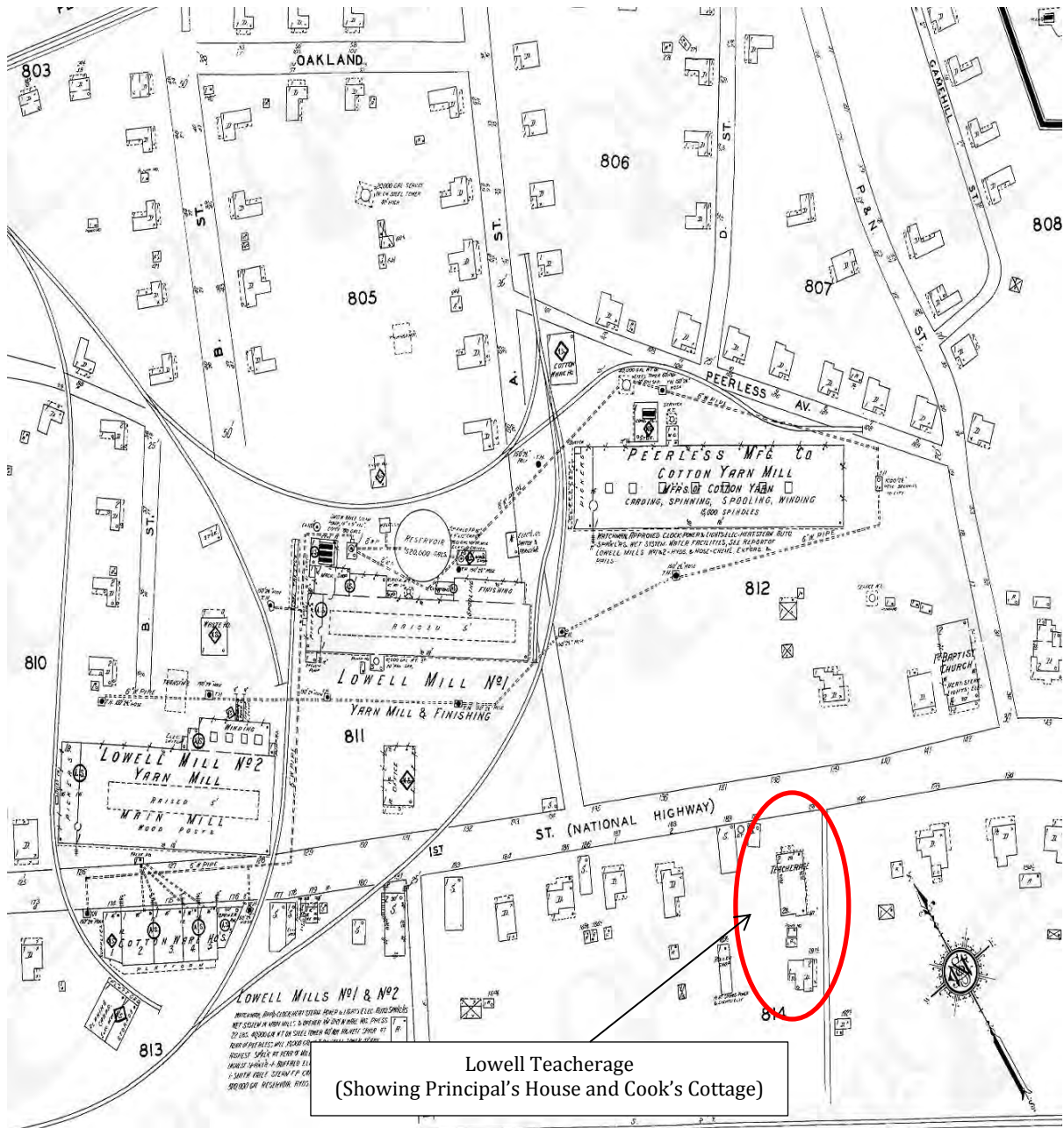
Designated a local landmark, the Lowell Teacherage was constructed in the mid-1920s to house the unmarried, white teachers within the Lowell School District. There is some confusion about the specific date of construction for the building. The deed search conducted for the local landmark report in 2005 found that Peerless Manufacturing Company, which sits across West First Street from the teacherage, deeded the 0.75-acre tract to the Gaston County Board of Education in September 1925, but the report also states that the teacherage was built in 1924, a year before the transaction between the mill and the county. The mill may have built the teacherage and subsequently deeded the site to the county board of education, or the teacherage may have been built in 1925-1926 following the transfer from Peerless. The teacherage site also originally included a principal's house and a small house for a cook and maid (**Figure 33**). Both are now gone. For many years, district principal, John Holbrook, and his wife, Elizabeth, who served as principal of McAdenville School, lived in the principal's house (Gaston County Historic Preservation Commission, Lowell Teacherage, 2005; Gaston County Deed Book 210: 456).

The teacherage was built at a time of considerable expansion in the county school system. During the 1920s, twenty-two brick schools were erected in Gaston County as part of the school consolidation movement, and by 1927 all the earlier frame, one-teacher schools had been eliminated from the system. As part of these improvements, teacherages were also built to house the influx of educators, and according to a 1928 Master's thesis, cited in the 2005 local landmark report, there were fourteen teacherages in Gaston County. In Lowell, a new high school and gymnasium were built for white students on a large tract on the south side of the Southern Railway, opposite the teacherage. The Art Cloth School was also constructed on the northern outskirts of town for the children of the Art Cloth mill village (surveyed with the mill as GS0377) (Gaston County Historic Preservation Commission, Lowell Teacherage, 2005; Circa, Inc. 2001: Section 8, page 4).

The teacherage system not only provided housing for unmarried teachers but also helped attract teachers to smaller towns and rural locales. In addition, the communal setting of shared housing fostered camaraderie among the teachers and allowed more experienced teachers to mentor younger ones. At the Lowell Teacherage, residents shared meals, prepared by a cook, and had a common living room and porch for social occasions. The Lowell Teacherage had twenty-five rooms, and the teachers could have their own rooms or share. Each floor had one bathroom. Male and female teachers lived on both floors. Most teachers left during the summer vacation, and the teacherage was used to house summer interns from North Carolina State University or Clemson University who came to work at the mills. The Lowell Teacherage remained in operation until 1968 when the board of education sold the property to the Town of Lowell. Now a community center, the Lowell Teacherage is the only surviving example in Gaston County that remains publicly owned (Gaston County Historic Preservation Commission, Lowell Teacherage, 2005; Gaston County Deed Book 1000: 64).

Figure 33

Lowell Teachage
1930 Sanborn Map



Source: Sanborn Map Company, 1930.

National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), the Lowell Teacherage is recommended **eligible** for the National Register under Criterion A for Education and under Criterion C for Architecture. The period of significance extends from its construction circa 1924 to 1968, the year the teacherage was closed. Lowell Teacherage is a designated local landmark in Gaston County.

Integrity

The Lowell Teacherage retains the seven aspects of integrity needed for National Register eligibility. The building retains its integrity of location, setting, feeling, and association, occupying its original location on the south side of West First Street on the opposite side of the railroad from Lowell High School which was built at the same time. The 1920s Neoclassical Revival building retains its integrity of design, materials, and workmanship. The substantial, two-story, masonry building has characteristic features of the style, including flat and pedimented parapets on the building and porch to mark the entrance, a projecting box cornice, flat-roofed porches supported by classical, brick piers, and brick spandrels.

Criterion A

The Lowell Teacherage is **eligible** for the National Register under Criterion A (Event). To be eligible under Criterion A, the property must retain integrity and must be associated with a specific event marking an important moment in American prehistory or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or a nation. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well (National Park Service, *National Register Bulletin 15*: 12).

The Lowell Teacherage is eligible for the National Register under Criterion A for Education. The well-preserved teacherage exemplifies one type of educational facility built in Gaston County, as well as across the state and nation, during the national school consolidation movement of the early twentieth century. Teacherages were widely used as a solution to the housing crisis for teachers. In Gaston County, the expansion of the state system of public education coincided with rapid population growth. With an influx of workers, the school age population swelled, and existing schools could not keep pace. Extensive school construction campaigns began soon after the turn of the twentieth century, producing numerous one and two-room, frame schools. Cities and counties across North Carolina issued bonds and raised taxes to finance construction, but the enactment of compulsory attendance laws, longer school years, and other educational reforms, while laudable, only exacerbated overcrowding in the schools. With growing public support for education, the North Carolina legislature passed a series of appropriations for school construction in 1921, 1923, 1925, and 1927 which were used to build the larger, more substantial, brick school buildings associated with the school consolidation movement. During this period, ninety-nine of the state's one hundred counties borrowed money from these funds to erect over 1,000 schools. In 1920, Gaston County had only eleven brick schools, but with the new state appropriations, twenty-two additional brick consolidation schools were erected by 1924. By the late 1920s, all the frame, one-teacher schools, many just ten to twenty years old, had been removed from the school system (Circa, Inc. 2001: Section 8, page 4).

This flurry of school building swelled not only student populations but also staff rolls of administrators and teachers, all of whom had to be housed locally. Particularly in small towns or rural locales, housing options for teachers were few. Teachers had to board in private homes, usually those of students, where they had little privacy or where they taxed the resources of their host families. School boards and state administrators came to see proper teacher housing as a necessity, particularly as a means to recruit teachers to rural schools. Part of the “bricks and mortar” approach to school improvements, the teacherage became a popular solution, designed to house one or more teachers or administrators on or, as in the case of Lowell, near school grounds (Young 2005: Section 8, page 8; Mattson, Alexander and Associates, Inc. 2009: Section 8, page 7).

By 1928, fourteen teacherages had been built in Gaston County, but it is not known how many survive. Although popular throughout the U.S. until the post-World War II period, teacherages gradually became obsolete, and now few survive. Changing social mores after World War II made it acceptable for young, unmarried women to live on their own while the construction of numerous apartment buildings provided housing options not available before the war. Also, the reorganization of schools systems during the desegregation era of the late 1960s led to the closure of many teacherages in North Carolina. Many were subsequently sold and remodeled or demolished. In Gaston County, only the Lowell example and the Reid Rosenwald Teacherage (Study List 2001) in Belmont have been previously surveyed, and the local landmark report states that the Lowell Teacherage is the only one in the county that remains public property (Young 2005: Section 8, pages 9-10; Gaston County Historic Preservation Commission, Lowell Teacherage, 2005).



Reid Rosenthal School Teacherage, 223 Cedar Street, Belmont, Looking Southeast.

Criterion B

Lowell Teacherage is recommended **not eligible** for the National Register under Criterion B (Person). For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group (National Park Service, *National Register Bulletin 15*: 14).

The property is not eligible under Criterion B because it is not associated with individuals whose activities were demonstrably important within a local, state, or national historic context.

Criterion C

The Lowell Teacherage is recommended **eligible** for the National Register under Criterion C (design/construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction (National Park Service, *National Register Bulletin 15*: 17).

The Lowell Teacherage is recommended for National Register eligibility under Criterion C as a well-preserved example of Neoclassical Revival scholastic architecture in Lowell and Gaston County. Its design reflects the broad popularity of the style for governmental, educational, commercial, and institutional buildings. Neoclassicism had familiar, reassuring historical associations, and its often monumental interpretations asserted civic pride, prosperity, and a sense of permanency. Notable examples, such as the Gaston County Courthouse and the Gastonia City Hall within the Downtown Gastonia Historic District (National Register 2004), are grand interpretations befitting the new county seat of Gastonia during a period of growth and industrial wealth. The Neoclassical Revival was also popular in the small towns of the county, and the Lowell Teacherage, along with the Bank of Lowell (GS0378) and First Baptist Church (GS0379) of Lowell (evaluated on page 309), are noteworthy examples. The Bank of Lowell is contained within the Lowell Historic District, and that evaluation begins on page 337. With its symmetry, parapet, box cornice, classical porch piers, and decorative spandrels, the teacherage has hallmarks of the style and remains a well-preserved example of Neoclassical Revival architecture in the county (Shrimpton 2004: Section 8, pages 25-27).

The Lowell Teacherage is also unusual for its more institutional appearance. A review of previously surveyed teacherages across the state indicates that most teacherages were built as, or adapted from, single-family dwellings and were thus residential in character and scale. In contrast, the Lowell example has a two-story, nine-bay massing, parapeted roof, and brick exterior which, along its more formal Neoclassical Revival styling, give the building its imposing, school-like appearance. This institutional character visibly separates the teacherage from other houses in town and connects it to the nearby school and the burgeoning public school system (Young 2009: Section 8, page 10).

Criterion D

The Lowell Teacherage is **not eligible** for the National Register under Criterion D (potential to yield information). For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or prehistory; and 2) the information must be considered important (National Park Service, *National Register Bulletin 15: 21*).

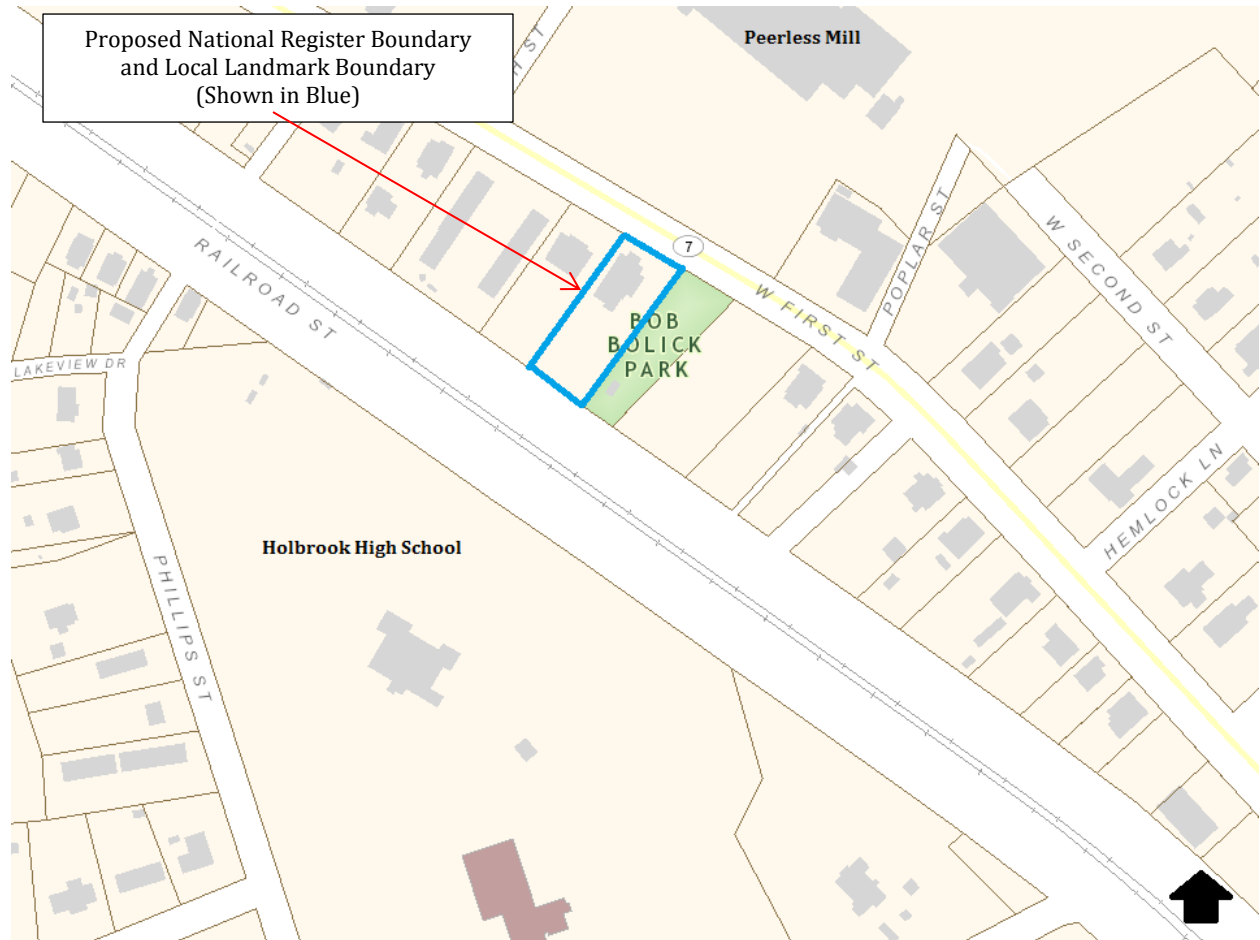
The property is not eligible under Criterion D because it is not likely to yield any exceptionally new information pertaining to the history of building design or technology.

National Register Boundary Description and Justification

Depicted in **Figure 34**, the proposed National Register boundary for the Lowell Teacherage has been drawn according to the guidelines of National Register Bulletin 21, *Defining Boundaries for National Register Properties*.

The proposed National Register boundary conforms to the current tax parcel of 0.61 acre which roughly corresponds to the tract on which the teacherage was constructed in the mid-1920s. The boundary encompasses the teacherage, which is the only resource on the site. The boundary follows the road right-of-way along West First Street as well as the rail right-of-way along the former Southern Railway corridor.

Figure 34
Lowell Teacherage
Proposed National Register and Local Landmark Boundary



Source: Gaston County Tax Map

Scale: 1" = 400'

**Nos. 404-405 Nipper House and Store
(PIN 3575 19 2739)
603 West First Street
Lowell, Gaston County**

Period of Significance: circa 1910-1967
Eligibility Recommendation: Eligible

Physical Description



The circa 1910 Nipper House and Store share a tree-shaded lot on the south side of West First Street. The one-story, frame house has a high hip roof with a shed-roofed dormer, exposed rafters, and an engaged porch. The porch is supported by paired and grouped box piers resting on low, brick pedestals. The house retains its weatherboard siding and flat-board frieze. The two-bay façade features a single-leaf door with wide, multiple-light sidelights and transom as well as grouped, six-over-one sash windows. The dormer has shingled siding and a diamond-paned window with flanking vents. The side and rear (south) elevations have both single and grouped six-over-one and eight-over-one sash windows. Extending from the rear of the side (west) elevation is a small, gable-roofed wing (circa 1955) that has a front-facing, 1950s door that opens onto a small landing. At the southeast corner of the house, modern wooden steps lead to the rear utility porch that appears to have been enclosed in the 1950s. The interior is intact with hardwood floors, plaster walls, picture moldings, and wide, flat surrounds. According to the current occupant, original fireplace mantels remain in each room (only two were available for inspection). In the front room, the fireplace has an overmantel above a flat surround and shelf. The middle room has an elaborate, Craftsman-style mantel with a stylized bracketed shelf and tall overmantel with small cabinets flanking a central mirror and supporting an upper shelf. The cabinets have diamond-paned doors, and the mottled-tile firebox surround is original. The kitchen is found in the 1950s addition.

Just west of the house is a circa 1910, frame store with an infilled, brick pier foundation. The weatherboarded building has a front-gable roof, a tall, flat parapet, molded box eaves, and a shed-roofed porch. The porch is supported by turned posts with rough knee brackets, and a transom above the porch is now boarded over. The store retains its recessed entrance with double-leaf, wood and glass doors although the large, fixed-light display windows probably have later sash. The interior was not accessible, but the interior was visible from the outside and revealed original hardwood floors, flatboard walls, and wooden shelving. The composition-tile ceiling appears to be a 1950s modification. There is an original rear entrance with double-leaf, herringbone doors, flanked by small windows.

Dating to circa 1930 is the side extension to the store. The addition has a flat roof, weatherboarded façade, German-sided side and rear elevations, and a recessed entrance. The divided-light display windows and the wood and glass door appear original. The side unit has original beaded-board walls and ceiling as well as hardwood floors.

A frame, front-gable garage with German siding stands behind the house and probably also dates to circa 1930. The garage has weatherboard siding and a metal roof with exposed rafters.



Nipper House and Store, Overall View, Looking South.



Nipper House and Store, Overall View, Looking Southeast.



Nipper House and Store, House, Façade, Looking South.



Nipper House and Store, House, Side (East) Elevation, Looking South.



Nipper House and Store, House, Side (West) Elevation, Looking South.



Nipper House and Store, House, 1950s Addition and Rear (South) Elevation, Looking North.



Nipper House and Store, House, Interior, Front Room, Looking Towards Front Door.



Nipper House and Store, House, Interior, Front Room, Fireplace.



Nipper House and Store, House, Interior, Middle Room, Fireplace.



Nipper House and Store, Store, Façade, Looking South.



Nipper House and Store, Store, Façade, Looking South.



Nipper House and Store, Store, Façade, Looking Southeast.



Nipper House and Store, Store, Entrance Detail.



Nipper House and Store, Side Extension, Entrance Detail.



Nipper House and Store, Store, Interior.



Nipper House and Store, Store, Side (East) Elevation, Looking West.



Nipper House and Store, Store, Rear (South) Elevation, Looking North.



Nipper House and Store, Garage, Looking Southeast.

Historical Background

The house and general store were built circa 1910 by Charles W. Nipper (1855-1934) and his wife, Alice Hendrick (1862-1942). In 1900, the Nippers were living on a farm in what was then called Lowell Village, and Nipper was listed as a painter in the federal census. By 1910, Nipper owned a general store, and they no longer lived on a farm, suggesting that they had moved to the extant tract on West First Street and built this house and store circa 1910. In 1920, Nipper was still operating the grocery store (U.S. Census, Population Schedules, 1900, 1910, 1920, 1930; Charles W. Nipper, www.findagrave.com; Alice H. Nipper, www.findagrave.com. Accessed 27 January 2017).

In 1930, Alice and Charles Nipper sold the house and store site to their son, Paul W. Nipper, Sr. (1890-1972) and his wife, Nell Rhyne (1894-1984). Although Paul Nipper owned the family grocery store in Lowell until 1938, he was a branch manager for the Great Atlantic and Pacific Tea Company (A&P) in Charlotte, according to the Charlotte city directories. During the same period, his wife, Nell, was listed in the Charlotte directories as a clerk for A&P. Although the two worked in Charlotte, the city directories and the 1930 census list Nell and Paul Nipper as living at this property on West First Street in Lowell. The store was perhaps either closed during the Depression or was operated by someone else. (There are no city directories for Lowell until the late 1950s.) The Nippers do not appear in the 1939 Charlotte city directory so presumably they were running the Lowell store by then. In 1956, the property was transferred to the Nippers' daughter, Nell L. Nipper, who operated the grocery store into recent years. Her parents, by then retired, resided with her in the family house. In 2002, Nell Nipper sold the house and store to the current owner, and the store now houses an antique shop (Gaston County Deed Books 248: 544; 674: 505; 3474: 0979; Charlotte City Directories 1930-1939; 1959-1963; Gastonia City Directories 1959, 1960, 1963).

National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), the Nipper House and Store is recommended **eligible** for the National Register under Criterion A for Commerce and under Criterion C for Architecture. The period of significance extends from circa 1910 when the house and store were built to 1967, the current fifty-year cut-off date for National Register eligibility. The property does not have the exceptional significance required under Criteria Consideration G to extend the period of significance past 1967.

Integrity

The Nipper House and Store retains the seven aspects of integrity needed for National Register eligibility. Both the house and store retain their integrity of location, setting, feeling, and association, occupying their original shared site on Route 7, the National Highway, leading from Lowell to Gastonia. The tree-shaded house and store sit opposite the Lowell Cotton Mills, Mill Office (previously surveyed as part of the Lowell Textile District GS0380) and evaluated individually in this report on page 296), the only vestige of the once large textile mill complex and mill village that, along with the workers at the adjacent Peerless Mill, comprised the customer base for Nipper's store. Remarkably well-preserved, the frame house and adjacent store have integrity of design, materials, and workmanship. Both retain their weatherboard siding, original windows, entrances, porches, and other elements of style that make the two buildings rare surviving examples of a roadside store and shopkeeper's house from the early twentieth century.

Criterion A

The Nipper House and Store is **eligible** for the National Register under Criterion A (Event). To be eligible under Criterion A, the property must retain integrity and must be associated with a specific event marking an important moment in American prehistory or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or a nation. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well (National Park Service, *National Register Bulletin 15*: 12).

The Nipper House and Store is eligible under Criterion A for Commerce as a rare surviving and remarkably well-preserved neighborhood store in Gaston County from the early twentieth century. The combination of the store owner's house with the store only enhances its significance. A once common form of retail development, the house and store ensemble is now a rare commercial resource in the county.

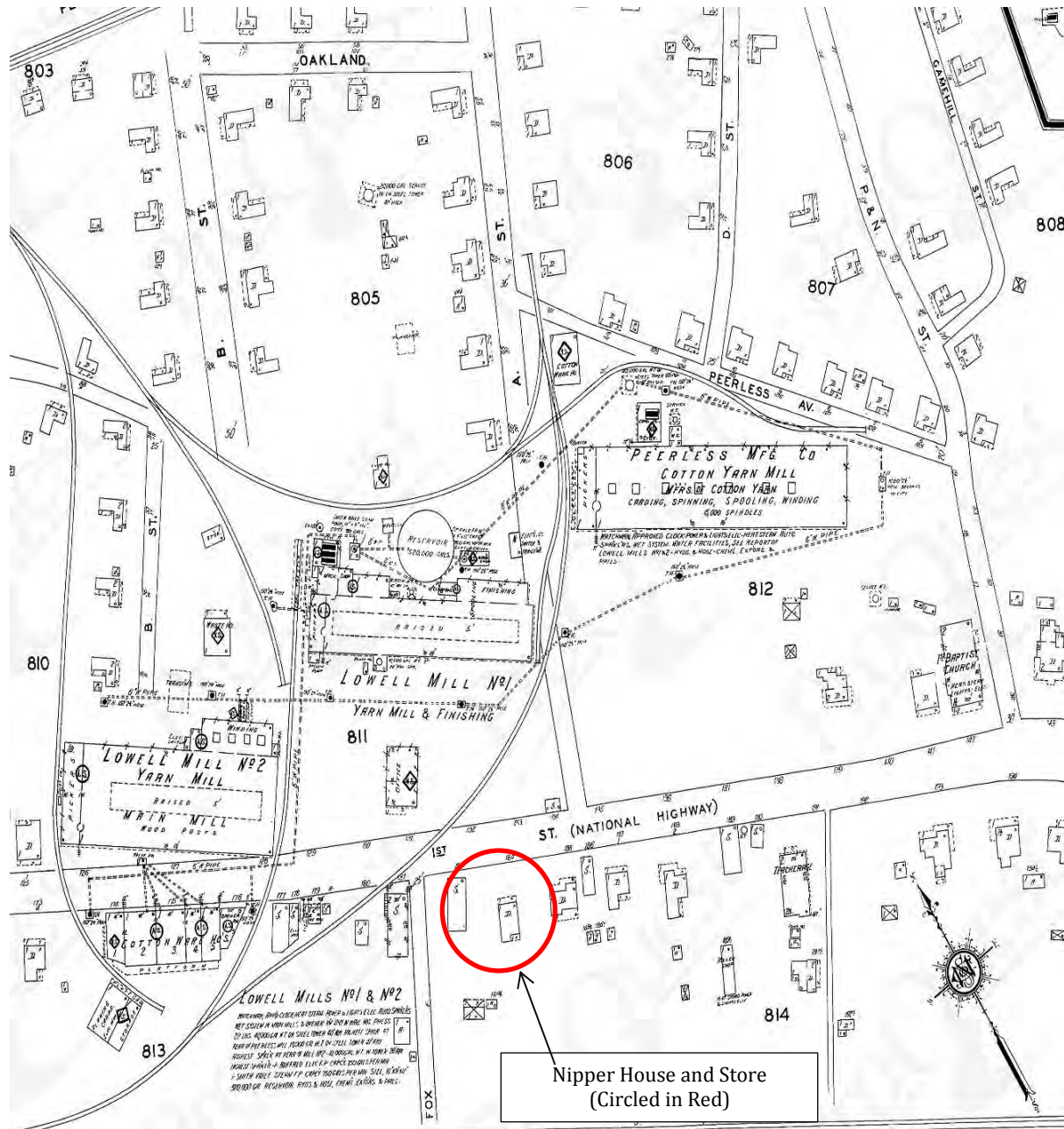
Before the automobile era, such small general stores or neighborhood groceries were ubiquitous in the numerous mill villages of Gaston County. Some, including Nipper's store, were also situated along the main routes leading out of town and functioned like rural crossroads stores that served passersby and farm-to-market traffic as well as the local trade of the mill village. As automobile ownership rates rose after World War I, retail functions began to congregate in Gastonia and the larger towns of the county, and the small neighborhood and country stores gradually became obsolete. This retail pattern only intensified after World War II as ongoing transportation improvements and near universal car ownership allowed consumers to shop in towns or at new suburban shopping malls. With these changes in shopping patterns, few stores from the early years of the twentieth century have survived, and those that remain are usually in altered or deteriorated condition. None is extant in Lowell where, notably, four other stores once shared the same side of West First Street with Nipper's store, according to the 1930 Sanborn map (**Figure 35**). No other general store from the pre-World War I era survives in the APE for this project. A review of previously surveyed stores in Gaston County found seventeen, but twelve of these are the substantial, brick commercial buildings constructed as parts of downtown commercial blocks in the larger towns of the county. All of these are contained within National Register historic districts (Sanborn Map Company 1930).

The remaining three are neighborhood stores similar in size to Nipper's store, although one—Grocery (GS0950) in the African American Hospital Historic District (Study List 2001) of Gastonia—was built in 1957 and does not represent the small general stores erected in the early years of the twentieth century¹. Also located in an African American neighborhood, Belmont's J.R. Reid Store (GS1010) also has an on-site shop owner's house (GS1009). However, the circa 1935, hip-roofed J.R. Reid House, with its vinyl siding and replacement windows, no longer retains its integrity. The small, frame store probably dates with the house to the mid-1930s but is in heavily deteriorated condition. Only its position near the street and its front-gable form and side shed indicate its original commercial function. The third is the circa 1920 West Second Street Grocery in the Loray Mill Historic District (National Register 2001). A contributing resource, the aluminum-sided

¹ A portion of the Hospital Historic District lies within the APE for this project so the district is evaluated in this report.

Figure 35

Nipper House and Store
1930 Sanborn Map



Source: Sanborn Map Company, 1930.



J.R. Reid Store, 226 Cedar Street, Belmont, Store and Owner's House, Looking Northwest.



J.R. Reid Store, 226 Cedar Street, Belmont, Looking Northeast.



West Second Street Grocery (in Loray Mill Historic District), 700 West Second Avenue, Gastonia Looking Northwest.

building retained its original stepped parapet at the time of the nomination. Converted to residential use, the store now has replacement windows and a modern entrance canopy, and the stepped parapet has since been removed. The Nipper House and Store not only survives as a unique ensemble of store and store owner's house, situated near two textile mill villages along a major route, but its state of preservation is also noteworthy in the county.

Criterion B

The Nipper House and Store is recommended **not eligible** for the National Register under Criterion B (Person). For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group (National Park Service, *National Register Bulletin 15*: 14).

The property is not eligible under Criterion B because it is not associated with individuals whose activities were demonstrably important within a local, state, or national historic context.

Criterion C

The Nipper House and Store is recommended **eligible** for the National Register under Criterion C (design/construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction (National Park Service, *National Register Bulletin 15*: 17).

Nipper House and Store is eligible under Criterion C for Architecture as a well-preserved example of the roadside general stores built in Gaston County and across the state before the widespread adoption of the automobile after World War I. The one-story, two-unit store has the traditional front-gable form, frame construction, and simple, shed-roofed porch associated with neighborhood or crossroads stores of the early twentieth century. Often, as here, the roof is hidden behind a parapet, or false front, and the porch across the façade provided a social gathering place as well as protection from the weather. Small rural stores were often built on a portion of the family house lot or on a small tract subdivided from a farm property, and the association of house and store was a common pattern. The Nippers appear to have built the store and adjacent house at roughly the same time. The stylish, one-story, hip-roofed dwelling has the exposed rafters, shed-roofed dormer, and pier-and-pedestal porch supports associated with the bungalow, but the multiple-light sidelights and transom, diamond-paned windows in the dormer, and flat-board frieze suggest the lingering influence of the Queen Anne style (Mattson 1990: Section F, pages 36-39; Mattson, Alexander and Associates, Inc. 2014: 569-571).

Pre-World War I rural stores were distinguished from rural commercial buildings of the interwar years by the absence of gas pump canopies that extended from the façade of the store. As gasoline sales became an important part of the trade for these stores, new designs, notably the box-and-canopy form, were developed and popularized by national oil companies. Across the U.S., box-and-canopy stores and gas stations came to epitomize crossroads and small neighborhood stores (Mattson, Alexander and Associates, Inc. 2014: 593-595).

The earlier frame stores were also distinguished from contemporary commercial development in towns and cities. During the nineteenth century, most stores, even in the larger towns and county seats of the state, were wood-frame construction, but frequent fires and growing prosperity spurred downtown reconstructions. As replacements were planned, stricter insurance requirements, architectural and trade journals, and the concerns of business leaders promoted the adoption of brick construction for in-town locations. By the early twentieth century, the business districts of towns and cities across the state came to be characterized by contiguous, one and two-story, brick buildings, often with decorative façades, that were not only fire resistant but projected an image of prosperity and stability. For country and neighborhood stores, frame construction remained the cost-effective and popular choice. As noted in the discussion of Criterion A, most of the surveyed stores in Gaston County are the substantial brick commercial buildings found in downtowns. Although situated in more rural locations than the Nipper property, the Farnsworth Store (GS0154) between Cherryville and Bessemer City and the C.V. Alexander Grocery (GS1064) near Kings Mountain are the only stores, with integrity, that are comparable in date of construction, architecture, and materials to the Nipper House and Store. These three are also the only ones that were associated with store owner's houses (Bishir 1990: 329-330; Fearnbach 2016: Section 8, pages 74-75).

The circa 1910 C.V. Alexander Grocery faces north onto C.V. Alexander Drive, now a frontage road alongside U.S. 74 near Kings Mountain. Like the Nipper property, the C.V. Alexander Grocery occupies the same tract as the owner's house, but the extant Alexander house was built in 1955 and may be a replacement for an earlier storekeeper's residence. The front-gable store retains its stepped parapet, but the porch has been removed, and the smaller display windows and center door appear to have been remodeled when the house was built in the mid-1950s.



C.V. Alexander Grocery, 209 C.V. Alexander Drive, Bessemer City Vicinity, Looking East.

Situated at the junction of Tryon Courthouse Road and Saint Mark's Church Road south of Cherryville, the circa 1900 Farnsworth Store is a typical crossroads store. Now in poor condition, the frame, front-gable store has a shed-roofed storage room to one side and a simple, flat-roofed pump canopy that was added later to serve motorists. The store has its original weatherboard siding and a recessed entrance in the center bay flanked by tall, double-hung windows. The side shed has vertical-board siding. Like the Nipper House and Store, the Farnsworth Store was associated with a store owner's house until recently. The house is now largely demolished but was located behind the store on Saint Mark's Church Road. Contemporary with the store, the Farnsworth house was a one-story, frame, picturesque dwelling with a high hip roof, multiple gables, weatherboard siding, and a wraparound porch with later box piers.



Farnsworth Store, 3101 Tryon Courthouse Road, Cherryville, Looking South.

Criterion D

The Nipper House and Store is **not eligible** for the National Register under Criterion D (potential to yield information). For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or prehistory; and 2) the information must be considered important (National Park Service, *National Register Bulletin 15: 21*).

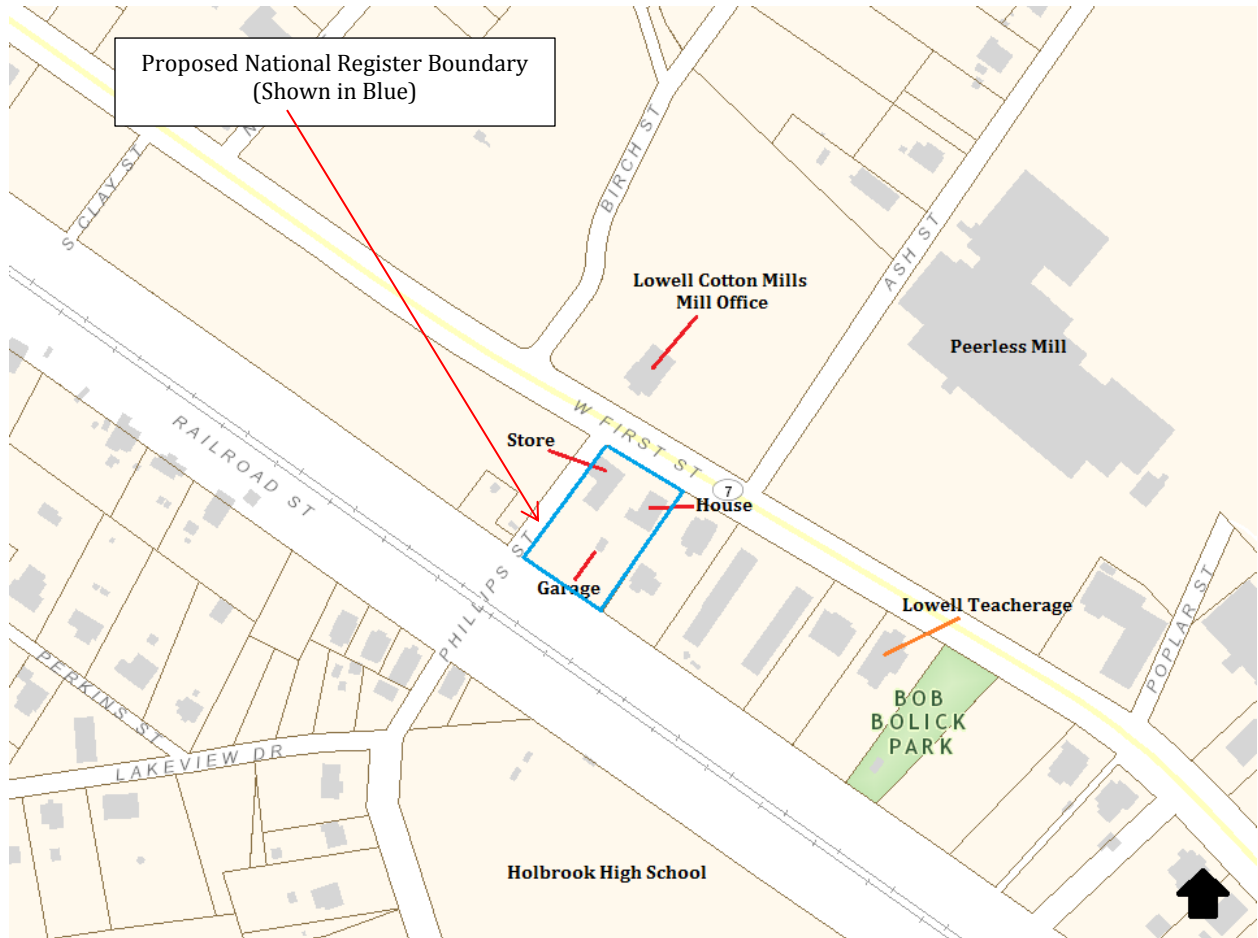
The property is not eligible under Criterion D because it is not likely to yield any exceptionally new information pertaining to the history of building design or technology.

National Register Boundary Description and Justification

Depicted in **Figure 36**, the proposed National Register boundary for the Nipper House and Store has been drawn according to the guidelines of National Register Bulletin 21, *Defining Boundaries for National Register Properties*.

The proposed National Register boundary conforms to the current tax parcel of 0.74 acre which generally corresponds to the tract on which the house and store were constructed circa 1910. The boundary encompasses the house, store, and rear garage, all of which date to the period of significance. The boundary follows the right-of-way along West First Street as well as the rail right-of-way along the former Southern Railway corridor.

Figure 36
Nipper House and Store
Site Plan and Proposed National Register Boundary



Source: Gaston County Tax Map

Scale: 1" = 300'

**No. 426 Lowell Cotton Mills, Mill Office
(Surveyed as Part of the Lowell Textile
District, GS0380) (PIN 3576 00 9396)**
700 West First Street
Lowell, Gaston County

Date of Construction: 1907

Eligibility Recommendation: Eligible



Physical Description

Built in 1907, this imposing, red-brick administrative building has a high hip roof, covered in slate shingles with decorative finials, and a hip-roofed porch supported by tall, classical columns set on brick pedestals. The pedestals are connected by a solid, brick knee wall. The roof has deep, box eaves with a modillioned cornice. Two hip-roofed, bell-cast dormers are found on the sides. The building has a symmetrical, three-bay façade with a central entrance framed by a transom and multiple-light sidelights above lower panels. The single-leaf, paneled door appears to have upper lights, but the upper portion of the door is now boarded over. The large, round-arched window openings are also boarded over, but the fanlight transoms, like the sidelights, are painted and are therefore still evident. The long rear ell has a flat roof with a flat parapet, brick pilasters at the corners, and brick cornices. The side and rear elevations of the rear wing have single-leaf doors capped by fanlight transoms and a series of large, round-arched window openings with boarded over windows and fanlight transoms. The windows all have brick sills. The well-preserved mill office, vestige of the original mill in town, is now vacant, and the interior was inaccessible.



Lowell Cotton Mills, Mill Office, Overall View, Looking North.



Lowell Cotton Mills, Mill Office, Façade, Looking North.



Lowell Cotton Mills, Mill Office, Façade, Looking Northwest.



Lowell Cotton Mills, Mill Office, Side (East) Elevation, Looking West.



Lowell Cotton Mills, Mill Office, Rear (North) Elevation, Looking West.



Lowell Cotton Mills, Mill Office, Side (West) Elevation, Looking East.

Historical Background

This mill office building served as the administrative headquarters for both the Lowell Cotton Mills, Mill No. 1 (GS390) which opened in 1901, and the Peerless Manufacturing Company which was formed five years later in 1906. The Lowell and Peerless mills had many of the same owners, and the 1907 mill office building, sited between the two plants, was shared by both companies. The mills spurred the growth of Lowell, which was located near the site of the 1852 Woodlawn Mill, and the town became a thriving textile-mill community in the early decades of the twentieth century. Lowell benefited from direct connections to both the Southern Railway and the Piedmont and Northern Railway (P&N), the interurban line built in 1912 to connect Charlotte with Gastonia. Originally known as Wright's Station for its small depot along the Atlanta and Charlotte Air Line Railway (predecessor of the Southern Railway), the community was renamed for the Massachusetts textile manufacturing city when incorporated in 1879. In 1906, Peerless Manufacturing Company built its mill on a fifty-acre tract adjacent to Lowell Cotton Mills, and by the 1910s, Peerless employed 135 workers who resided in its adjoining mill village. Lowell Cotton Mills added a second plant, Mill No. 2 (GS0391) in 1907-1908, giving the company a combined production capacity of 15,000 spindles and over 200 workers. After the P&N was built on the north side of Lowell (outside the APE), a third Lowell textile company, Art Cloth Mills (surveyed with its mill village as GS0377), was constructed near the P&N depot and loading platforms (Ragan 2001: 93-96, 132-134; Brengle 1989: 275, 277; National Park Service 1974).

Lowell Cotton Mill No. 1 stood directly behind the mill office building, separated from Peerless mill by what is now known as Birch Street (**Figure 37**). West of Mill No. 1 was Mill No. 2, and on the south side of West First Street, west of Phillips Street, was the cotton warehouse and a two-story, brick store, owned by the company. (Nipper House and Store, evaluated individually on page 277, sits across Phillips Street from the mill store.) Spur lines from both the Southern and P&N railways crisscrossed West First Street to connect all the mill buildings with the two railways (Sanborn Map Company 1930; National Park Service 1974).

In 1931, Lowell Cotton Mills went bankrupt and was reorganized as United Spinners Corporation which sold the property in 1987 to Lowell-United Spinners Corporation, incorporated in 1987 by Pharr interests (**Figure 38**). Pharr Yarns, LLC sold the property to the current owners, Belmont Land and Investments, LLC in 2005. The property is currently vacant (Gaston County Deed Books 5: 474; 10: 141-141A; 1830: 810; 4156: 304).

Lowell and Peerless mills formed the large Lowell Textile District (GS0380) that once dominated West First Street at the west end of town, but this industrial district is now largely gone. The two mills that comprised Lowell Cotton Mills were both razed between 1998 and 2005, and its mill village is now heavily altered. The adjacent 1906 Peerless Manufacturing Company in the 500 block of West First Street has been significantly remodeled with a modern brick façade, and its mill village has been essentially demolished.

National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), the Lowell Cotton Mills, Mill Office is recommended **eligible** for the National Register under Criterion C for Architecture. The mill office was previously surveyed as part of the Lowell Textile District (GS0380).

Integrity

The Lowell Cotton Mills, Mill Office retains most of the seven aspects of integrity needed for National Register eligibility. The office building occupies its original landscaped, West First Street site, and although the two Lowell mills are now gone, the mill office has integrity of location and setting. Its integrity of feeling and association have been compromised somewhat by the loss of the mills as well as the mill village, but the extant Peerless Mill, even in its altered condition, conveys this industrial association. The stylish and substantially built mill office building is well preserved and has integrity of design, materials, and workmanship. The brick, Neoclassical Revival building retains its slate-covered pyramidal roof with metal finial, modillioned cornice, bell-cast dormers, round-arched windows with fanlight transoms, paneled door with sidelights and transom, and a hip-roofed porch with classical columns.

Criterion A

The Lowell Cotton Mills, Mill Office is **not eligible** for the National Register under Criterion A (Event). To be eligible under Criterion A, the property must retain integrity and must be associated with a specific event marking an important moment in American prehistory or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or a nation. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well (National Park Service, *National Register Bulletin 15: 12*).

The mill office is not eligible under Criterion A because the building does not illustrate significant patterns of events within a local, state, or national historic context. Specifically, the property is no longer associated with an industrial complex that dates to the historic period. The mill office survives as only a vestige of the once extensive complex of cotton mills found between the Southern and P&N railways in the west end of Lowell .

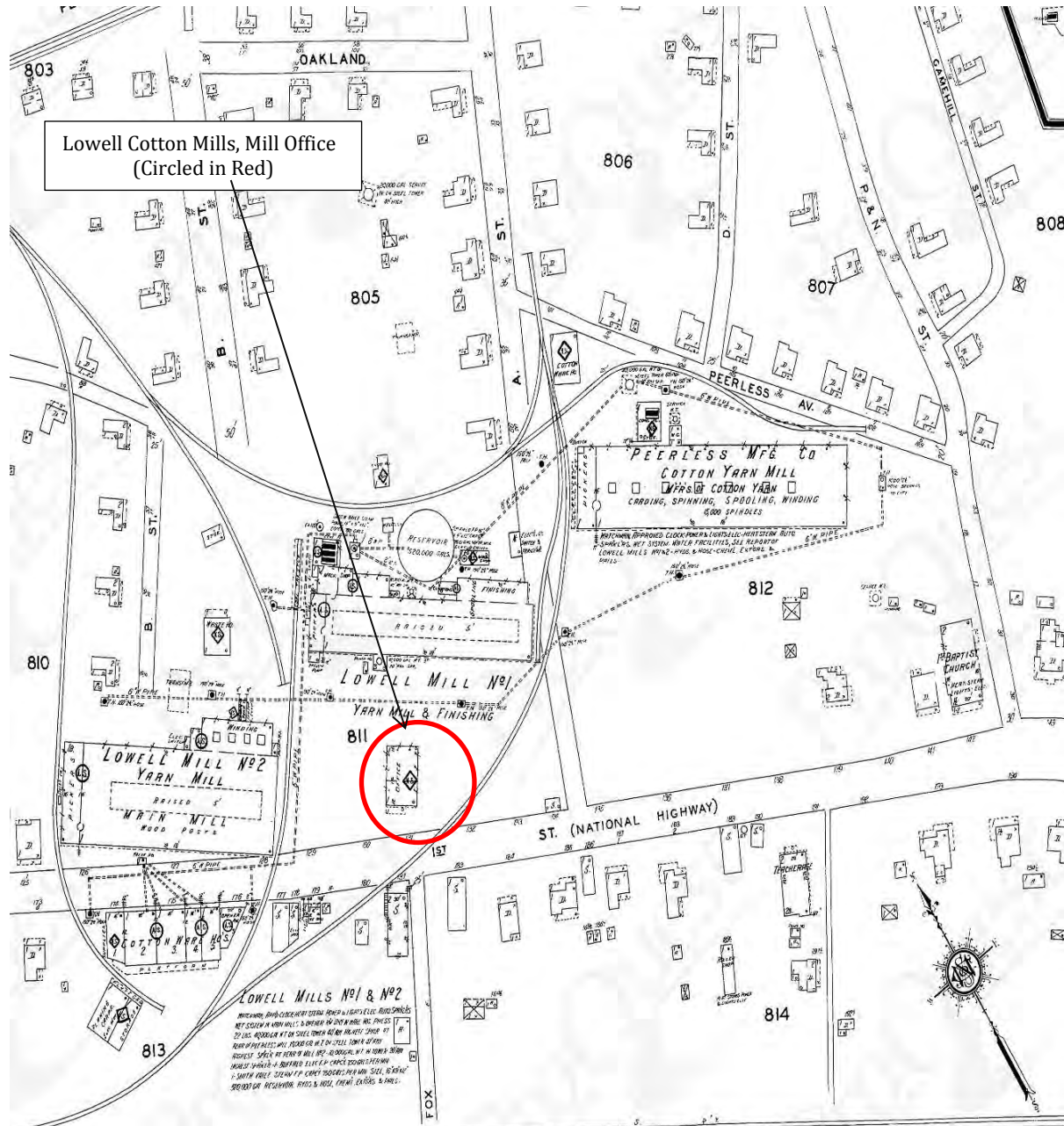
Criterion B

The Lowell Cotton Mills, Mill Office is recommended **not eligible** for the National Register under Criterion B (Person). For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group (National Park Service, *National Register Bulletin 15: 14*).

The property is not eligible under Criterion B because it is not associated with individuals whose activities were demonstrably important within a local, state, or national historic context.

Figure 37

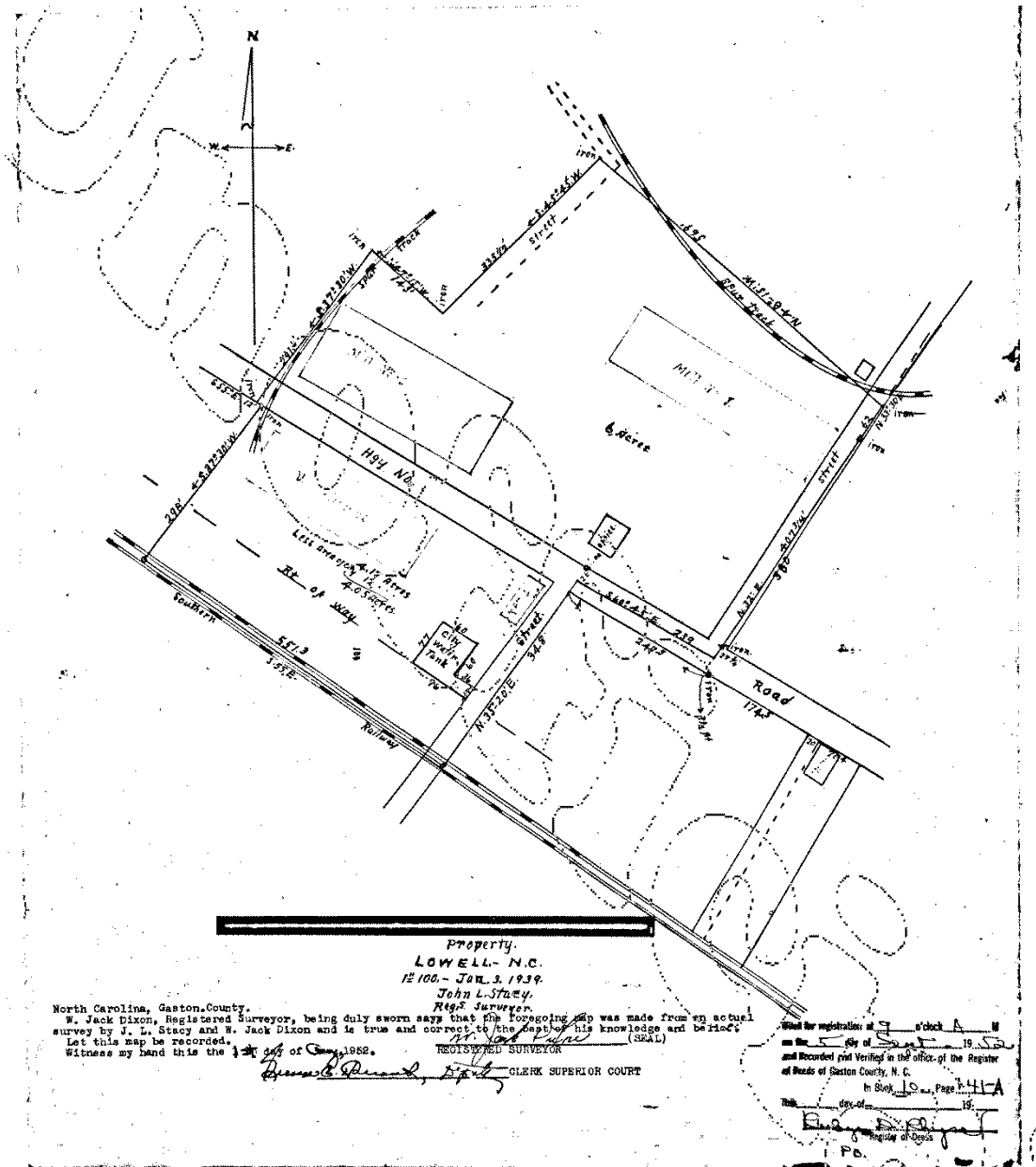
Lowell Cotton Mills, Mill Office
1930 Sanborn Map



Source: Sanborn Map Company, 1930.

Figure 38

Lowell Cotton Mills, Mill Office
1952 Survey Map of Lowell Cotton Mills



Source: Gaston County Deed Book 10, Page 141A.

Criterion C

The Lowell Cotton Mills, Mill Office is recommended **eligible** for the National Register under Criterion C (design/construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction (National Park Service, *National Register Bulletin 15*: 17).

The well-preserved mill office survives as a significant vestige of the textile-mill district that once dominated the west side of Lowell. With its substantial construction and stylish design, the administrative building conveys the central role these industrial complexes played in the towns of Gaston County. Mill administration buildings were the public “faces” of the companies, and to assert the importance of the companies, they usually occupied prominent sites near the street or, in the case, of the mill office in McAdenville, at the intersection of two main roads. The buildings were also usually the most architecturally embellished buildings within the manufacturing plants, conveying an image of solidity and success that often stood in contrast to more utilitarian designs of the surrounding factories.

Few mill office buildings survive in Gaston County. Of the eight previously surveyed cotton mills that survive in Gaston County, the following five have detached office buildings: 1) the 1907 Lowell Cotton Mills, Mill Office; 2) the Pharr corporate offices (1906; circa 1955; circa 1965) in McAdenville; 3) the Loray Mill office in Gastonia that dates to circa 1921; 4) the office (circa 1924; remodeled circa 1978) associated with Groves Mills (GS0512) in Gastonia; and 5) the 1924 Art Cloth Mills office on the north side of Lowell. The Loray Mill Office is located in the Loray Mill Historic District (National Register 2001), and the Pharr corporate offices contribute to the McAdenville Historic District (National Register 2009.) The Art Cloth Mills and Mill Village (GS0377) and Groves Mills have been previously surveyed, and Groves is evaluated individually in this report on page 133. Although altered over time, the original Pharr office in McAdenville is the only example that is contemporary with the Lowell mill office. The others all date to the 1920s. The Pharr office is a one-story, brick building that was initially constructed in 1906 with a hip roof, Mission-style parapets, and segmental-arched windows, but the nine-over-nine sash, denticulated cornice, and front portico with Doric columns are 1950s Colonial Revival modifications. (Two Mission-style parapets remain on the side dormers.) The interior was given a similar Colonial Revival treatment at the same time, and additions to the building were also made in the postwar period.



Pharr Corporate Offices, 100 Main Street, McAdenville (in Background), Looking East.

Dating to the early 1920s, the Loray, Groves, and Art Cloth offices are later than the Lowell Cotton Mills, Mill Office. The Loray office building is also a freestanding, one-story, hip-roofed building with a brick exterior that has lunette dormers and tall, segmental-arched windows with transoms. However, the Loray complex has undergone rehabilitation, and the office now has replacement windows and modern, double-leaf doors. Like the others, the Art Cloth office is a one-story, hip-roofed building with a Colonial Revival portico, but this example is constructed of concrete block with steel-sash casement windows. Within the APE, Modena (surveyed with its mill village as GS0539) and Flint No. 2 (GS0495) do not have detached office buildings, and the Groves Mills office was remodeled in the mid-1950s and again in the late 1970s during a change in ownership. Although also within the APE, Ozark Mills (GS0545) is being demolished. The Lowell Cotton Mills, Mill Office thus survives as the earliest and best preserved mill office building in the county.



Loray Mill Office, 300 South Firestone Street, Gastonia, Looking South.



Art Cloth Mills Office, 1010 North Main Street, Lowell, Looking Northwest.

Criterion D

The Lowell Cotton Mills, Mill Office is **not eligible** for the National Register under Criterion D (potential to yield information). For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or prehistory; and 2) the information must be considered important (National Park Service, *National Register Bulletin 15: 21*).

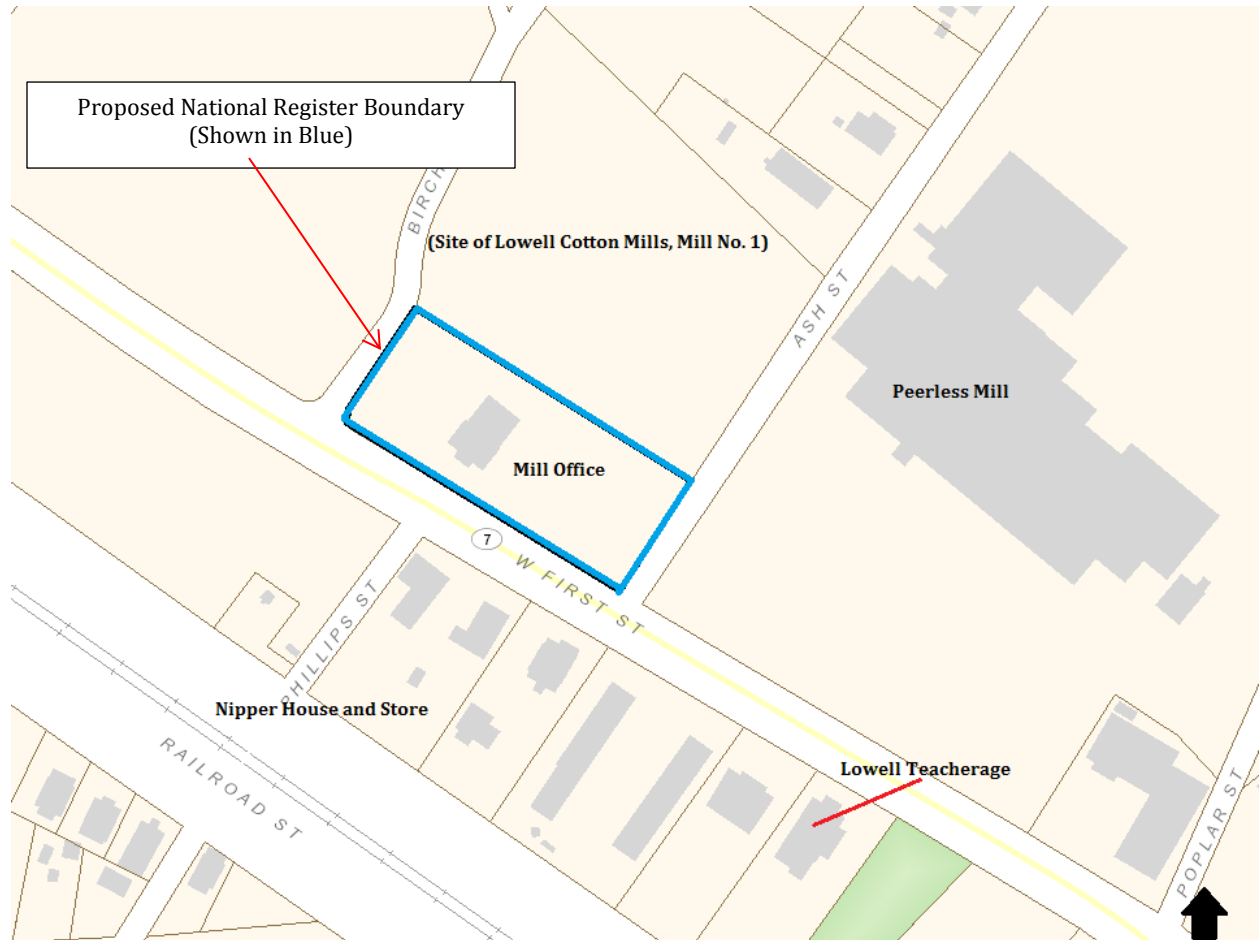
The property is not eligible under Criterion D because it is not likely to yield any exceptionally new information pertaining to the history of building design or technology.

National Register Boundary Description and Justification

Depicted in **Figure 39**, the proposed National Register boundary for the Lowell Cotton Mills, Mill Office has been drawn according to the guidelines of National Register Bulletin 21, *Defining Boundaries for National Register Properties*.

The proposed National Register boundary follows the current tax parcel lines along West First, Ash, and Birch streets but is smaller than the approximately four-acre parcel which originally included the now demolished Mill No. 1. The proposed rear boundary line extends roughly eighty feet from the rear elevation of the building but excludes the site of the former textile mill. The mill office building is the only resource within the proposed boundary of roughly 1.4 acres that also encompasses the landscaped setting for the building. The boundary follows the road rights-of-way along West First, Ash, and Birch streets

Figure 39
Lowell Cotton Mills, Mill Office
Site Plan and Proposed National Register Boundary



Source: Gaston County Tax Map

Scale: 1" = 300'

**No. 428 First Baptist Church of Lowell
(GS0379)
(PIN 3575 29 0623)
400 West First Street
Lowell, Gaston County**



Date of Construction: 1928
Eligibility Recommendation: Eligible

Physical Description

Erected in 1928, this imposing, brick, Neoclassical Revival church sits on the north side of West First Street within the western outskirts of Lowell. A small lawn separates the church from the sidewalk but extends around the west side of the church to provide a grassy yard in front of the fellowship hall. A parking lot is found across Poplar Street to the east.

The building occupies a 0.6-acre parcel that is bordered to the west and north by the former Peerless Manufacturing Company tract. The church has a temple form with a raised basement and a giant portico supported by large, Tuscan columns. The building has box eaves and cornices that are now covered in vinyl and a concrete belt course that separates the main level from the basement. The long, rectangular form is broken by slightly projecting cross-gable wings. Within these wings are tall, round-arched, tripartite windows with concrete keystones and sills. The cross gables have full returns. The side (east and west) elevations also have smaller, flat-arched windows with decorative brick spandrels. The basement has both original eight-over-eight sash and replacement windows. These full-height windows are set within wells. The grand, classical entrance is reached from a broad, monumental staircase with brick wing walls, and the tall, double-leaf, six-panel doors are set within a deep, crossetted surround that is capped by a shed-roofed entablature. Flanking the entrance are single, stained-glass windows with concrete jack arches and sills. Above these windows are round, stained-glass windows with concrete keystones. The rear administration offices are contained within the main massing of the church, and a secondary entrance at the rear of the east elevation leads to the church offices. The entrance is sheltered by a flat-roofed porch, with an entablature, that is supported by heavy, brick piers. The windows in the rear office section are all replacements. The principal investigators were denied access to the interior although were informed that the sanctuary retains its original furniture and light fixtures.

A one-story, side-gable fellowship hall was added in the 1980s to the rear of the west elevation. The wing echoes the design of the 1928 church in its red-brick façade, pedimented front wing, and segmental-arched entranceway and window transoms. The church also built a modern gymnasium (1990s), also executed in brick, on the parcel across Poplar Street that contains one of the parking lots.



First Baptist Church of Lowell, Front (South) and Side (East) Elevations, Looking Northwest.



First Baptist Church of Lowell, Front Portico, Looking Northwest.



First Baptist Church of Lowell, Side (East) and Rear (North) Elevations, Looking Southwest.



First Baptist Church of Lowell, Side (West) Elevation, Looking East.



First Baptist Church of Lowell, Rear (North) Elevation and Fellowship Hall, Looking Southwest.



First Baptist Church of Lowell, Fellowship Hall, Looking North.

Historical Background

First Baptist Church of Lowell was organized in 1892 under the ministry of the Reverend M.P. Matheny with forty-six members. The site of the first church building in Lowell is not known. During the 1900s and 1920s, Lowell's population grew rapidly with the rise of the textile industry, and a sprawling textile-mill district emerged on the west of town that included both the Lowell Cotton Mills, Peerless Manufacturing Company, and adjacent blocks of mill housing. In 1928, the extant Neoclassical Revival church was constructed on its present West First Street site near these mills. A parsonage (now gone) once stood next door to the west (**Figure 40**). Peerless Manufacturing Company gave the land for the church and would later donate land for a parsonage. The construction campaign for the new church was led by the Reverend L.L. Jessup, and the building was completed at a cost of approximately \$40,000 (Hudson 1938; Ragan 2001: 133; Brengle 1982: 275).

The architect of the church is not known but may have been James M. McMichael (1870-1944), a prominent Charlotte architect who specialized in such classically designed churches. First Baptist Church of Lowell continued to grow in the ensuing decades, serving Lowell's mill employees as well as the surrounding South Point Township. In the 1980s, a modern fellowship hall was added to the west elevation of the church, and in the 1990s a gymnasium was erected on a separate parcel across Poplar Street from the church (Hudson 1938; Ragan 2001: 133; Brengle 1982: 275; www.ncarchitects.lib.ncsu.edu/mcmichael,jamesm,2012. Accessed 21 February 2017).

National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), First Baptist Church of Lowell is recommended **eligible** for the National Register under Criterion C for Architecture and Criteria Consideration A for a religious property that has architectural significance under Criterion C. The church was first surveyed in 1979.

Integrity

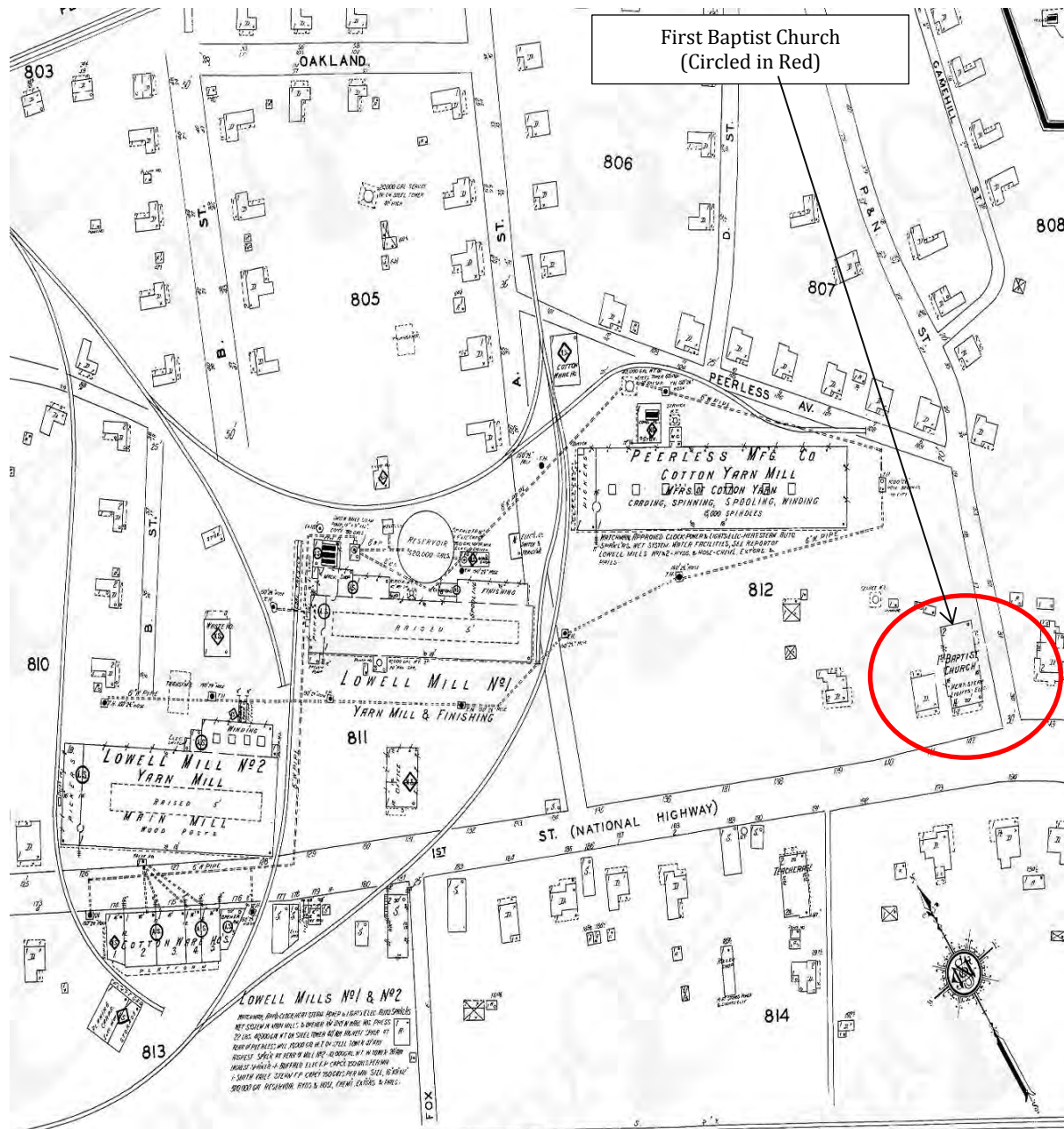
First Baptist Church of Lowell retains the seven aspects of integrity needed for National Register eligibility. The church has integrity of location and setting, having occupied this property since its construction in 1928. Although the historic setting, association, and feeling have been somewhat compromised by the loss of much of Lowell's west-side textile mill district, the church remains sited adjacent to the former Peerless Manufacturing Company and near early-twentieth-century residences along West First Street. The well-preserved, Neoclassical Revival maintains its integrity of design, materials, and workmanship. The substantial, brick church retains its temple form with a giant portico, its classical entrance, and round-arched, stained-glass windows. The only replacement windows are found in the rear office section. Furthermore, the small, one-story wing that houses a fellowship hall has done little to compromise the integrity of the Neoclassical Revival design.

Criterion A

First Baptist Church of Lowell is **not eligible** for the National Register under Criterion A (Event). To be eligible under Criterion A, the property must retain integrity and must be associated with a specific event marking an important moment in American prehistory or history or a pattern of

Figure 40

First Baptist Church
1930 Sanborn Map



Source: Sanborn Map Company, 1930.

events or historic trend that made a significant contribution to the development of a community, a state, or a nation. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well (National Park Service, *National Register Bulletin 15: 12*).

The church is not eligible under Criterion A because it is not associated with a specific event or patterns of events that make a significant contribution to the development of the community, state, or nation.

Criterion B

First Baptist Church of Lowell is **not eligible** for the National Register under Criterion B (Person). For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group (National Park Service, *National Register Bulletin 15: 14*).

The church property is not eligible under Criterion B because it is not associated with individuals whose activities were demonstrably important within a local, state, or national historic context.

Criterion C

First Baptist Church of Lowell is **eligible** for the National Register under Criterion C (design/construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction (National Park Service, *National Register Bulletin 15: 17*).

First Baptist Church of Lowell is the town's only example of Neoclassical Revival church architecture and ranks among the fullest expressions of the style among churches in Gaston County. Spurred on by expanding congregations and the growing wealth associated with the textile industry, many urban churches in the county were renovated or rebuilt in the early and middle decades of the twentieth century. In numerous cases, more imposing, brick churches displaying popular ecclesiastical designs replaced smaller, simpler, frame buildings. The favorite new styles included the Neoclassical Revival, Colonial Revival, Romanesque Revival, and particularly Gothic Revival. Like the First Baptist Church of Lowell, the most prominent Neoclassical Revival churches in the communities they served were designed to evoke a monumental scale and often featured pedimented temple forms, porticoes, and main blocks set on raised basements and reached by broad staircases. This emphasis on classical grandeur was supported by a strict symmetry and simplicity of geometric form. Façades were typically composed of central entrances with classical surrounds and evenly spaced window bays (Bregle 1987: 33-34).

In downtown Gastonia, the 1918 (former) First Associate Reformed Presbyterian Church (a contributing resource in the Downtown Gastonia Historic District-National Register 2004) remains

a well-preserved example of Neoclassical Revival church architecture. Sited at the corner of York Street and West Franklin Boulevard, the large, brick building (now Saint Mark's Episcopal Church) is composed of two projecting, pedimented porticoes that create an L-shaped plan with a grand classical entrance facing each street. Like the First Baptist Church of Lowell, the church has bold Tuscan columns and arched, stained-glass windows. A heavy, denticulated cornice encircles the building. The 1922 First Baptist Church (GS0262) of Bessemer City presents a different interpretation of the style. The red-brick church is capped by a hipped roof, and the pedimented portico shelters just the center three bays of the five-bay façade. Ionic columns support the portico (Brengele 1982: 90, 160).



(former) First Associate Reformed Presbyterian Church, 258 South York Street, Gastonia, Looking East.



First Baptist Church, 107 East Washington Avenue, Bessemer City, Looking East.

Criterion D

First Baptist Church of Lowell is **not eligible** for the National Register under Criterion D (potential to yield information). For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or prehistory; and 2) the information must be considered important (National Park Service, *National Register Bulletin 15: 21*).

The property is not eligible under Criterion D because it is not likely to yield any new information pertaining to the history of building design or technology.

Criteria Consideration A: Religious Properties

First Baptist Church of Lowell is **eligible** for the National Register under Criteria Consideration A: Religious Properties. To be eligible under Criteria Consideration A, a religious property must derive its primary significance from architectural or artistic distinction or historical importance (National Park Service, *National Register Bulletin 15: 25*).

The Neoclassical Revival church meets the eligibility thresholds set for religious properties under Criteria Consideration A because of its architectural significance under Criterion C.

National Register Boundary Description and Justification

The proposed National Register boundary for the First Baptist Church of Lowell has been drawn according to the guidelines of National Register Bulletin 21, *Defining Boundaries for National Register Properties*.

Shown on **Figure 41**, the proposed National Register boundary encompasses the 0.63-acre tax parcel that contains the church and fellowship hall addition. The proposed boundary excludes the separate tax parcel on the east side of Poplar Street that contains the parking lot and the modern gymnasium. The boundary follows the existing rights-of-way along West First and Poplar streets.

Figure 41
First Baptist Church of Lowell
Site Plan and Proposed National Register Boundary



Source: Gaston County Tax Map

Scale: 1" = 175'

**No. 561 Dora R. Humphrey Elementary School
(PIN 3575 37 0311)**
500 Reid Street
Lowell, Gaston County

Period of Significance: 1960-1967
Eligibility Recommendation: Eligible

Physical Description



Constructed in 1960, the Dora R. Humphrey Elementary School occupies a large, 7.66-acre site on the south side of Lowell, just north of I-85. The former Southern Railway borders the property to the east. The building, a circular driveway, and rear parking lot, are situated within the southern half of the tax parcel while a large, grassy lawn comprises the northern half of the tract. Woods buffer the school property from the rail corridor.

The original section of this one-story school, which is executed in Roman brick, illustrates postwar Modernism in its flat-roofed, horizontal massing, deep eaves, banks of metal-sash, awning windows, and projecting wall planes. The façade (north elevation) is a four-bay composition with each bay defined by projecting, brick walls. Overhanging eaves, which shelter the windows and entrance, also give each bay a rectangular, box-like appearance. The entrance occupies the second bay from the west and has original double-leaf, metal doors framed by large, metal-sash sidelights and transom. The other three bays (classroom to the east and office at the west end) contain banks of awning windows that sit on a three-foot-tall, brick base. The windows remain intact although many have been painted. Double-leaf, metal doors on the side (west) elevation open into the cafeteria which has similar banks of awning windows. A towering, square, brick chimney stack for the heating system is located near the center of the rear elevation. In 1988, a large, utilitarian, red-brick addition was constructed on the east elevation. This substantial wing, which is used for food production and distribution for the Gaston County public schools, includes truck bays and loading docks on the rear (south) elevation.

The original interior of the school consisted of five classrooms, an office, a library, and a cafeteria/auditorium. The main entrance opens into a short, north-south hall with the office on the west side. The metal-framed office windows remain partially intact, but a modern partition wall now creates a small lobby area with a modern doorway leading to the main east-west corridor. The double-loaded corridor has metal doors with square or rectangular windows in the upper halves. The interior has exposed brick and concrete-block walls and poured concrete flooring in the main corridors. Carpeting now covers original linoleum tiles in several rooms though modern tile has been installed in the original cafeteria. Dropped acoustic tile ceilings have been installed throughout the building. The cafeteria/auditorium has been partially subdivided, and while still visible, the small auditorium stage has also been partitioned for an office. Original boys' and girls' lavatories remain side by side at the east end of the 1960 block and retain their wood, hollow-core doors, fixtures, and 1960 floor tiles—blue tiles for the boys and pink for the girls.

The 1988 addition is linked to the east side of the original school from the existing main corridor, and the original east elevation, filled with awning windows, remains intact. The 1988 addition

consists of large production and storage room with concrete flooring, tile and concrete-block walls, and exposed roof trusses.



Dora R. Humphrey Elementary School, Overall View, Looking South.



Dora R. Humphrey Elementary School, Façade (North Elevation), Looking East towards 1988 Addition.



Dora R. Humphrey Elementary School, Main Entrance.



Dora R. Humphrey Elementary School, Façade (North Elevation), Looking West.



Dora R. Humphrey Elementary School, Façade (North Elevation), Looking East.



Dora R. Humphrey Elementary School, Façade (North Elevation), Looking East Towards 1988 Addition.



Dora R. Humphrey Elementary School, 1988 Addition, Looking Southeast.



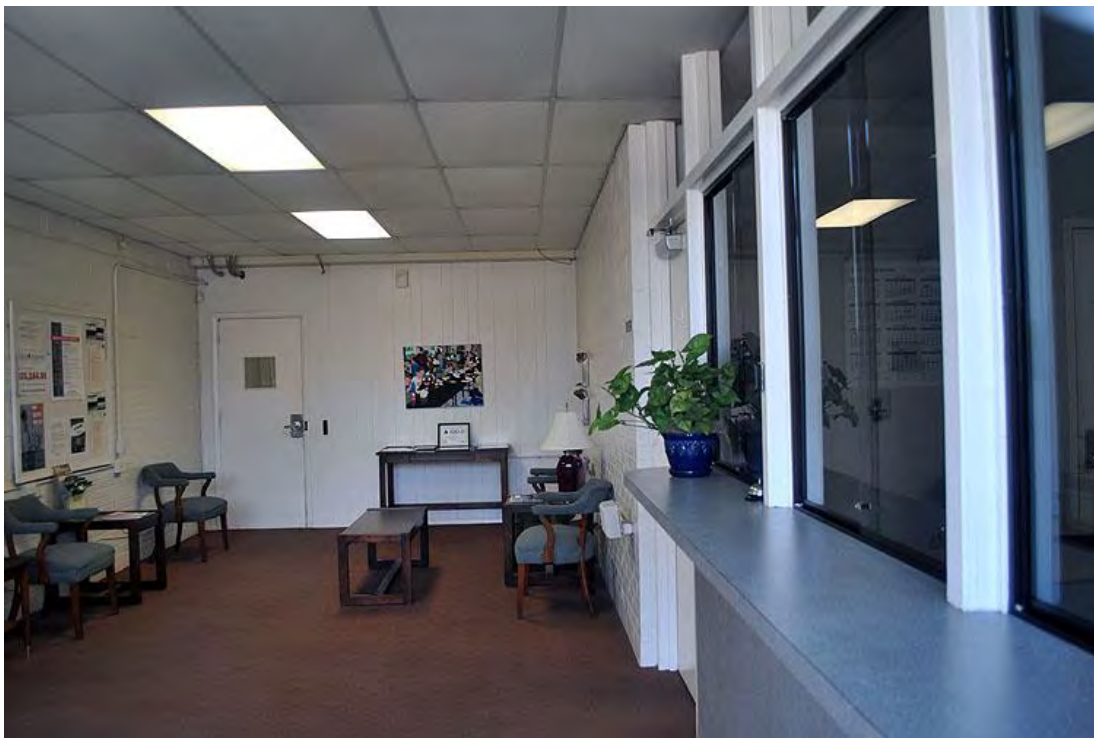
Dora R. Humphrey Elementary School, Side (West) Elevation, Looking Southeast.



Dora R. Humphrey Elementary School, South (Rear) Elevation and 1988 Addition, Looking North.



Dora R. Humphrey Elementary School, South (Rear) Elevation of 1988 Addition, Looking North.



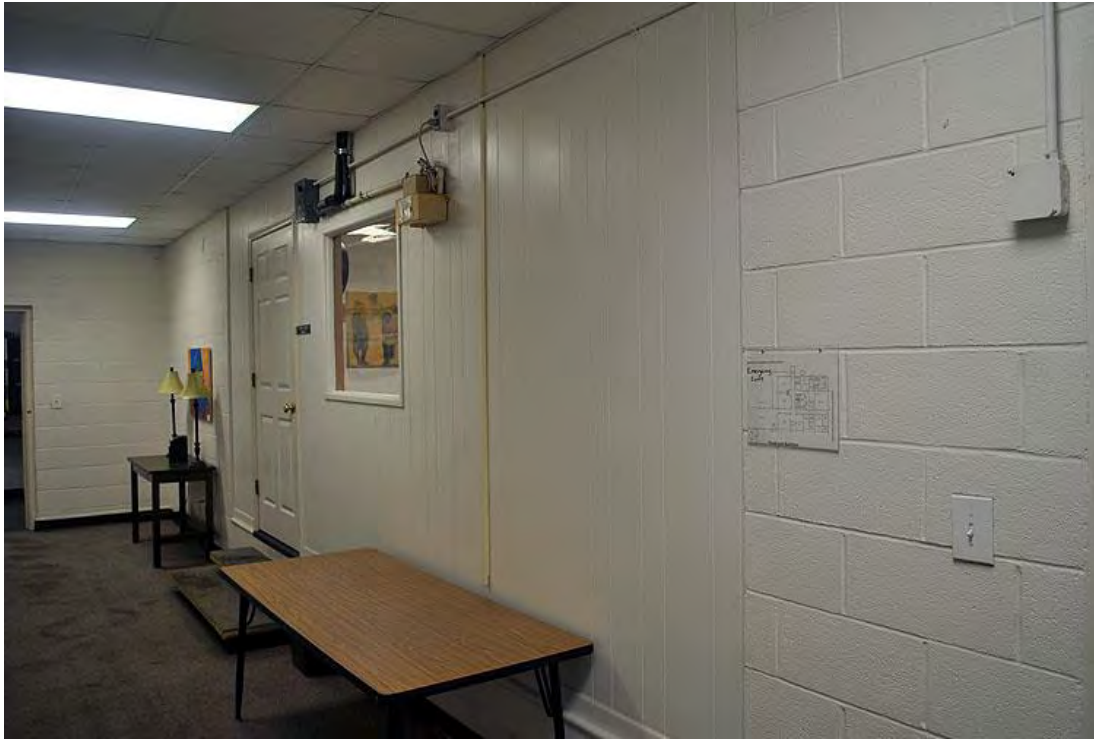
Dora R. Humphrey Elementary School, Interior, Entrance Lobby With Office on Right,



Dora R. Humphrey Elementary School, Interior, Main Corridor, Looking Towards 1988 Addition.



Dora R. Humphrey Elementary School, Interior, Staff Room.



Dora R. Humphrey Elementary School, Interior, Subdivided Cafeteria/Auditorium.



Dora R. Humphrey Elementary School, 1988 Addition, Interior.

Historical Background

Dora R. Humphrey Elementary School was constructed for African American students in 1960 and was opened for the 1961-1962 academic year. Located in Lowell's principal African American community at the southeast side of town, the school was named for Dora Rankin Humphrey who had served as supervisor of Gaston County Negro Schools since 1949. The first principal was Gurt Reeves.

The architect for the 1960 school is currently not known although it may have been designed by James L. Beam, Jr. (1918-2010). With offices in Cherryville and Gastonia, Beam designed a number of Modernist public schools and other civic buildings in Gaston County and the region during the 1950s and 1960s. Beam is known to have designed the 1958 Lowell City Hall (see the evaluation of the Lowell Historic District on page 337 of this report). Among his numerous educational buildings were the African American Davidson Elementary School (1953-1954) (National Register 2015) in Cleveland County, Cherryville Junior High School (1966), Belmont High School (1967), and buildings at Gaston College (Hood 2016: 27; Fearnbach 2016: Section 8, pages 80-81)

A *Gastonia Daily Gazette* article on the new school reported that construction had cost \$125,000 and included five classrooms, a library, and twelve acres of land for playgrounds. The school marked a significant advance in educational facilities for African Americans around Lowell. In common with the South as a whole, African American public schools in Gaston County were chronically underfunded. Even though educational reforms in the early twentieth century had brought improvements to the public school systems of the state, funding and reform efforts were not applied equitably with schools for whites receiving more money and better equipment than schools for African Americans. Through the Jim Crow era, black rural and city schools were typically smaller than those for whites, and funding for facilities, teachers, and books lagged well behind the tax dollars spent on white schools. While the salaries for Gaston County African American teachers rose after World War II to nearly match those for white faculty, the quality of African American school buildings remained far behind. For example, the per pupil valuation of black school property was still only about one-third that of the white schools in the 1948-1949 school year (*Gastonia Daily Gazette*, 6 March 1961; Crow et al. 1992: 154-156; www.supreme.justia.com/cases/federal/us/395/285/case/1969. Accessed 23 February 2017).

Most African American students in Gaston County attended one-room and two-room, frame public schools into the early twentieth century. Typical was the one-room Luckey School (now gone) in the rural Lucia community in northern Gaston County. The school opened in 1907 on a small parcel of land that had been owned by Miles Luckey, an African American farmer in Lucia. In Lowell, a two-room public schoolhouse was constructed in the early 1900s on the west side of town beside Wrights Chapel AME Zion Church. The school is no longer extant (Crow et al. 1992: 155; Darby 2013: 41-42; Ramsey and Ramsey 2000: 17-18; 44).

A few private schools were established for African American children. At the turn of the twentieth century, Belmont Abbey administrators opened Saint Benedict's School (no longer extant) on the north side of Belmont. During the early and middle decades of the twentieth century, the exceptional Lincoln Academy near Crowders Mountain made important strides in the educational progress of African Americans. Established in 1888 by educator and missionary, Emily C. Prudden, Lincoln Academy developed into a prominent African American coeducational facility with a regional scope. By World War II, its tree-shaded campus included a three-story main building as well as girls and boys dormitories, dining hall, elementary and vocational schools, canteen,

teacherage, and a swimming pool. Lincoln Academy closed in 1955, and students were transferred to the newly constructed Lincoln High School in Bessemer City. Only the remnants of foundations of several buildings on the former grounds remain (Ramsey and Ramsey 2000: Section E, pages 17-18; www.trdudley.com/LincolnAcademy.html. Accessed 1 January 2017).

African American public education in North Carolina and across the South received a major boost in the 1920s from the Julius Rosenwald Fund. Between 1927 and 1932, the Rosenwald Fund provided financial and design support for the construction of 5,300 African American schools in the South, including 813 facilities in North Carolina, more than in any other state. Sixteen Rosenwald schools were erected in Gaston County, ranging in size from rural one-classroom buildings to the twelve-classroom Reid High School in Belmont which employed the largest Rosenwald plan (Ramsey and Ramsey 2000: Section E, page 14; Hanchett 1987: 387-392; Obenauer and Brown 2014: 12, 29).

In Lowell, a three-room, frame Rosenwald school (now gone) was constructed in 1922 to replace an existing two-room schoolhouse. Lowell's black high school students attended Reid High School which accommodated students from a vast area that included South Gastonia, Cramerton, McAdenville, and Lowell. The Rosenwald school in Lowell apparently closed with the opening of Dora R. Humphrey Elementary School in 1960 and was lost in a 1974 fire (Ramsey and Ramsey 2000: Section E, page 14).

Postwar school construction for both whites and African Americans was sparked by the 1949 issuance of state bonds for the erection and repair of schools across the state. Some fifty million dollars was awarded to county and city school systems. In an address to educators in Raleigh, Governor Kerr Scott, declared, "We are going to have the money to bring up the level of grammar schools and high schools for the minority race." In 1953 and again in 1961, additional state funds were allocated for school construction campaigns (*Carolina Times*, October 15, 1949).

In the post-World War II period, Dora R. Humphrey Elementary School was among a small collection of modern, brick public schools erected in the county for African Americans. Lincoln High School was constructed in 1957 in Bessemer City and John Chavis High School in 1964 in Cherryville. John Chavis High School was racially integrated with Cherryville High School two years later and is now a middle school that had extensive additions and alterations circa 2000. In Gastonia, a modern, all-black Highland High School was constructed in 1955-1956 to replace on a new location the original Highland School built in the 1920s. While these new facilities also served the elementary grades (Highland employed an "elementary supervisor"), many elementary-school African American students continued to attend the 1920s Rosenwald schools (Ramsey and Ramsey 2000: Section E, pages 12-13; Winstead 2007: 9).



John Chavis High School, Chavis Street, 103 South Chavis Drive, Cherryville, Looking North.

The desegregation of Gaston County public schools began slowly during the 1963-1964 school year and was completed by 1967. With desegregation, Dora R. Humphrey Elementary School was converted to administrative offices for Gaston County Schools and subsequently became the nutrition center for the school system. In 1988, the school was significantly expanded to house production and warehousing spaces (Frank Fields Interview 2017).

National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), Dora R. Humphrey Elementary School is recommended **eligible** for the National Register under Criterion A for Education and Ethnic Heritage: Black and under Criterion C for Architecture. The period of significance extends from 1960 when the school was built to 1967, the current fifty-year cut-off date for National Register eligibility. The school does not have the exceptional significance required under Criteria Consideration G to extend the period of significance past 1967.

Integrity

Dora R. Humphrey Elementary School retains the seven aspects of integrity needed for National Register eligibility. The school has integrity of location, feeling, and association, having occupied this large, informally landscaped site in a historically African American neighborhood since its construction in 1960. Despite the 1988 addition, the original 1960 massing remains distinct from the new construction, and the school retains its integrity of design, materials, and workmanship. The 1960 school clearly displays its geometric Modernist design with a horizontal, flat-roofed form,

Roman-brick veneer, deep eaves, glass-walled entranceway, and banks of metal-framed awning windows. The interior has original exposed brick and concrete-block walls, concrete floors, and metal and wood doors. The original floor plan with its transverse corridor, front office, classrooms, and auditorium/cafeteria also remain intact despite some added partition walls.

Criterion A

Dora R. Humphrey Elementary School is **eligible** for the National Register under Criterion A (Event). To be eligible under Criterion A, the property must retain integrity and must be associated with a specific event marking an important moment in American prehistory or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or a nation. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well (National Park Service, *National Register Bulletin 15*: 12).

The school is eligible under Criterion A for Education and Ethnic Heritage: Black. When opened in 1961, Dora R. Humphrey Elementary School stood as a major improvement in the educational facilities for African Americans in Lowell and its environs. Between 1961 and 1967, when the racial integration of Gaston County schools was completed, Dora R. Humphrey Elementary School was Lowell's only school for African American students. The property stands today as Lowell's only surviving school erected exclusively for African Americans during the Jim Crow era. With its up-to-date scholastic design that included expanses of windows illuminating and ventilating sizable classrooms, a dedicated cafeteria/auditorium room, and modern heating system, the school was a marked improvement over Lowell's earlier, three-room Rosenwald school (demolished) which had itself replaced a smaller, frame school.

In Gaston County as a whole, substantially intact African American schools built during the period of racial segregation are now rare. The 2000 Gaston County inventory of African American historic resources encompassed the period circa 1880 to circa 1960, but no postwar African American schools were identified. The 2000 survey investigated only two substantially intact African American schools. One is a 1936 classroom building financed by the Works Progress Administration (WPA) and erected as an extension to the original Highland School (1920s) in Gastonia. Both the 1920s Highland School and the 1936 extension are now gone. The other resource is the 1920s Baltimore School (Study List 2001) in Cramerton that was built by leading mill engineer and industrialist, Stuart W. Cramer, for his African American mill workers. The small, frame, gable-roofed schoolhouse has a rear shed extension and an inset corner porch. The 2000 survey also discovered that of the sixteen Rosenwald schools built in Gaston County during the 1920s, only the Stewart School (GS1037) in Bessemer City remains, and this school was described in 2000 as significantly altered. For the present report, the principal investigators also examined the 1955-1956 Highland School (a replacement on new location for the 1920s school by the same name) in Gastonia and the 1964 John Chavis School in Cherryville. Both were built to serve African American students in the elementary and high school grades, and both schools have been heavily remodeled in recent decades with new façade additions as well as lateral and rear wings (Ramsey and Ramsey 2000: Section E, page 39).

Criterion B

Dora R. Humphrey Elementary School is **not eligible** for the National Register under Criterion B (Person). For a property to be eligible for significance under Criterion B, it must retain integrity

and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group (National Park Service, *National Register Bulletin 15: 14*).

The school is not eligible under Criterion B because it is not associated with individuals whose activities were demonstrably important within a local, state, or national historic context.

Criterion C

Dora R. Humphrey Elementary School is **eligible** for the National Register under Criterion C (design/construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction (National Park Service, *National Register Bulletin 15: 17*).

The Modernist design of the 1960 school illustrates a dramatic shift in scholastic architecture that occurred statewide during the boom period for school construction in the 1950s and 1960s. The flurry of new building began in 1949 when the state legislature authorized the School Plant Construction, Improvement, and Repair Fund. As the counties took advantage of state bond financing to erect new schools for both races, the North Carolina State Board of Education, in tandem with the North Carolina State College School of Design, promoted Modernist designs for the flood of new schools. Architect Edward "Terry" Waugh of the School of Design became supervisor of the state's Office of School House Planning, and workshops led by School of Design architects were held to encourage architects to design educational facilities that expressed the Modern Movement. The new schools were to have low, horizontal massings, minimal ornamentation, and expanses of classroom windows for ventilation and natural lighting. Architects sought to integrate buildings into their settings, and masonry, metal, and concrete were used to create largely fireproof buildings (Black 1994: Section E, page 16)

Although the Dora R. Humphrey Elementary School has a large, modern addition off the east elevation, the school remains a clearly Modernist public school from the postwar era. The schools of this period were characterized by their low, horizontal massings, unadorned brick exteriors, and banks of steel-sash awning windows. Materials were chosen as much for their fireproof qualities as their design possibilities, and interiors had central hallways of exposed brick and concrete-block walls flanked by classrooms with metal doors topped by transoms. The original forms and design elements at Dora R. Humphrey remains largely intact and include both exterior and interior walls, windows, and entranceways.

There has been no survey of postwar public schools in Gaston County, but the principal investigators conducted an online survey of the seventeen surviving public schools erected in the county between 1949 and 1969. The survey found that all of them have had sizable modern additions, and many have had significant alterations to the original cores of the schools. Typical of schools in counties with growing populations, these scholastic facilities have been expanded and modified to meet changing standards and the demands of burgeoning populations. In the case of

Dora R. Humphrey Elementary School, the facility survived after desegregation as the centralized nutrition center for the Gaston County Schools. Lowell contains one other postwar public school, the 1954 Holbrook High School, which is also evaluated individually in this report on page 236. Although considerably larger than Dora R. Humphrey Elementary, Holbrook, too, has its low, flat-roofed, brick buildings with original steel-sash awning windows. The original Modernist design of the Holbrook campus remains intact despite modern additions. No other postwar schools exist within the expansive APE for this project.

A field survey conducted by principal investigators of the remaining schools from this period in Gastonia reveals two significant examples: the 1949 Peedin School (GS1614) (now Webb Street Elementary School) and the 1950 Victory Mills Graded School (GS0569) (now Lingerfeldt Elementary School). Like the Holbrook and Dora R. Humphrey schools in Lowell, Peedin and Victory are one-story, red-brick, Modernist scholastic buildings with well-defined original cores and original windows and doors. Each has been expanded with modern additions. Victory Mills Grade School is notable for its original butterfly roof configuration.



Victory Mills Grade School, 1601 Madison Street, Gastonia, Looking West.



Peedin Elementary School, 1623 Webb Street, Gastonia, Looking West.

Criterion D

Dora R. Humphrey Elementary School is **not eligible** for the National Register under Criterion D (potential to yield information). For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or prehistory; and 2) the information must be considered important (National Park Service, *National Register Bulletin 15*: 21).

The property is not eligible under Criterion D because it is not likely to yield any new information pertaining to the history of building design or technology.

National Register Boundary Description and Justification

The proposed National Register boundary for Dora R. Humphrey Elementary School has been drawn according to the guidelines of National Register Bulletin 21, *Defining Boundaries for National Register Properties*.

Shown on **Figure 42**, the proposed boundary encompasses the existing 7.66-acre tax parcel which encompasses the school and the grounds historically associated with the school. The boundary follows the railroad right-of-way and the road rights-of-way along Reid and Branch streets and Indian Walk.

Figure 42

Dora R. Humphrey Elementary School
Site Plan and Proposed National Register Boundary



Source: Gaston County Tax Map

Scale: 1" = 300'

No. 572 Lowell Historic District

Roughly bounded by East and West First streets, North Main Street; East Second Street, and Oak Street
Lowell, Gaston County

Period of Significance: circa 1920-circa 1960
Eligibility Recommendation: Eligible



Physical Description

Overview

Encompassing the core of this textile-mill town, the Lowell Historic District developed between the early twentieth century and 1960s with the majority of buildings being constructed during the period of rapid expansion in the 1920s. Located on the north side of the former Southern Railway main line, the district consists of the two-block business district at the intersection of Main and First streets and the adjoining, five-block residential neighborhood to the east.

The APE encompasses the entire Lowell Historic District, and twenty-seven of the twenty-eight principal resources within the district were inventoried for the present project. The inventory list for these twenty-seven resources is provided at the conclusion of the physical description. All these resources are recommended as contributing to the significance of the district. The historic district also includes six noncontributing resources: 1) the 1976 Presbyterian Church Fellowship Hall (300 East Second Street); 2) House (305 East Second Street); 3) the 1983 Office Building (115 West Main Street); 4) the 1980 Service Garage (123 West First Street); 5) House, a heavily remodeled bungalow built in 1927 (302 East First Street); and 6) the 1969 Masonic Lodge Hall (122 North Main Street).

Although compact, the Lowell Historic District contains the most significant historic architecture found in the town. The commercial area features the principal commercial block as well as three Modernist civic buildings. The business district is anchored on the north side by the Gothic Revival Smyre Methodist Church (previously surveyed as Lowell United Methodist Church, GS0381) (built 1901; rebuilt 1923). Within the district is a tree-shaded residential area that contains the two most imposing, Four Square/Colonial Revival houses in Lowell, the imposing Presbyterian Church of Lowell (1922), and an array of substantially intact, smaller bungalows and revival-style dwellings.

Commercial Area

Located in the center of town near the railroad tracks, Lowell's small commercial core has always been sparsely developed. Into the mid-twentieth century, the business area consisted of single buildings or small groupings of storefronts separated by open space. The circa 1925 Bank of Lowell (GS0378) commands the northeast corner of Main and First streets, the principal intersection. This well-preserved, two-story, red-brick building has Neoclassical Revival adornment. A row of intact, one-story storefronts is attached to this building along North Main Street (100-118 North Main Street).

Sited at 201 North Main Street, just north of the primary commercial block, the 1923 Smyre Methodist Church marks the northern edge of the historic district. The red-brick edifice has a distinctive gable-on-hip roof supporting a gabled bellcote. The center entrance has a one-bay, pedimented entry porch that was probably added at midcentury. The south end of the business district features three Modernist civic buildings: 1) the 1958 Lowell City Hall (101 East First Street); 2) the 1960 Lowell Public Library (102 West First Street); and 3) the 1960 U.S. Post Office (206 East First Street). These three buildings neatly illustrate postwar Modernism in their horizontal emphasis, angular geometry, and smooth brick and glazed surfaces. Integrated into a terraced site consistent with Modernist design tenets, Lowell City Hall displays a façade of stylish green ceramic tiles against buff-colored brick walls and metal-sash windows. The nearby brick post office, with its intersecting planes, glass-filled bays, and porcelain-enamel panels, is exemplary of Modernist post offices erected in small towns across the country during the period.



AERIAL VIEW MAIN STREET, LOWELL, NORTH CAROLINA

Lowell, North Carolina 1960. View North Along Main Street at First Street. Lowell City Hall at Southwest Corner of Intersection, Bank of Lowell at Northeast Corner, and Lowell Public Library at Southeast Corner.

Source: www.millicanhistorypictorialmuseum.com.



Lowell Historic District, Main Street at the Railroad Tracks, Looking North. (Bank of Lowell in Background.)



Lowell Historic District, Bank of Lowell, 101-105 East First Street, Looking North.



Lowell Historic District, Storefronts, East Side, 100 Block of North Main Street, Looking South.



Lowell Historic District, Bank of Lowell and 100 Block North Main Street, Looking Northeast.



Lowell Historic District, 1969 Masonic Lodge Hall, North Main Street, Looking North.



Lowell Historic District, Lowell Public Library (Foreground) and City Hall, Looking West.



Lowell Historic District, City Hall, Looking South.



Lowell Historic District, City Hall, Looking Southeast.



Lowell Historic District, U.S. Post Office, Looking East.



Lowell Historic District, Smyre Methodist Church, 201 North Main Street, Looking West.

Residential Area

The embowered residential section of the historic district contains the 200-400 blocks of East First Street; the 200-300 blocks of East Second Street; and the 100-200 blocks of Mill Street. This grid of streets contains well-preserved Colonial Revival residences built for Lowell's most prominent families as well as a mix of smaller, revival-style cottages and bungalows for the middle class. The two largest houses—and the grandest in Lowell—are the circa 1922 Coit McLean and Anna Pearl Robinson House at 201 East First Street and the circa 1925 Dr. James W. and Jennie Reid House at 205 Mill Street. Both houses combine cubic, Foursquare forms, capped by hip roofs with deep eaves, and Colonial Revival styling. The Robinson House is distinguished by its symmetrical, blond-brick exterior and deep, wraparound porch supported by heavy, square piers. The central door features an elegant, elliptical fanlight. The Reid House occupies a full city block at the corner of Mill and East Second streets. This red-brick, five-bay residence has flanking sunrooms and a portecochere with brick piers. A less imposing example of Colonial Revival design is the circa 1925 William G. and Alice H. Jenkins House at 306 East First Street. Although now vinyl sided, this frame house has original windows, a sunroom on the east elevation, and a porch supported by heavy, brick piers.

The residential section of the historic district also includes frame bungalows and brick-veneered, revival-style dwellings. The bungalows display a variety of side-gable, front-gable, and hip-roofed designs with broad, bracketed eaves and deep porches. For example, the circa 1925 Jacob Carpenter House at 401 East First Street illustrates the Craftsman-style bungalow in its low-slung, front-gable form, exposed knee brackets under the broad eaves, four-over-one sash windows, and battered porch piers that sit on brick pedestals. Located nearby at 307 East First Street is the circa 1930 Wade H. and Ella Holmes House, the most intact example of the Tudor Revival style in Lowell. The one and one-half story, brick dwelling has a steeply-pitched, cross-gable roof and an engaged porch with an arched entrance bay.

The residential neighborhood within the historic district also contains the impressive and boldly designed Presbyterian Church of Lowell, built in 1922 at 207 East First Street, next to the Robinson House. Its Romanesque Revival and Neoclassical Revival design incorporates two towers of unequal heights, a pedimented portico with heavy Doric columns, and paired, round-arched, stained-glass windows in the front-gable main block and flanking towers.



Lowell Historic District, Coit McLean and Anna Pearl Robinson House, 201 East First Street, Looking North.



Lowell Historic District, Dr. James W. and Jennie Reid House, 201 Mill Street, Looking West.



Lowell Historic District, Coit McLean and Anna Pearl Robinson House (Foreground), Looking East Towards Presbyterian Church of Lowell.



Lowell Historic District, Tree-Lined East First Street, Looking East.



Lowell Historic District, North Side, 300 Block of East First Street, Looking Northeast.



Lowell Historic District, North Side, 300 Block of East First Street, Looking Northwest.



Lowell Historic District, Wade H. and Ella Holmes House, 307 East First Street, Looking Northeast.



Lowell Historic District, South Side, 300 Block of East First Street, Looking West.



Lowell Historic District, William G. and Alice H. Jenkins House, 306 East First Street, Looking Southeast.



Lowell Historic District, North Side, 400 Block of East First Street, Looking East.



Lowell Historic District, North Side, 400 Block of East First Street, Looking West.



Lowell Historic District, Jacob Carpenter House, 401 East First Street, Looking North.



Lowell Historic District, Presbyterian Church of Lowell, 207 East First Street, Looking North



Lowell Historic District, North Side, 300 Block of East Second Street, Looking Northwest.



Lowell Historic District, Noncontributing Resource, 302 East First Street, Looking South.

Lowell Outside the Historic District

Modern construction, vacant land, or heavily altered buildings mark the commercial, residential, and industrial blocks just outside the Lowell Historic District. Areas north and west of the district, in the 300 block of North Main Street, the 100-200 blocks of McAdenville Road, and the 100 block of East First Street, contain modern commercial development or vacant lots where houses or commercial buildings once stood. East of the district, the 100-200 blocks of Oak and Bridge streets and the 300-400 blocks of Groves Street contain a combination of vacant parcels, extensively remodeled dwellings, and modern apartments and residences clearly distinct from the architectural character and integrity of the historic district. Farther east of the historic district, McAdenville Road is characterized by a postwar mix of Minimal Traditional dwellings and simple ranch houses, many of which have undergone a series of alterations. Around the junction of McAdenville Road and North Main Street, immediately north of the historic commercial area, modern commercial and municipal buildings have replaced older houses. To the south of the historic district, south of the railroad corridor, modern warehouses and municipal garages occupy large lots. These buildings disconnect the historic district from mainly postwar suburban development to the south. This southern section of Lowell, south of the railroad tracks, also includes three resources that are evaluated individually in this report: Paul P. and Virginia R. Murphy House (page 227); Holbrook High School (page 236); and Dora R. Humphrey Elementary School (page 320).

The Lowell Historic District excludes residential West First Street that once linked downtown Lowell to the expansive textile mill district on the western periphery of town. Modern commercial development, including a gas station and vacant lots in the 100-200 blocks of West First Street now separate the historic district from the dwellings on West First Street to the west. Although the 200-

400 blocks of West First Street include over a dozen houses illustrating a variety of traditional types and popular styles—including an I-house, frame bungalows, and ranch houses—many now have marginal architectural integrity. For example, the circa 1900 I-house at 309 West First Street stands out as among the oldest remaining residences in Lowell, but this house now has vinyl siding, a remodeled front porch, and a modern brick chimney on the east gable end. West First Street does contain a few intact, 1920s bungalows that retain their original weatherboard siding, including examples at 204 and 401 West First Street, but the former is now vacant and deteriorated.

Surveyed in 1981, the Lowell Textile District (GS0380) that once dominated West First Street at the west end of town is now largely gone. The large, early-twentieth-century Lowell Cotton Mills (GS0390-GS0391) has been razed, and its mill village has been heavily altered. The adjacent 1906 Peerless Manufacturing Company in the 500 block of West First Street has been significantly remodeled with a modern brick façade, and its mill village has been all but demolished. Nevertheless, a small collection of significant historic resources survive at the western outskirts of Lowell and are evaluated individually in this report: Lowell Teacherage (GS0382) (Local Landmark) (page 266); Nipper House and Store (page 277); Lowell Cotton Mills, Mill Office (previously surveyed as part of the Lowell Textile District, GS0380) (page 296); and First Baptist Church of Lowell (GS0379) (page 309).



Outside Lowell Historic District, Heavily Remodeled, 1940s Commercial Block, West Side, 100 Block of North Main Street, Looking Southwest.



Outside Lowell Historic District, Modern Development, North Side, 100 Block of West First Street, Looking East towards Historic District.



Outside Lowell Historic District, I-House, 309 West First Street, Looking Southwest.



Outside Lowell Historic District, South Side, 200-300 Blocks of West First Street, Looking Southeast.



Outside Lowell Historic District, South Side, 100-200 Blocks of West First Street, Looking South.



Outside Lowell Historic District, North Side, 100 Block of McAdenville Road at North Main Street, Looking Northwest.



Outside Lowell Historic District, North Oak Street, Looking East from 400 Block of East First Street.



Outside Lowell Historic District, Bridge Street, Looking East from 300 Block of East Second Street.



Outside Lowell Historic District, Groves Street, Looking Northwest from Bridge Street.

Lowell Historic District Inventory List-Properties Within the APE¹

No. 393 Lowell City Hall (PIN 3575 28 7630)

101 West First Street
Contributing Resource

Built in 1958, the Modernist city hall for Lowell has a flat roof, a buff-colored brick exterior, and original metal-sash, casement and awning windows. With its sloping lot, the entrance to the building is on ground level along First Street, but there are two stories on the side and rear elevations. The entrance is reached by a series of terraced steps with buff-colored brick wing walls. A handicapped ramp has been added to one side of the steps. The front elevation is recessed to emphasize the intersecting planes of walls and roof, and the elevation is partially covered in small, green tiles, beneath which is a buff-colored brick planter box. The remainder of the façade is metal-sash doors and display windows. The original signage is intact on the green tile wall. On the side (east) elevation are buff-colored brick retaining walls that separate the building and front lawn from the parking lot. At the rear of this elevation is a garage loading bay in a projecting wing that gives the building an L-shaped plan. A flat-roofed canopy shelters the garage door and the walkway to a side entrance. A Modernist screen lines the walkway. The tax parcel includes a granite memorial marker dedicated to World War II veterans as well as a modern gazebo. The architect for the city hall was James L Beam, Jr. of Cherryville.

No. 434 Commercial Building (PIN 3575 28 8830)

108 West First Street
Contributing Resource

Built circa 1940, this two-story, concrete-block commercial building has a parapet with terra cotta coping, a partial brick façade, and both metal-sash casement windows and later replacements. The recessed entrance has vinyl siding. Now a warehouse, the building historically housed retail establishments and a restaurant.

No. 455 Smyre United Methodist Church (GS0381) (3575 39 1161)

201 North Main Street
Contributing Resource

Built in 1901 for Lowell Methodist Church, the church was rebuilt in 1923 and renamed Smyre United Methodist. The church was renamed again in 1999 as Lowell-Smyre Methodist Church. The brick church building has a high hip roof capped by a gabled bellcote, broad box eaves, and a symmetrical, three-bay façade. The round-arched entrance is sheltered by a pedimented porch that is supported by Doric columns on brick pedestals. The entrance has a wide surround and double-leaf, glazed and wooden doors capped by a stained-glass transom. The front stoop has brick wing walls. There are round-arched, stained-glass windows on the façade and side elevations. A continuous, brick sill separates the windows from the basement. The basement has flat-arched, double-hung windows with replacement sash. Two small, gabled porches on the side (south) elevation shelter entrances to the basement. A projecting, frame vestibule on the side (north) elevation opens onto a handicapped ramp.

¹ Resource numbers keyed to APE maps.

No. 461 Dr. James W. and Jennie Reid House (PIN 3575 38 3892)
205 Mill Street
Contributing Resource

Constructed circa 1925, this two-story, brick-veneered, Colonial Revival house has a hip-roofed, boxy form with a symmetrical, five-bay façade, interior brick chimneys, and single, paired, and grouped six-over-six sash windows. The main block is flanked by one-story sunroom wings that open onto a full-width porch terrace, and there is a one-story, flat-roofed kitchen wing extending from the rear elevation. The kitchen wing has a tall, brick chimney stack. The hip-roofed entrance porch and flat-roofed porte-cochere are both supported by heavy, brick piers. The hip-roofed, brick-veneered garage is contemporary with the house. The dwelling was built for Lowell physician, Dr. James W. Reid, and his wife. Dr. Reid helped establish the Bank of Lowell and invested in real estate in both Lowell and Gastonia.

No. 462 Commercial Building (PIN 3575 38 1607)
118 North Main Street
Contributing Resource

Similar to its adjoining building at 116 North Main, this circa 1950, one-story, brick-veneered building has a stepped parapet and slightly recessed entry with an original wood and glass door flanked by display windows.

No. 463 Commercial Building (PIN 3575 38 0677)
116 North Main Street
Contributing Resource

Constructed circa 1950, this one-story, brick-veneered commercial building has a stepped parapet and slightly recessed entry with a modern glazed door and an original transom. The entrance is flanked by display windows. The commercial building is attached to a similar building at 118 North Main Street.

No. 464 Commercial Building (PIN 3575 38 0547)
108-112 North Main Street
Contributing Resource

Constructed in the 1920s, this one-story, brick-veneered building contains three matching storefronts. The roof has a flat parapet that is accented by a pediment and decorative concrete circle over the southernmost storefront bay. Though the entrance transoms now have modern metal covers, two of the three units have intact display windows and recessed entries. The northernmost storefront has been remodeled.

No. 465 Commercial Building (PIN 3575 28 9661)
100 North Main Street
Contributing Resource

Built circa 1925, this one-story, one-bay, stuccoed commercial building has a stepped parapet and occupies the same tax parcel as the commercial building at 101-105 East First Street. The building is also attached to the building at 108-112 North Main Street.

No. 466 Bank of Lowell (GS0378) (PIN 3575 28 9661; PIN 3575 38 0547)
101-105 East First Street
Contributing Resource

Built circa 1925, this substantial, two-story, blond-brick commercial building has Neoclassical Revival elements of style and anchors the south end of Lowell's historic commercial core. Six bays wide and seven bays deep, the building contains two storefronts on the ground story of the main (south) elevation and offices on the upper floor. The building has a flat-parapet, molded cornices, and cast-stone trim. The building is distinguished by classical pilasters defining window bays and one entrance with decorative cast-stone surround and scrolled brackets. The other retail unit has a transom that is now covered over and glazed storefront windows flanking a recessed entrance. Windows on the façade have replacement six-over-six sash.

No. 467 Lowell Public Library (PIN 3575 28 8457)
102 East First Street
Contributing Resource

Constructed in 1960, this boxy, one-story, brick-veneered building has a flat roof and Modernist elements of design that complement the town hall across the street. The building features a bank of metal-sash, awning windows that form a clerestory across much of the façade. Beyond the clerestory is an unfenestrated wall that contains only the name of the building in applied, metal letters. The central entrance bay has a simple, glazed entrance and a pebbledash panel. The banks of clerestory windows are repeated on the side (west) and rear (south) elevations. The building was converted to the Lowell Police Station in 1998.

No. 472 U.S. Post Office (PIN 3575 38 2049)
206 East First Street
Contributing Resource

This U.S. Post Office in Lowell clearly illustrates the Modernist-inspired post offices built across the country in the late 1950s and early 1960s. The circa 1960 post office is also similar in design to other local public buildings—the city hall and public library—which were built at the same time. The post office has a boxy, flat-roofed, brick-veneered form with a slightly projecting entrance bay containing original aluminum-sash, double-leaf doors. The entrance bay is glazed with the glass walls wrapping the corner. The upper sections of the glazed walls are filled with decorative enamel panels. Similar windows with paneled sections are found on the side (south) elevation, and there are also banks of aluminum-sash, awning windows. The loading docks are found on the rear (east) elevation.

No. 474 William G. and Alice H. Jenkins House (PIN 3575 37 4813)
306 East First Street
Contributing Resource

Built in the late 1920s, this frame, two-story, Colonial Revival house has a high hip roof with a hip-roofed dormer, brick chimneys, and a wraparound porch supported by brick piers and capped by a later, metal railing. A portion of the porch has been enclosed as a sunroom. There is a bay window on the side (west) elevation. The exterior has been vinyl sided, but the six-over-one sash windows are original.

No. 475 House (PIN 3575 37 4768)
310 East First Street
Contributing Resource

Weatherboard siding covers this one-story, side-gable bungalow (circa 1930) that sits on a concrete-block foundation. This house has interior, brick chimneys and an off-center, shed-roofed dormer. The engaged porch is supported by battered piers on brick pedestals, and the balustrade has square balusters. The house retains its single and paired, six-over-six sash windows.

No. 488 Houses (PIN 3575 37 7513)
408 East First Street
Contributing Resource

This late 1930s, front-gable, frame dwelling has weatherboard siding and a hip-roofed porch with square piers. The two-over-two sash windows are original. In the back yard is a freestanding, stuccoed house (circa 1950) with an L-shaped plan, flat roof, and flat-roofed porch. Now in poor condition, the house retains its six-over-six sash windows as well as horizontal-sash and replacement windows on the side elevations.

No. 489 House (PIN 3575 37 6620)
404 East First Street
Contributing Resource

Erected in the late 1940s, this substantial, brick-veneered ranch house has a side-gable roof and a front-gable porch with decorative iron supports. The engaged, side-loading garage occupies the western bays of the house. The six-over-six sash windows are original.

No. 490 House (PIN 3575 37 5658)
400 East First Street
Noncontributing Resource

Now altered, this 1920s, one-story, hip-roofed house has a front-gable wing, vinyl siding, and a remodeled wraparound porch with slender posts. The six-over-one sash windows are original.

No. 491 Coit McLean and Anna Pearl Robinson House (PIN 3575 38 2383)
201 East First Street
Contributing Resource

This imposing, two-story, brick-veneered, Colonial Revival residence (circa 1922) has a boxy, hip-roofed form, deep eaves, a front-gable dormer, and a wraparound porch and porte-cochere. The entrance to the porch is marked by a gable, and the porch and porte-cochere are supported by thick, brick piers which are spanned by a brick apron. The door is capped by an elliptical fanlight and framed by sidelights. The eight-over-one sash windows are original. There is a one-story rear ell, and the property includes a hip-roofed, brick garage with remodeled car bays. Coit McLean Robinson was a major investor in textile mills, banks, and real estate in Lowell and Gastonia.

No. 492 Presbyterian Church of Lowell (PIN 3575 38 4108)

207 East First Street
Contributing Resource

Erected in 1922, this brick-veneered church has a blend of Neoclassical Revival and Romanesque Revival stylistic features. The pedimented entrance portico is supported by bold Doric columns, and the corner towers of unequal size each has round-arched, stained-glass windows, flat parapets, and simple, concrete stringcourses. The taller bell tower sits at the south corner. The front-gable main block has both round-arched and flat-arched, stained-glass windows while the hip-roofed education wing (1947) at the rear has one-over-one sash windows.

No. 493 House (PIN 3575 38 5034)

305 East First Street
Contributing Resource

Later aluminum siding covers this circa 1940, one-story, Minimal Traditional dwelling. The house has a side-gable roof, a front-gable dormer, a front-gable wing, and an adjacent, shed-roofed entry bay. An enclosed side porch extends from the side (west) elevation. The dwelling has original eight-over-eight sash windows. The property includes a front-gable, frame, one-car garage.

No. 494 Wade H. and Ella Holmes House (PIN 3575 37 5989)

307 East First Street
Contributing Resource

This restrained, one-story, Tudor Revival dwelling was constructed circa 1930. The brick-veneered house has a steeply pitched, side-gable roof and a double-pile main block with a pair of prominent front-gable bays. The western end bay contains the entrance porch with its arched openings. The house has original single and grouped, six-over-one sash windows.

No. 495 House (PIN 3575 37 6933)

311 East First Street
Contributing Resource

With its gable end facing the street, this one-story, frame dwelling (circa 1925) has aluminum siding and a partially enclosed, hip-roofed porch with a bank of one-over-one sash windows. The other windows are original three-over-one sash.

No. 496 Jacob Carpenter House (PIN 3575 37 7824)

401 East First Street
Contributing Resource

This 1920s, front-gable bungalow has deep eaves with knee brackets and a front-gable porch supported by battered piers on brick pedestals. The balustrade, with its thick balusters, appears original. The house now has vinyl siding, but the Craftsman-style, six-over-one sash windows are original.

No. 497 House (PIN 3575 37 7778)
405 East First Street
Contributing Resource

This 1920s, frame, front-gable bungalow has deep eaves with knee brackets and a front-gable porch supported by box piers on brick pedestals. There is a porte-cochere on the west side. The house now have vinyl siding, but the single and paired, Craftsman-style, six-over-one sash windows are original.

No. 498 J.R. Hudson House (PIN 3575 38 5555)
200 Mill Street
Contributing Resource

Built in the mid-1920s, this brick-veneered, one and one-half story, Colonial Revival house has a three-bay façade with a center entrance. The doorway is sheltered by a front-gable porch supported by paired, classical columns. The entrance is flanked by tall, three-part, multiple-light windows, which in the main block, have transoms. The two front-gable, vinyl-sided dormers appear to be modern additions. The engaged porch on the side (north) elevation also has classical columns and a Chippendale balustrade. An open porch extends behind the sunroom along the side elevation of the rear wing. A rear screened porch and a rear entry porch may be later additions. The property includes an original front-gable, brick garage with two bays. The house was built for J.R. Hudson, who owned an insurance business in Lowell.

No. 499 House (PIN 3575 38 4391)
208 East Second Street
Contributing Resource

Reflecting the Colonial Revival style from after World War II, this circa 1950, brick-veneered, Cape Cod house has a steeply-pitched, side-gable roof with gabled dormers, an interior brick chimney, and a slightly recessed, attached garage. The center entrance has an original classical surround, but the eight-over-eight sash windows are replacements.

No. 500 House (PIN 3575 38 7335)
301 East Second Street
Contributing Resource

Erected in the 1920s, this one-story, front-gable bungalow clearly illustrates the type with its deep, bracketed eaves and prominent front porch with exposed rafters and battered piers on brick pedestals. The house retains its weatherboard siding and Craftsman-style, three-over-one sash windows.

No. 501 House (PIN 3575 38 8243)
307 East Second Street
Contributing Resource

This vinyl-sided, one-story, side-gable bungalow (circa 1925) has a front-gable porch with battered piers on brick pedestals, deep eaves with exposed rafters, and original six-over-one sash windows. Two porch piers have been replaced with turned posts.

Historical Background

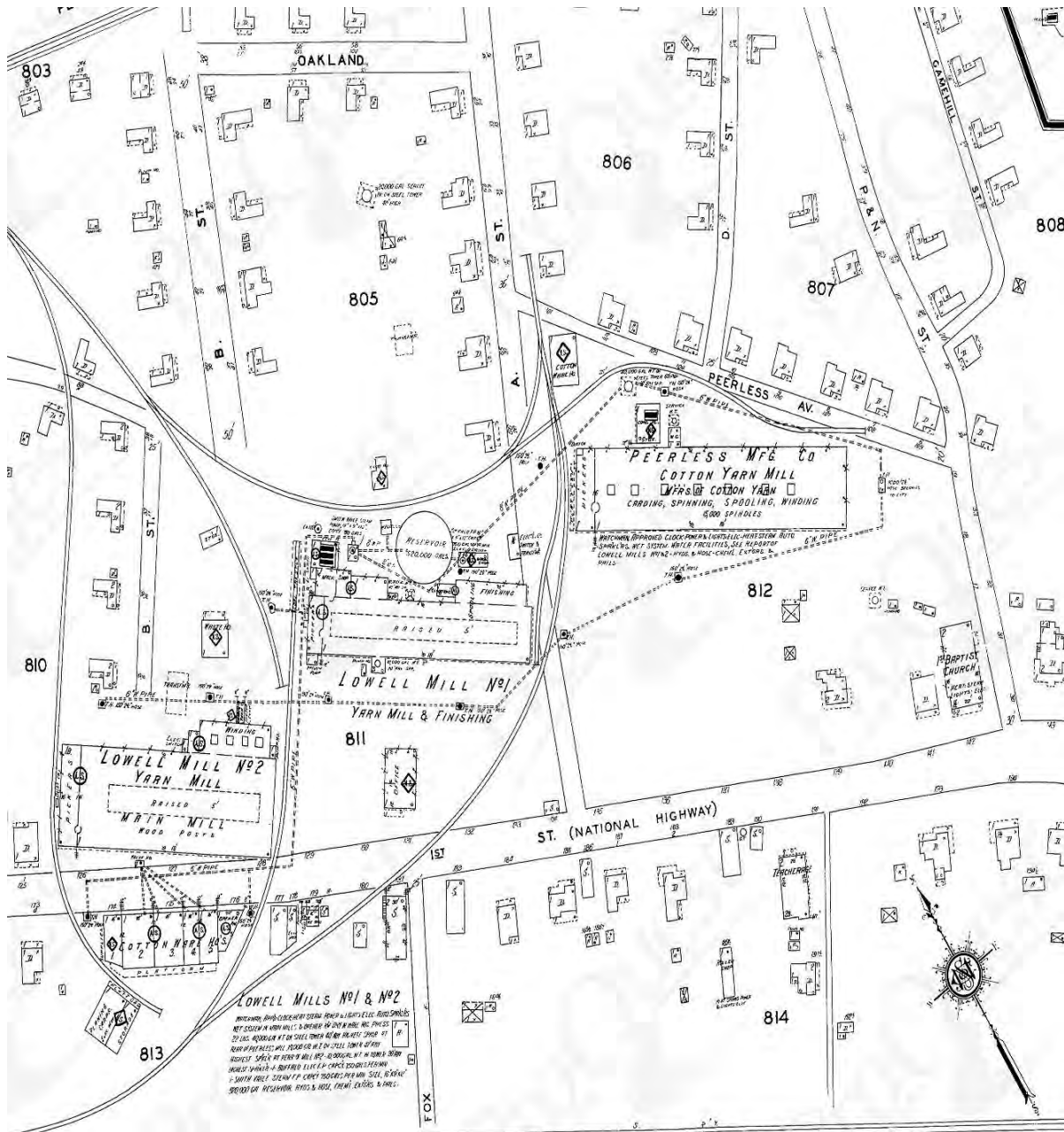
Lowell emerged as a thriving textile-mill town in the early decades of the twentieth century, benefiting from direct connections to both the Southern Railway and the Piedmont and Northern Railway (P&N), the interurban line built in 1912 to connect Charlotte with Gastonia. Originally known as Wright's Station for the small depot along the Atlanta and Charlotte Air Line Railway (predecessor of the Southern Railway), Lowell was situated near the site of the 1852 Woodlawn Mill on the west bank of the South Fork River. The town was incorporated in 1879 and named for the Massachusetts textile manufacturing city. In 1901, Lowell Cotton Mills opened on West First Street, north of the Southern Railway, and a second mill was added in 1907-1908, giving the company a combined production capacity of 15,000 spindles and more than 200 workers. In 1906, Peerless Manufacturing Company built its mill on a fifty-acre tract adjacent to Lowell Cotton Mills, and by the 1910s, Peerless employed 135 workers who resided in its adjoining mill village (**Figure 43**). The Lowell and Peerless mills had many of the same owners and shared the same slate-roofed, brick mill office that was built in 1907 between the two operations. (The mill office building is evaluated individually in this report on page 296.) When completed in 1912, the P&N Railway skirted the north side of Lowell (outside the APE) where the railroad built its depot and loading platforms, and in 1924 Art Cloth Mills (surveyed with its mill village as GS0377) constructed its plant near the P&N depot (Ragan 2001: 93-96, 132-134; Brengle 1989: 275, 277).

Fueled by the success of the textile industry, Lowell's population climbed forty-four percent in the 1920s to reach 1,664 residents. Among the major buildings erected during this decade were Lowell High School (now gone), the Lowell Teacherage, and four principal churches, including two in the Lowell Historic District: Smyre Methodist Church on North Main Street and the Presbyterian Church of Lowell on East First Street. The 1923 Smyre Methodist Church (renamed Lowell-Smyre Methodist in 1999) replaced a frame building on the site that had been erected in 1901. The 1922 Presbyterian Church of Lowell replaced a smaller, frame edifice that stood at the corner of West First and Church streets. The Bank of Lowell, sited on prime real estate at the corner of First and Main streets, was also erected in the 1920s, as well as an attached row of simpler storefronts that housed hardware and variety stores, a shoe repair shop, and a barber shop. African American neighborhoods emerged on the southwest and southeast outskirts of town, and in 1922 a three-room Rosenwald school (now gone) was constructed on the southwest side of town. Highway 7, improved as the National Highway in the 1920s, traversed the center of Lowell as McAdenville Road, North Main Street, and West First Street, and along with the two railways was a vital transportation corridor (Brengle 1989: 275).

Geographically separate from the mill houses on the west and north sides of Lowell, the dwellings for local businessmen, professionals, and mill executives appeared along Highway 7 and the connecting streets that made up the center of the town. Through the decade of the 1920s, new houses for Lowell's wealthiest residents as well as for middle-class families filled lots east of Main Street in the historic district. This area was probably platted by the Lowell Land and Investment Company, which was incorporated in 1920. Among its directors was Coit McLean Robinson, who built the large, Colonial Revival residence at 201 East First Street. Son of S.M. Robinson, the president of Lowell Cotton Mills, Coit Robinson was a major investor in Gaston County textile mills and helped establish both the Bank of Lowell and the Lowell Building and Loan Association. Robinson's neighbor, physician Dr. James W. Reid, commissioned his own spacious, Colonial Revival house at 205 Mill Street. Like Robinson, Dr. Reid served on the boards of directors for Lowell's two major lending institutions and was involved in a variety of real estate ventures around Lowell and

Figure 43

Lowell and Peerless Cotton Mills, Lowell
1930 Sanborn Map



Source: Sanborn Map Company, 1930.

Gastonia. On nearby smaller parcels in the historic district, members of the middle class opted for stylish bungalows and a variety of revival-style houses. Wade H. Holmes, a telegraph operator for the Southern Railway, erected the Tudor Revival house at 307 East First Street. Jacob Carpenter, a cotton mill foreman, built the frame bungalow at 401 East First Street, and William G. Jenkins, a postal employee, built the two-story, frame, Colonial Revival dwelling at 306 East First Street (e.g. Gaston County Certificate of Incorporation Books 3: 143, 172, 484; Gaston County Deed Books 114: 392; 120: 419; 124: 65; U.S. Census, Population Schedules, 1920-1940).

Reflecting the vigor of the textile industry during the post-World War II decades, major civic buildings were constructed in Lowell during the late 1950s and early 1960s. The population of the town grew to 2,313 residents in 1950 and surpassed 2,700 in 1960. While smaller than the Gaston County mill towns of Belmont, Cherryville, and Bessemer City at midcentury, Lowell was comparable in population to Dallas and Mount Holly (before the latter town's growth as a Charlotte suburb in the late twentieth century). The 1950 population of the county seat and textile center of Gastonia stood at approximately 23,000. Designed in the Modernist style, the 1958 city hall was built in the 100 block of West First Street, and in 1960 a public library (now Lowell Police Department) and post office opened nearby. Distinguished by their radically new geometric designs and application of modern materials, these civic buildings symbolized postwar progress and optimism (U.S. Census, Population Schedules, 1950, 1960).

On the east side of Lowell, Minimal Traditional dwellings as well as modern ranch houses, both brick and frame, appeared after the war along McAdenville Road and nearby streets north of the Southern Railway. Many of these residences were constructed for textile mill employees who now resided with their families in neighborhoods beyond the traditional mill villages. South of the railroad corridor, Holbrook High School (now Holbrook Middle School) was built in 1954. In the 1970s, a fire destroyed most of the 1924 Lowell High School with only the 1949 gymnasium surviving (John Wells Eddleman Interview 2017).

As with the other cotton mill towns and districts in Gaston County, the severe decline of the textile industry in the latter twentieth century has altered Lowell in dramatic ways. By the early 2000s, all the town's textile mills had closed. The Lowell Cotton Mills complex was demolished while Peerless Mills has survived but in heavily remodeled condition as a warehouse. The Peerless mill village has also been largely destroyed. Within the business district, several small, early-twentieth-century commercial buildings were razed or heavily altered. However, within the historic district, the Bank of Lowell, which now houses a retail establishment, still anchors the town's principal intersection at Main and First streets, and nearby the Modernist civic buildings remain well preserved. The adjoining residential streets in the historic district also remain substantially intact to illustrate Lowell's textile prosperity and expansion in the 1920s.

National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), the Lowell Historic District is recommended **eligible** for the National Register under Criterion A for Commerce, under Criterion C for Architecture, and under Criteria Consideration A for religious properties that have architectural significance. The period of significance for the district extends from circa 1920 when the earliest houses, commercial buildings, and churches were erected to circa 1960 when the newest buildings in the historic district—the three Modernist civic buildings—were constructed. The Smyre United Methodist Church (previously surveyed as Lowell Methodist

Church, GS0381) and the Bank of Lowell (GS0378) are the only two properties in the historic district that have been previously surveyed.

Integrity

The Lowell Historic District retains the seven aspects of integrity needed for National Register eligibility. The historic district retains its integrity of location, setting, feeling, and association. The district encompasses the historic center of Lowell oriented to the intersection of Main and First streets near the former Southern Railway corridor, and the contributing resources all occupy their original sites in the heart of the town. The tree-shaded residential area of the district remains adjacent to the business blocks, with the principal residences, commercial and civic buildings, and churches commanding prominent sites. This historic district also retains its integrity of design, workmanship, and construction. The majority of buildings in the district all survive substantially intact, and the principal commercial, civic, residential, and religious resources are all well preserved.

Criterion A

The Lowell Historic District is **eligible** for the National Register under Criterion A (Event). To be eligible under Criterion A, the property must retain integrity and must be associated with a specific event marking an important moment in American prehistory or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or a nation. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well (National Park Service, *National Register Bulletin 15: 12*).

The historic district is eligible under Criterion A for Commerce. The district includes the most intact historic commercial buildings in the central business area of Lowell, and these resources illustrate the array of business services such small-town commercial areas provided during the historic period. The commanding, circa 1925 Bank of Lowell, which also included the main drug store (Lowell Drug Company) as well as upstairs offices, still stands at 101-105 East First Street in the center of town. A row of attached, 1920s storefronts also remains in the 100 block of North Main Street. These properties historically housed an assortment of retail and service stores. Built circa 1940, the two-story, concrete-block, brick-faced building at 108 West First Street, marks the southwest corner of the historic district and has served as a retail store and the primary downtown eatery (Gastonia City Directory 1959; Brengle 1980: 31-33, 163-164).

Criterion B

The Lowell Historic District is **not eligible** for the National Register under Criterion B (Person). For a property to be eligible under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group (National Park Service, *National Register Bulletin 15: 14*).

The district is not eligible under Criterion B because it is not associated with individuals whose activities were demonstrably important within a local, state, or national historic context.

Criterion C

The Lowell Historic District is **eligible** for the National Register under Criterion C (design/construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction (National Park Service, *National Register Bulletin 15*: 17).

The historic district comprises Lowell's most cohesive and intact collection of early-to-mid-twentieth-century domestic, commercial, religious, and civic architecture. As textile-mill communities expanded along rail lines across Gaston County in the early twentieth century, national architectural trends shaped development. By the 1920s, versions of historic styles and Craftsman bungalows were favorite choices among the burgeoning upper and middle classes in Lowell and other booming textile mill communities. Architects and contractors offered clients a wide range of historical models, interpreting the popular styles of earlier eras. The appeal of the revival styles was matched by designs derived from modern trends in domestic planning and a renewed interest in building craftsmanship. In Gaston County and nationwide, the most popular expression of this movement was the Craftsman bungalow. Featured extensively in pattern books and architectural magazines that targeted housing for the American middle and working classes, the bungalow was promoted as affordable, efficient, informal, and visually striking. Numerous variations appeared nationwide, but the principal elements of the style were low-slung forms, broad porches, often supported by battered piers, and deep, overhanging eaves with exposed rafters and brackets (Bregle 1982: 29-31).

Wealthy textile leaders in the county commissioned notable architects to create grand residences that reflected status and taste. One such example was the large, Colonial Revival house designed in 1922 by Gastonia architect, Hugh White, for Gastonia textile executive, Samuel Robinson (a contributing resource in the York-Chester Historic District-National Register 2005). In 1924, business executive, Robert Goldberg, of Gastonia hired Charlotte architect, Louis Asbury, to draw plans for the new Goldberg home (GS0508)—an impressive, pedimented, Georgian Revival residence. In Belmont, A.C. Lineberger, one of the county's major industrialists, hired architect, Charles Christian Hook, of Charlotte to design his 1920 Renaissance Revival mansion (a contributing resource in the Belmont Historic District-National Register 1996). Surrounding these large houses, middle-class streets were filled with smaller, Colonial Revival and Tudor Revival dwellings and bungalows built during the 1920s and early 1930s (Bregle 1982: 29-31, 155, 187; Mattson, Alexander and Associates 1996).

In the Lowell Historic District, the Coit McLean and Anna Pearl Robinson House and the Dr. James W. and Jennie Reid House stand out as the town's grandest expressions of 1920s Colonial Revival domestic design. Both have boxy, Foursquare forms with brick exteriors and Colonial Revival elements combined with heavy, square porch piers and deep eaves. The smaller neighboring dwellings along East First and Second streets also contribute to the architectural importance of the historic district, illustrating Colonial Revival, Tudor Revival, and bungalow designs for the middle class.

Standing at the corner of North Main and East First streets, the two-story, circa 1925 Bank of Lowell clearly illustrates Neoclassical Revival commercial design. Lowell's preeminent commercial building, the Bank of Lowell, remains remarkably intact, displaying a recessed doorway with a classical surround and shaped pediment, cast-stone frieze and cornice, and elegant pilasters with Doric caps defining the window bays. The Bank of Lowell was one of a host of classically-detailed commercial structures, particularly key bank buildings that arose in expanding business districts across Gaston County during the 1910s and 1920s.

Downtown Gastonia's largest banks of this period remain well preserved and are clearly exceptional among the county's Neoclassical Revival commercial buildings. Contained within the Downtown Gastonia Historic District (National Register 2004), they include two classically adorned, seven-story skyscrapers--the 1917 First National Bank and the 1923 Third National Bank (both also individually listed in 1986)—and the three-story, 1920s Citizen's National Bank (added individually to the Study List in 1987). First National Bank has a tan brick veneer with modillioned cornice and roof balustrade. Third National Bank is covered in red brick with dressed granite on the upper and lower stories. On both buildings, brick pilasters rise to the cornices. The Neoclassical Revival Third National Bank exemplifies the style in its bold, white limestone veneer, Corinthian pilasters, modillioned cornice, and an eagle statue in the archway of the grand center entrance (Shrimpton 2004: Section 8, pages 25-26; Bishir and Southern 2003: 478-479).



First National Bank, 168-170 West Main Avenue, Gastonia, Looking North.



First Citizen's Bank, 210-220 West Main Avenue, Gastonia, Looking North.

Neoclassical Revival commercial architecture was expressed more simply and on a smaller scale in Gastonia's surrounding mill towns but nevertheless evoked local stature and often stood apart from the plainer façades on Main Street. For example, the stylish, one-story, red-brick Mount Holly Bank was constructed in downtown Mount Holly in 1920. Like the Bank of Lowell, the bank continues to occupy a pivotal location in the commercial district (South Main Street at West Central Avenue) of Mount Holly. Although just a single story, the design of the bank echoes the Bank of Lowell in its full-height, brick pilasters with white Doric capitals, connecting frieze and cornice, and classical entry with a corbelled entablature crowned by a pediment. The bank is a contributing building in the Mount Holly Downtown Historic District (National Register 2012) (Bregle 1980: 31-33, 163-164; Phillips 2012: Section 8, page 35).

Reflecting the county's textile prosperity during the 1920s, numerous churches were expanded or rebuilt to serve growing congregations. Typically brick veneered, these churches varied in scale and architectural articulation, depending on their prominence in the community. The Lowell Historic District contains two well-preserved, 1920s churches that express popular ecclesiastical styles of the early twentieth century. The red-brick Presbyterian Church of Lowell (1922) and the 1923 Smyre Methodist Church are both illustrative of the churches constructed in Lowell and elsewhere in Gaston County during this period. The Presbyterian Church of Lowell combines Romanesque Revival and Neoclassical Revival elements of style, including unequal towers on either side of the front-gable main block, a pedimented portico supported by Doric columns, and both round-arched and flat-arched, stained-glass windows. The 1923 Smyre Methodist Church suggests a small, English Gothic church in its bellcote and round-arched windows and entranceway.

Outside the historic district, the First Baptist Church of Lowell was constructed in 1928 beside the Peerless Manufacturing Company tract at 400 West First Street. The large, red-brick church was designed in the Neoclassical Revival style by Charlotte architect, James M. McMichael, known for his classically inspired churches. The building features a full-height, pedimented portico supported by heavy, Tuscan columns. At the southwest side of Lowell, Wrights Chapel A.M.E. Methodist Church (Study List 2001) was completed in 1923 to replace a smaller, frame structure that had been built in 1908. Designed in the popular Gothic Revival mode, Wrights Chapel consists of a conical-roofed entry tower, steeply-pitched gables, and pointed-arch windows and doorways. Both of these churches are within the APE for this project and are evaluated individually in this report on pages 308 and 206, respectively (Brenge 1987: 34, 278).

Located along the south side of the historic district, Lowell's three Modernist civic buildings are a striking contrast to the 1920s residential, commercial, and religious architecture. Although there has been no inventory of Modernist architecture of the postwar period in Gaston County, the 1958 Lowell City Hall, the 1960 Lowell Public Library, and the 1960 U.S. Post Office appear to be an unusual ensemble of such civic architecture, especially in the small mill towns. Derived from the prewar works of European architects and the International Style, the postwar Modernist movement in the United States was radical in both philosophy and execution. Rather than the conventional historical references that had characterized American building, postwar Modernism emphasized stark geometric forms, horizontality, and the innovative use of modern materials. While Modernism influenced domestic design, its fullest expressions were usually reserved for institutional, industrial, and commercial projects.

In Gaston County and across the state, the tenets of Modernism were frequently applied to postwar public schools, characterized by low, flat-roofed forms with deep overhangs and banks of steel-sash windows. In Gastonia, for example, a two-story, Modernist vocational building (362 West Garrison Boulevard) was added to the campus of Gastonia High School in 1955. Gastonia High School was designated a local landmark in 1982, listed in the National Register individually in 1983, and listed as a contributing resource in the York-Chester Historic District in 2005. The brick building consists of intersecting, flat-roofed boxes with both ribbon and horizontal-sash windows, cast-stone spandrels, and a canopied, glass-walled entry. Within the APE, south of the Lowell historic district, the 1957 Holbrook High School and 1960 Dora R. Humphrey Elementary School both illustrate popular Modernist elements applied to postwar public schools. Both have one-story, red-brick, rectangular forms with flat roofs, deep eaves, and rows of metal-sash windows. The Holbrook High School (now Holbrook Middle School) campus also has a freestanding auditorium building with exposed steel framing, a canted façade, and windows arranged in a Modernist geometry. Holbrook High is assessed on page 236, and the Dora R. Humphrey Elementary School is evaluated on page 320 (de Miranda, et al. 2005: Section 8, page 22).

Like Lowell, other Gaston County mill towns received new post offices in the late 1950s and early 1960s, and many were also Modernist designs. Examples in Cherryville and Mount Holly are found in downtown National Register historic districts. The 1958 post office in Cherryville is a one-story, red-brick, flat-roofed building with smooth, concrete panels in the projecting entrance bay, and an adjoining inset wall filled with horizontal, steel-sash windows. The building was designed by architect, James L. Beam, Jr., of Cherryville. In Mount Holly, a simpler flat-roofed post office with brick walls and plate-glass windows and entranceway was also constructed in 1958 (Fearnbach 2016: Section 8, page 81; Phillips 2012: Section 8, page 37).

The Modernist civic buildings in the Lowell Historic District display key elements of the style. They are all small-scale structures well-suited to their specific public functions in the community. The 1958 Lowell City Hall is particularly notable for its innovative design, enhanced by the deliberate integration of the building into the site and a recessed entranceway of buff-colored brick, green tiles, and plate-glass windows and door. Like Cherryville's post office, Lowell City Hall was designed by James L. Beam, Jr. (1918-2010). Beam was trained at North Carolina State College, receiving his degree in architectural engineering in 1942. He opened a professional office in Cherryville in 1947 and in about 1962 established a second office in Gastonia. Between 1968 and his retirement in 1988, Beam's firm was known as James L. Beam, Jr. and Associates. He headed this firm in partnership with architect, Thomas Craig Lewis, a fellow native of Gaston County (Dallas) and graduate of North Carolina State College. Beam's practice was centered in Gaston County and adjoining counties in the postwar decades and specialized in educational, institutional, and religious projects. Among his numerous works were the African American Davidson Elementary School (1953-1954) (National Register 2015) in Cleveland County; Cherryville Junior High School (1966); Belmont High School (1967); and buildings at Gaston College (Hood 2016: Section 8, page 16; Fearnbach 2016: Section 8, pages 80-81).

James L. Beam, Jr. may have also designed Lowell's public library and post office, but that has not been confirmed. Veneered in buff-colored brick and integrated into its sloping site, the public library complements the city hall across the street. A bank of metal-sash awning windows form a clerestory across much of the building's façade. Beyond the clerestory is an unfenestrated wall that contains only the name of the building (now Lowell Police Department) in applied, metal letters. East of the library building, the post office features a projecting, angular entrance sheltered by a deep overhang and slightly canted brick wall. Steel-sash windows and double doors topped by porcelain enamel panels fill the entranceway that opens into the main lobby,

Criterion D

The Lowell Historic District is **not eligible** for the National Register under Criterion D (potential to yield information). For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or prehistory; and 2) the information must be considered important (National Park Service, *National Register Bulletin 15*: 21).

The historic district is not eligible under Criterion D because it is not likely to yield any new information pertaining to the history of building design or technology

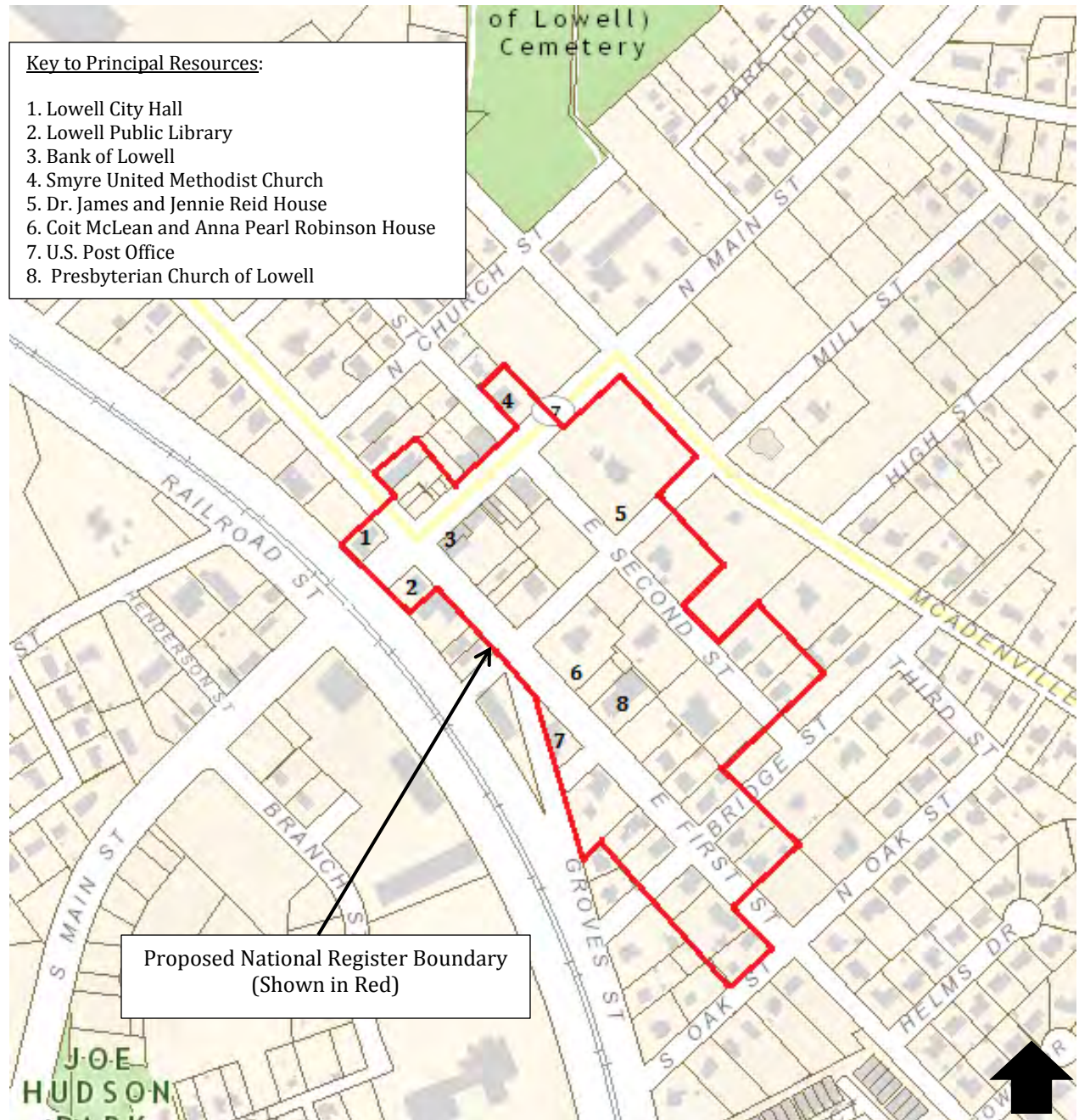
National Register Boundary Description and Justification

The proposed National Register boundary for the Lowell Historic District has been drawn according to the guidelines of National Register Bulletin 21, *Defining Boundaries for National Register Properties*.

Illustrated in **Figure 44**, the historic district is contained entirely within the APE for the project. The proposed boundary encompasses the greatest concentration of substantially intact architectural resources associated with the development of Lowell during the early to mid-twentieth century. However, the district excludes the west end of Lowell which was once characterized by textile mills and mill villages. The mills and mill houses have been demolished or

heavily altered in recent years, and the area no longer has the integrity needed for inclusion in the proposed historic district. Furthermore, vacant lots and modern construction now separate the west end of town from the proposed district. The boundary follows tax parcel lines as well as street rights-of-way.

Figure 44
Lowell Historic District
Proposed National Register Boundary



Source: Gaston County Tax Map

Scale: 1" = 1,000'

**No. 664 McAdenville Historic District (GS0428)
(National Register 2009)**

100-413 Main Street, Elm and Poplar streets, and cross streets from I-85 to South Fork of Catawba River
McAdenville, Gaston County



Period of Significance: 1884-1961
Eligibility Recommendation: Eligible

Summary Statement of Significance

As stated in the 2009 National Register nomination, the McAdenville Historic District encompasses most of the historic McAdenville mill village and meets National Register Criterion A in the area of Industry and Criterion C in the area of Architecture. The period of significance extends from the construction of McAden Mill No. 2 in 1884, also the approximate date of construction for at least some of the brick mill houses, to 1961. The 1961 end date for the historic district embraces the village's postwar revitalization from the late 1940s through the early 1960s.

McAdenville was established around McAden Mills, a textile manufacturing complex built in 1881. R. Y. McAden and his associates developed an adjacent mill village comprised of two-story duplexes and detached dwellings, notably constructed of brick, a material rarely used for Southern mill village housing. Fifteen brick mill houses from the 1880s survive along Main and Poplar streets which lie outside the APE for this project. Frame mill houses were erected along Aviary Court, off Main Street, as well as interspersed among the brick dwellings. In the early and mid-twentieth century, a commercial district emerged at the east end of Main Street.

When McAden Mills No. 1 was opened in 1883, the plant was the largest manufacturer of cotton goods in Gaston County, but company output was eventually eclipsed by mills in Gastonia and the county's other textile communities. The mill was acquired by the Stowe and Pharr families in 1939 and returned to profitability. The new ownership also revitalized the mill village which gained a community center as well as Baptist and Methodist churches designed in the Colonial Revival style during the late 1940s and 1950s.

The McAdenville Historic District encompasses 156 resources with the northwest side of the district extending into the APE for this project. An enclave of privately owned houses was built in this area particularly along the west end of Main Street that included several notable examples of the Italianate and Queen Anne styles. Within the APE, the historic district encompasses all or portions of the 200-300 blocks of Main Street as well as Ford and Hallie Bentley drives. McAdenville is one of the last company-owned mill villages in the region, and the McAdenville Historic District remains little changed since the 2009 National Register listing.

Physical Description

The McAdenville Historic District contains 156 resources within roughly eighty-five acres on the west side of the South Fork of the Catawba River. The district has a gently sloping topography with

east-west Main Street (Route 7) as its principal axis. I-85 marks the west end of the district and the Catawba River the east end. Listed below are the thirty-nine properties within the historic district that lie within the APE for this project. Only three of the thirty-nine are noncontributing resources. The following resources all retain their integrity, and no changes to contributing status are recommended

- No. 624 House (PIN 3575 76 1664) (GS1290)**
413 Main Street
Contributing Resource

- No. 625 House (PIN 3575 76 1664) (GS1289)**
403 Main Street
Contributing Resource

- No. 626 House (PIN 3575 76 1664) (GS1287)**
393 Main Street
Contributing Resource

- No. 627 House (PIN 3575 76 2981) (GS1286)**
387 Main Street
Contributing Resource

- No. 628 House (PIN 3575 76 3869) (GS1284)**
379 Main Street
Contributing resource

- No. 629 W. H. Rumfelt House (PIN 3575 76 5889) (GS0389)**
367 Main Street
Contributing Resource

- No. 630 House (PIN 3575 76 8852) (GS1275)**
335 Main Street
Contributing Resource

- No. 631 House (PIN 3575 76 9638) (GS1274)**
325 Main Street
Contributing Resource

- No. 632 House (PIN 3575 86 0746) (GS1272)**
317 Main Street
Contributing Resource

- No. 633 Rankin House (PIN 3575 86 0644) (GS1270)**
309 Main Street
Contributing Resource

- No. 634 House (PIN 3575 86 3616) (GS1268)**
303 Main Street
Contributing Resource

- No. 635 House (PIN 3575 86 3616) (GS1267)**
297 Main Street
Contributing Resource
- No. 636 House (PIN 3575 86 3616) (GS1265)**
291 Main Street
Contributing Resource
- No. 637 House (PIN 3575 86 3616) (GS1262)**
279 Main Street
Contributing Resource
- No. 638 House (PIN 3575 86 5399) (GS1261)**
261 Main Street
Contributing Resource
- No. 639 Ray-Pharr House (PIN 3575 86 8083) (GS1257)**
215 Main Street
Contributing Resource
- No. 640 House (PIN 3575 96 3884) (GS1260)**
256 Main Street
Contributing Resource
- No. 641 House (PIN 3575 86 6742) (GS1263)**
280 Main Street
Contributing Resource
- No. 642 House (PIN 3575 86 8592) (GS1264)**
290 Main Street
Contributing Resource
- No. 643 House (PIN 3575 86 8592) (GS1266)**
296 Main Street
Contributing Resource
- No. 644 House (PIN 3575 86 8592) (GS1269)**
304 Main Street
Contributing Resource
- No. 645 House (PIN 3575 86 1970) (GS1271)**
316 Main Street
Contributing Resource
- No. 646 Albea House (PIN 3575 86 8592) (GS1273)**
324 Main Street
Contributing Resource

- No. 647 House (PIN 3575 77 8053) (GS1276)**
342 Main Street
Contributing Resource
- No. 648 House (PIN 3575 77 7066) (GS1277)**
346 Main Street
Noncontributing Resource
- No. 649 House (PIN 3575 77 7106) (GS1279)**
356 Main Street
Contributing Resource
- No. 650 House (PIN 3575 77 6115) (GS1280)**
360 Main Street
Contributing Resource
- No. 651 House (PIN 3575 77 5137) (GS1282)**
368 Main Street
Contributing Resource
- No. 652 House (PIN 3575 77 4274) (GS1283)**
374 Main Street
Contributing Resource
- No. 653 House (PIN 3575 77 3297) (GS1285)**
382 Main Street
Contributing Resource
- No. 654 House (PIN 3575 77 3206) (GS1288)**
396 Main Street
Contributing Resource
- No. 655 House (PIN 3575 76 5785) (GS1310)**
1357 Ford Drive
Noncontributing Resource
- No. 656 House (PIN 3575 76 5659) (GS1308)**
1355 Ford Drive
Contributing Resource
- No. 657 House (PIN 3575 76 5548) (GS1307)**
1351 Ford Drive
Contributing Resource
- No. 658 House (PIN 3575 76 5419) (GS1305)**
1347 Ford Drive
Contributing Resource

- No. 659 House (PIN 3575 76 7367) (GS1304)**
1344 Ford Drive
Contributing Resource
- No. 660 House (PIN 3575 76 8406) (GS1306)**
1348 Ford Drive
Contributing Resource
- No. 661 House (PIN 3575 76 8710) (GS1309)**
1356 Ford Drive
Noncontributing Resource
- No. 662 Dr. Benjamin and Lottie McAden House (PIN 3575 86 8835) (GS0385)**
120 Hallie Bentley Drive
Contributing Resource
- No. 663 Water Towers (PIN 3575 86 8835)**
Hallie Bentley Drive
Contributing Resources



McAdenville Historic District, Brick and Frame Mill Houses (Outside the APE), Poplar Street, Looking South.



McAdenville Historic District, Main Street Commercial District (Outside the APE).



McAdenville Historic District, Dr. Benjamin and Lottie McAden House (Within the APE), Looking East.



McAdenville Historic District, W.H. Rumfelt House (Within the APE), Looking Southeast.



McAdenville Historic District, Albea House (Within the APE), Looking North.

Historical Background

The McAdenville Historic District encompasses most of the historic McAdenville mill village which began in 1881 when Rufus Y. McAden, a Charlotte businessman with railroad interests, formed the Springs Shoals Manufacturing Company and built Mill No. 1. In 1883, the name of the company was changed to McAden Mills, and a town was established that included a mill village of two-story duplexes and detached dwellings. A second mill, designed in the Romanesque Revival style, was erected in 1884-1885. The early mill houses were notable for their brick construction, a material rarely used in Southern mill villages. Fifteen brick mill houses from the 1880s survive along Main and Poplar streets (outside the APE for this project). Frame mill houses were erected along Aviary Court, off Main Street as well as being interspersed among the brick dwellings. A commercial district also emerged at the east end of Main Street (Pezzoni 2009: Section 7, page 12; Section 8, pages 37-39).

In the 1880s, Gaston County had six cotton mills, of which McAden Mills was the largest manufacturer of cotton goods. By the end of the 1890s, when the number of mills in the county had increased to twenty-two, the company still had the greatest number of spindles. Prosperity continued into the early decades of the twentieth century, and Mill No. 3 was built in 1906-1907 in the Neoclassical Revival style. McAden Mills was eventually outperformed by mills in Gastonia and the other textile communities in the county, and McAden Mills closed in 1935 during the depths of the Great Depression. The mill and the 450 acres that comprised the town were acquired by the Stowe and Pharr families in 1939 and returned to profitability, driven by the explosive demand for textiles during World War II and the move to synthetic yarn production after the war. The new ownership also revitalized the mill village which gained a community center as well as Baptist and Methodist churches designed in the Colonial Revival style during the late 1940s and 1950s (Pezzoni 2009: Section 8, pages 37; 39; 42-43; Mattson, Alexander and Associates, Inc. 1999: 14-15).

One of the last company-owned mill villages in the region, the McAdenville Historic District encompasses 156 resources with the northwest side of the district extending into the APE for this project. An enclave of privately owned houses was built in this area, particularly along the west end of Main Street that included several notable examples of the Italianate and Queen Anne styles. Two of the Queen Anne residences were erected for members of the McAden family (Pezzoni 2009: Section 8, page 37).

National Register Criteria Evaluation

The McAdenville Historic District was listed in the National Register in 2009, and for purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), the historic district remains **eligible** for the National Register under Criterion A for Industry and under Criterion C for Architecture. The period of significance extends from 1884 to 1961.

Integrity

The McAdenville Historic District has not changed significantly since its 2009 National Register listing under criteria A and C. The district retains its integrity of location, feeling, setting and association. The historic district lies south of I-85 on the west side of the South Fork of the Catawba River where the town and mill village were established in the 1880s. The district retains this association with the river as well as its small-town feeling and setting. The design, materials, and

workmanship of the resources within the historic district have also not changed since its National Register nomination, and the brick and frame mill houses and duplexes, the private houses, the commercial district, and mill complex all remain intact.

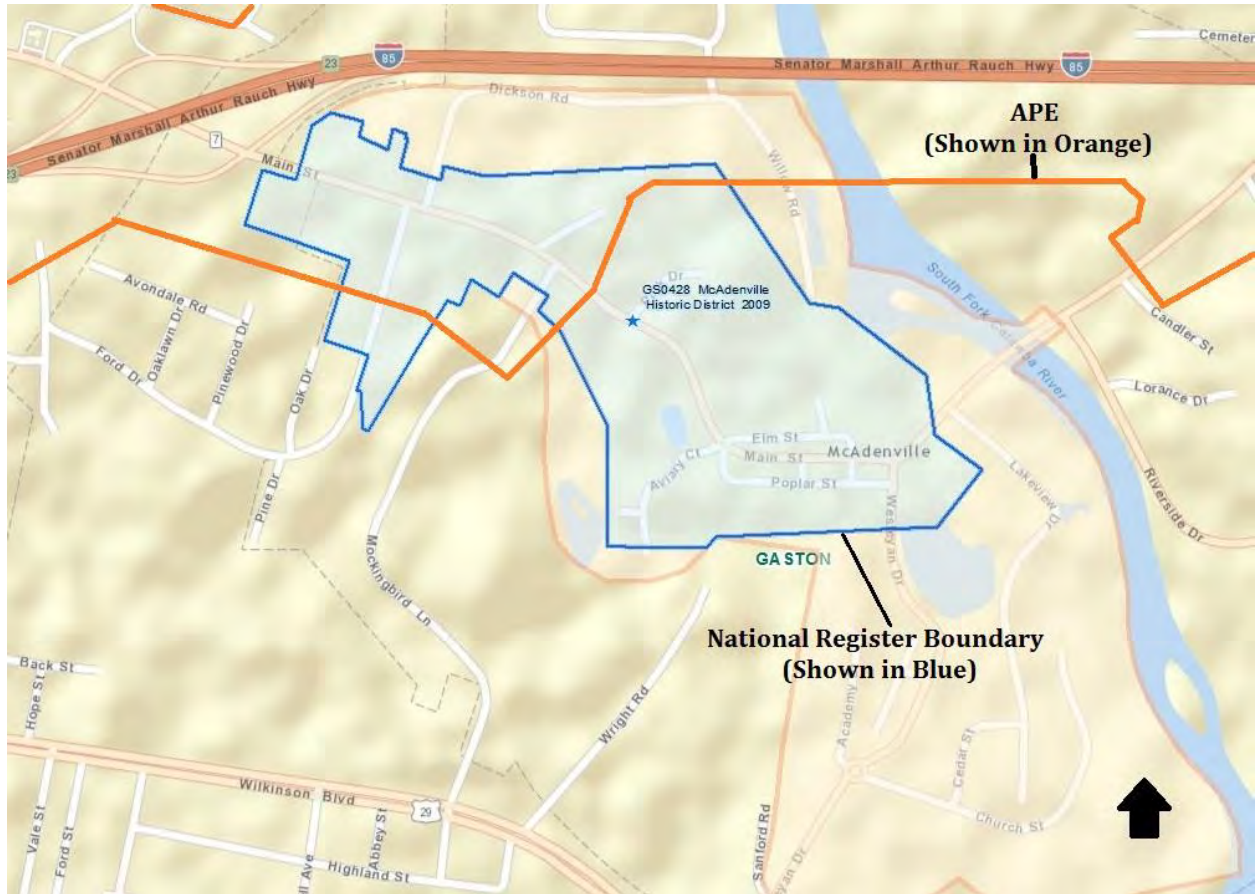
National Register Boundary Description and Justification

Depicted in **Figure 45**, the National Register boundary for the McAdenville Historic District was drawn according to the guidelines of National Register Bulletin 21, *Defining Boundaries for National Register Properties*.

The McAdenville Historic District has not been altered significantly since its 2009 National Register listing, and no changes to the National Register boundary are recommended.

Figure 45

**McAdenville Historic District
National Register Boundary**



Source: North Carolina Historic Preservation Office, GIS Web

Scale: 1" = 800'

**McAdenville Historic District (No. 3) (GS0427)
(Determination of Eligibility 1999)**

Riverside Drive to the north, Sanford Road to the south, South Fork of Catawba River to the east, and I-85 to the west
McAdenville, Gaston County



Period of Significance: 1884-1949
Eligibility Recommendation: Eligible

Summary Statement of Significance

In 1999, a historic district for McAdenville was determined eligible for the National Register as part of the environmental studies for the North Carolina Department of Transportation (NCDOT) project, *Replacement of Bridge No. 83 over South Fork of Catawba River in McAdenville* (TIP No. B-3334; ER00-7082). As a rare and well-preserved example of the self-contained mill towns that developed in Gaston County during the late nineteenth century, the district was determined eligible under Criterion A for Community Planning and Development and Industry and under Criterion C for Architecture.

The historic district determined eligible in 1999 incorporated two other resources, McAden Mills No. 2 (No. 1) and McAdenville Mills Village (No. 2) within its boundary. In 1986, the collection of frame mill houses south of the mill complex and known as McAdenville Mills Villages (No. 2) was added to the North Carolina Study List, and in 1996, McAden Mills No. 2 (No. 1) was determined eligible for the National Register. National Register boundaries were not defined for the two at the time of their evaluations. Like the later National Register historic district (2009), the 1999 historic district encompassed the commercial district, the original mill village along Main Street, and the houses of company owners and overseers at the northwest end of Main Street (within the current APE). However, the 1999 district had a larger boundary that also included two schools along Wesleyan Drive, the postwar lake, the 1947 Bridge No. 83, and a reinforced-concrete slab bridge that dated to the early twentieth century. However, since the 1999 determination of eligibility, Bridge No. 83 has been removed, and the fifty houses that comprised McAdenville Mills Village (No. 2) were demolished and replaced with 200 new dwellings. The frame school (circa 1910) on Wesleyan Drive was also razed as part of this 2006 redevelopment (Pezzoni 2009: Section 8, page 43; Mattson, Alexander and Associate, Inc. 1999: 14-17).



McAdenville Historic District (No. 3), New Residential Construction on the Site of the McAdenville Mills Village (No. 2), Looking North Along Wesleyan Drive.



McAdenville Historic District (No. 3), New Bride over South Fork of the Catawba River.

National Register Criteria Evaluation

The McAdenville Historic District (No. 3) was determined eligible for the National Register in 1999, and for purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), the historic district remains **eligible** for the National Register under Criterion A for Community Planning and Development and Industry and under Criterion C for Architecture. However, a boundary decrease is recommended for the 1999 historic district to eliminate McAdenville Mill Village (No. 2), the circa 1910 school, and Bridge No. 83 which have all been demolished since the 1999 determination of eligibility.

Integrity

The McAdenville Historic District (No. 3) has had notable demolitions since its 1999 determination of eligibility under criteria A and C. However, these demolitions—McAdenville Mill Village (No. 2), the frame school, and Bridge No. 83—all occurred on the south and east sides of the 1999 historic district, and the remainder of the historic district survives intact and contained within the 2009 National Register historic district. The recommended boundary decrease for the 1999 district would conform to the 2009 boundary, and as noted in its evaluation, the National Register historic district retains the seven aspects of integrity and remains eligible.

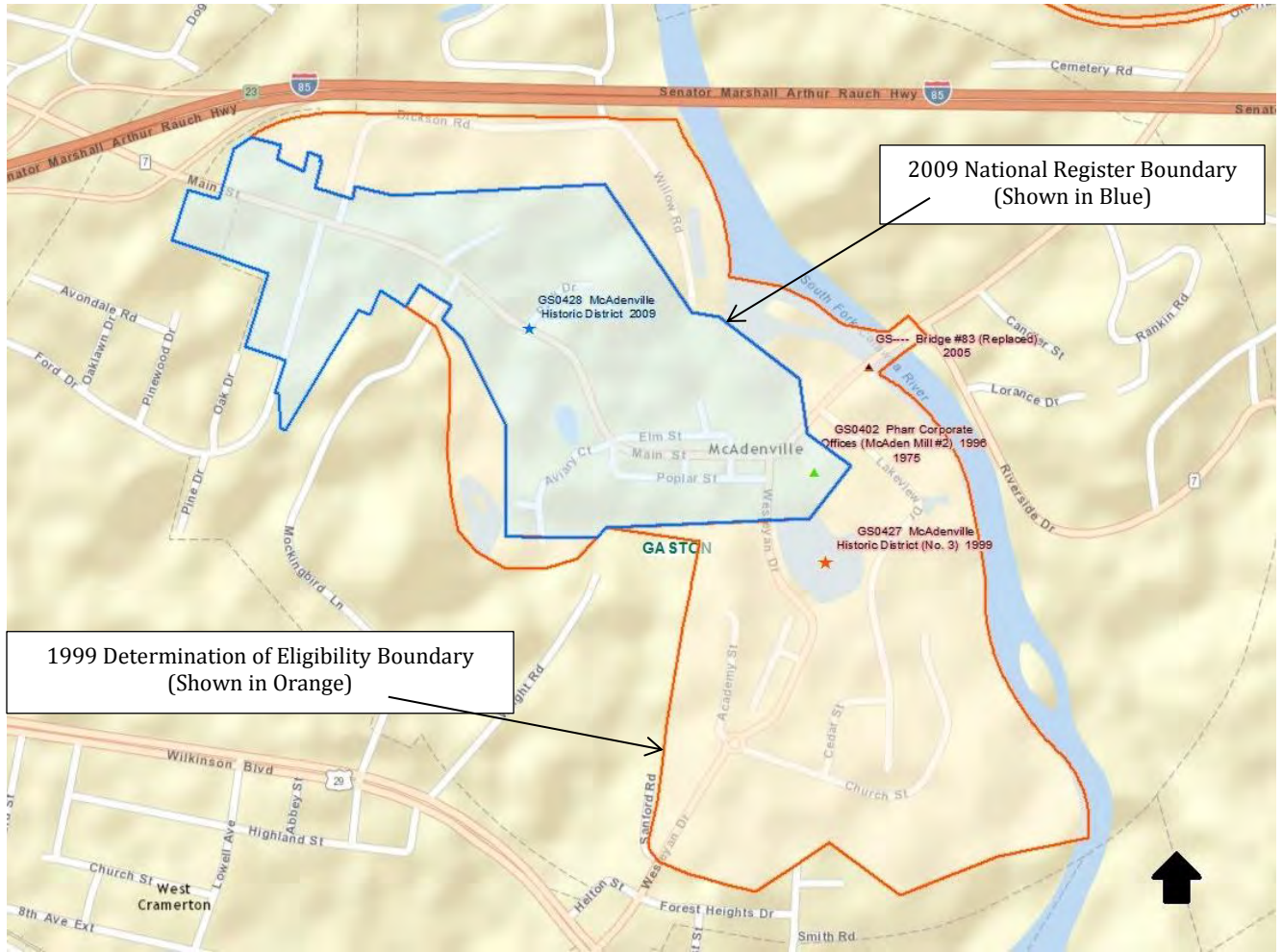
National Register Boundary Description and Justification

The proposed National Register boundary decrease for the McAdenville Historic District (No. 3) has been drawn according to the guidelines of National Register Bulletin 21, *Defining Boundaries for National Register Properties*.

The McAdenville Historic District (No. 3) has been altered significantly through demolitions since its 1999 National Register determination of eligibility, and a boundary decrease is recommended. The boundary defined for the 2009 National Register nomination reflected these losses, and the boundary decrease should conform to the 2009 National Register boundary. The 1999 boundary and the 2009 National Register boundary are both shown on **Figure 46**.

Figure 46

**McAdenville Historic District (No. 3)
1999 Determination of Eligibility Boundary and 2009 National Register Boundary**



Source: North Carolina Historic Preservation Office, GIS Web

Scale 1" = 800'

No. 736 O'Conner's Grove African Methodist Episcopal (A.M.E.) Zion Church and Cemetery (PIN 3585 93 9992)
613 North Main Street
Belmont, Gaston County



Date of Construction: circa 1915/1961
Eligibility Recommendation: Not Eligible

Physical Description (Figure 47)

O'Conner's Grove African Methodist Episcopal (A.M.E.) Zion Church faces east towards North Main Street on the northern outskirts of Belmont. The church occupies a one-acre parcel that includes a small cemetery to the north. Modern commercial-strip development surrounds the tract. Originally built in the early 1900s as a front-gable, weatherboarded edifice with simple pointed-arch, sash windows, the church was remodeled with its present red-brick veneer and other principal design elements in 1961. The building also has a vinyl-sided, steepled bell tower, vinyl-sided cornice returns, and round-arched, double-hung, stained-glass windows. A projecting, front-gable vestibule features a round-arched entrance with double-leaf, batten doors capped by a stained-glass transom with the inscription, "O'Conner's Grove Methodist Church". The 1961 renovation also included the small education and office wing with steel-sash casement windows that is attached to the rear (west) elevation. A larger, one-story, brick fellowship hall was added to the rear of this wing in the 1970s.

The principal investigators briefly inspected the interior the church, but long-standing members of the church were reluctant to provide information about the building or church history. The church interior was remodeled in 1961 although the extent of the renovations and specific information about interior changes is currently unknown. The sanctuary has a center-aisle plan and contains wooden pews and Gothic pendant light fixtures as well as modern ceiling fans and recessed lighting. The original wooden flooring is carpeted, and acoustic tiles cover the walls and high ceiling. A broad archway frames the chancel which contains wooden chancel furniture and an altar railing with a jig-sawn balustrade installed in 1961. Arched doorways flank the chancel and lead to the rear educational wings, office, and basement.

The property includes a small cemetery shaded by several mature oak trees. The cemetery holds a number of unmarked grave sites as well as approximately fifty headstones aligned in several rows facing east-west in the Christian tradition. On the east side near North Main Street, some headstones were moved and graves moved for the widening of the street in the 1990s. In common with many black cemeteries of the late nineteenth and early twentieth centuries in small-town and rural North Carolina, the surviving inscribed markers installed before 1920 are relatively rare. These markers are simple round-arched or rectangular stones with decorations that display popular religious motifs carved in low relief. The great majority of headstones in the cemetery are mass-produced, polished stone monuments added after World War II. The graveyard also includes several distinctive brick markers erected in the 1930s. The cemetery includes the headstones of the church's leading families, including the Forneys, Hintons, Anthonys, and Steeles.



O'Conner's Grove A.M.E. Zion Church and Cemetery, Overall View, Looking West.



O'Conner's Grove A.M.E. Zion Church and Cemetery, Side (South) Elevation, Looking North.



O'Conner's Grove A.M.E. Zion Church and Cemetery, Side (South) Elevation and Rear Addition, Looking North.



O'Conner's Grove A.M.E. Zion Church and Cemetery, South Elevation Windows.



O'Conner's Grove A.M.E. Zion Church and Cemetery, Side (North) Elevation, Looking Southwest.



O'Conner's Grove A.M.E. Zion Church and Cemetery, Interior, Sanctuary.



O'Conner's Grove A.M.E. Zion Church and Cemetery, Interior, Sanctuary.



O'Conner's Grove AME Zion Church and Cemetery, Interior, Chancel.



O'Conner's Grove A.M.E. Zion Church and Cemetery, Cemetery, Looking West.



O'Conner's Grove A.M.E. Zion Church and Cemetery, Cemetery, Headstone.



O'Conner's Grove A.M.E. Zion Church and Cemetery, Cemetery, Looking North.

Historical Background

The early history of O'Conner's Grove A.M.E. Zion Church is closely tied to the beginnings of Belmont Abbey, the Benedictine monastery established in 1876 approximately one-quarter of a mile to the north. (Belmont Abbey Historic District was listed in the National Register in 1973 and is evaluated in this report on page 404.) According to oral tradition, the church was founded shortly after the Civil War in 1867, but the origins of the name O'Conner's Grove and the location of the original church are not known. It is reputed that members of O'Conner's Grove were among the African American laborers who cleared land for Belmont Abbey buildings in the 1880s, and in exchange, the monastery leased the land to the present church for the nominal annual fee of one dollar. Church deed records, on the other hand, show that in 1889 the Southern Benedictine Society of North Carolina sold three-quarters of an acre of land for five dollars to Robert W. Hunter, William Steele, and Newton Anderson, presumably all members of O'Conner's Grove A.M.E. Zion Church. The 1900 census records both Hunter and Steele as African Americans living near Belmont in South Point Township. The whereabouts of Newton Anderson are not known. Robert Hunter (born 1845) was a day laborer in 1890 who resided with his wife, Irene, and seven children. William Steele (born 1846) was a farmer and in 1890 lived with his wife Margaret and ten children. The church cemetery holds the marked grave of Francis Steele (1909-1931), son of Luther and Dora Steele and the grandson of William and Irene (Cooper 1993; Gaston County Deed Book 60: 364; U.S. Census, Population Schedules, 1900-1930).

The congregation soon constructed a church building on the site, and 1889 and 1893, O'Conner's Grove A.M.E. Zion Church housed the first African American school in the area. An impressive

seventy-five pupils gathered here under the instruction of one teacher, church member George Leeper. That this recently formed church accommodated the needs of the first school reflected the strong ties between religion and education as promoted by Bishop James W. Hood of the A.M.E. Zion Church in North Carolina. The influential Bishop Hood, clergyman, policy advocate, and chairman of board of trustees of Livingston College in Salisbury, North Carolina, stressed the essential connection between religious and moral instruction and secular education. Together, churches and school houses would build intellectually prepared and morally strong African American citizens. Consequently, Hood declared, the first priority for African American communities should be the establishment of churches that could also serve as schools during the week (Ramsey and Ramsey 2000: Section E, page 34; Crow et. al. 1992: 104-105).

Probably in the early twentieth century, the original 1889 building was replaced by a new frame church with the stylish Gothic-arched windows shown below in the photograph. In 1961, this building was remodeled into the present brick-veneered house of worship. Sited at the northern outskirts of Belmont, O'Conner's Grove served the outlying rural community of South Point Township as well as the African American Reid community of Belmont. The Reid neighborhood included other churches as well, notably Love's Chapel Presbyterian Church (Study List 2001), built in 1916, and Hood Memorial A.M.E. Zion Church which was erected in 1954 by former members of O'Conner's Grove. Sided with permastone, the Gothic Revival Hood Memorial church still stands in the community. The area surrounding O'Conner's Grove was primarily owned by Belmont Abbey which around 1900 established Saint Benedict's School (no longer extant) for African Americans near the church (www.catholicnews herald.com/archives/315-remembering-catholic-schools-of-yesteryear. Accessed 24 April 2017).



O'Conner's Grove A.M.E. Zion Church and Congregation Before 1961 Building Renovation. Date Unknown. Courtesy: O'Conner's Grove A.M.E. Zion Church.



Hood Memorial A.M.E. Zion Church, 215 Sacco Street, Belmont, Looking East.

The congregation's investment in the renovation and expansion in 1961 and the sizable fellowship hall in the 1970s reflected the active role of the church in Belmont through the late twentieth century. Although scant information exists on what social or political roles Conner's Grove A.M.E. Zion Church has played in the African American community, the church continues to be a vital religious institution. Cemetery headstones and published obituaries show that some of the town's most prominent black families have been members. For example, both brick and polished granite monuments commemorating the Forney family are found in the cemetery. The 11 November 2014 obituary for church member and Belmont resident Joan Daughtry Forney stated that she was a retired professor of Elementary Education and Social Studies at Johnson C. Smith University in Charlotte. Her deceased husband, Ezra Forney, had owned a local masonry contracting business which probably explains the brick headstones in the cemetery (*Shelby Star* 11 November 2014).

National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), O'Conner's Grove A.M.E. Zion Church and Cemetery is recommended **not eligible** for the National Register under any criterion because of a loss of integrity.

Integrity

O'Conner's Grove A.M.E. Zion Church and Cemetery does not have the seven aspects of integrity needed for National Register eligibility. Although the church and cemetery remain on their original

locations, and thus have integrity of location, the historically rural setting, feeling, and association of the church property has been compromised by the surrounding modern commercial development along North Main Street.

The church has lost much of its integrity of design, materials, and workmanship. The early-twentieth-century church, with its weatherboarded, Gothic Revival form, was remodeled in 1961 with a red-brick veneer and Colonial Revival design elements. The interior was also remodeled in 1961, and in the 1970s, a fellowship hall was added to the rear of the church. Finally, some of the graves have been disinterred and headstones moved to accommodate the widening of North Main Street.

Criterion A

O'Conner's Grove A.M.E. Zion Church and Cemetery is **not eligible** for the National Register under Criterion A (Event). To be eligible under Criterion A, the property must retain integrity and must be associated with a specific event marking an important moment in American prehistory or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or a nation. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well (National Park Service, *National Register Bulletin 15: 12*).

Although African American churches of the Jim Crow period in the South were often focal points in their communities, serving a variety of social, cultural, educational, and political functions, the significance of O'Conner's Grove A.M.E. Zion Church in the development of Belmont's black community is currently not known. Many attempts by the principal investigators to interview longtime members about the history of the church were all unsuccessful.

Criterion B

O'Conner's Grove A.M.E. Zion Church and Cemetery is **not eligible** for the National Register under Criterion B (Person). For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group (National Park Service, *National Register Bulletin 15: 14*).

The church is not eligible under Criterion B because it is not associated with individuals whose activities were demonstrably important within a local, state, or national historic context.

Criterion C

O'Conner's Grove A.M.E. Zion Church and Cemetery is **not eligible** for the National Register under Criterion C (design/construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a

significant and distinguishable entity whose components may lack individual distinction (National Park Service, *National Register Bulletin 15*: 17).

O'Conner's Grove A.M.E. Zion Church and Cemetery does not possess the level of architectural significance required for eligibility under Criterion C. During the textile prosperity and urban growth of the postwar period, numerous churches for blacks and whites alike were constructed or renovated. Many remain well preserved. They vary from large, Modernist designs to conservative, front-gable, brick-veneered structures with simple Colonial Revival or Gothic Revival features. A representative example near Belmont is Henry's Chapel A.M.E. Zion Church. Erected in 1899, Henry's Chapel was rebuilt in 1961 with a red-brick veneer, projecting vestibule, and pointed-arch windows. A large cemetery with numerous early-twentieth-century markers is located on the church grounds.



Henry's Chapel A.M.E. Zion Church, 151 Henry's Chapel Road, Belmont Vicinity, Looking Southeast.

Belmont, as well as other towns in Gaston County, contains a collection of substantially intact, early-twentieth-century churches for African American congregations. In the Reid neighborhood of Belmont, for example, the 1916 Love's Chapel Presbyterian Church (Study List 2001) features the popular twin-tower design with Gothic Revival windows, entries, and buttresses. In Lowell, within the APE, the 1923 Wrights Chapel A.M.E. Zion Church (Study List 2001) remains a remarkable expression of small-town Gothic Revival church architecture. Wrights Chapel is evaluated individually in this report on page 206. The expansive Highland community in Gastonia features the most prominent examples of this architectural pattern. Saint Stephen's A.M.E. Zion (Study List 2001) and Saint Paul's Baptist Church (Study List 2001), both constructed in 1927, have striking twin-tower configurations adorned with Gothic and Romanesque Revival motifs. Built in 1928, the

style-conscious Saint Peter's Tabernacle Zion Church (GS0551) presents the Gothic Revival in its steeply hipped roof and turreted towers. Saint Stephen's and Saint Peter's are located in the Hospital Historic District (Study List 2001) and are evaluated on page 21 (Ramsey and Ramsey 2000: Section E, pages 35-36, 62; Brengle 1982: 163, 187-188).



Love's Chapel Presbyterian Church, 204 Lincoln Street, Belmont, Looking North.



Saint Paul's Baptist Church, 418 North Oakland Street, Gastonia, Looking East.



Saint Peter's Tabernacle Zion Church, 911 North York Street, Gastonia, Looking Northwest.

Criterion D

O'Conner's Grove A.M.E. Zion Church and Cemetery is **not eligible** for the National Register under Criterion D (potential to yield information). For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or prehistory; and 2) the information must be considered important (National Park Service, *National Register Bulletin 15*: 21).

The property is not eligible under Criterion D because it is not likely to yield any new information pertaining to the history of building design or technology.

Figure 47

O'Conner's Grove A.M.E. Zion Church and Cemetery
Site Plan



Key:

- 1. Church (1961)
- 2. Rear Addition (1970s)
- 3. Cemetery

Source: Gaston County Tax Map

Scale: 1" = 150'

**No. 739 Belmont Abbey Historic District
(GS0020) (National Register 1993)
(PIN 3595 26 1290)
Belmont Abbey Cathedral (GS0001)
(National Register 1973)
(PIN 3595 26 1290)
Saint Leo Hall (GS0220) (Study List
and Determination of Eligibility 1987)
(PIN 3595 26 1290)
100 Belmont-Mount Holly Road
Belmont, Gaston County**



Period of Significance: 1876-1942
Eligibility Recommendation: Eligible

Summary Statement of Significance

As stated in the 1993 National Register nomination, the Belmont Abbey Historic District contains the central campus of one of the oldest Roman Catholic institutions in the southeastern United States. The abbey was founded in 1876 by Benedictine monks of Latrobe, Pennsylvania, as a monastery and school and became an abbey—first called Maryhelp Abbey—in 1884, the first Roman Catholic abbey in the South. The college, originally named Saint Mary's College, was officially opened in 1876 and chartered in 1886. Under the leadership of the Right Reverend Abbot Leo Michael Haid (1849-1924), who served as abbot from 1885 until his death, Belmont Abbey became the mother institution of monasteries and schools established by Haid in Virginia, Georgia, and Florida. In 1910 Belmont Abbey was made Abbatia Nullius Diocesis (an abbey that administers its own independent diocese), a distinction shared by no other institution in the United States (Baumstein 1993: Section 8, page 9).

The campus is centered on Belmont Abbey cathedral (1892), listed in the National Register in 1973, and owes much of its character to monk and architect Dom Michael Mcinerney. (1877-1963). Mcinerney was one of the most prolific and talented architects of what has been called the "American Benedictine" style, a functional variation of the Gothic Revival characterized by restrained use of ornament and harmonious proportions that emphasize the verticality of structures. Mcinerney designed numerous buildings for Catholic institutions across the United States. Saint Leo Hall (1910) at Belmont Abbey is perhaps the finest expression of his work. Saint Leo Hall was determined eligible for the National Register in 1987 (Baumstein 1993: Section 8, page 9).

The Belmont Abbey Historic District was listed in the National Register for its national significance under Criterion A for Religion. Belmont Abbey played a pivotal role in the growth of Roman Catholicism in the Southeast in the late nineteenth and early twentieth centuries. The historic district also has significance under Criterion B as for its associations with the Right Reverend Leo Michael Haid and Dom Michael Mcinerney, both of whom resided here during their long careers and exerted important influences on the growth of Roman Catholic institutions in the United States. Finally, the district was listed under Criterion C for Architecture. The campus contains important

examples of the American Benedictine style designed by prominent Catholic architect, Dom Michael McInerney (Baumstein 1993: Section 8, page 9).

Physical Description

The Belmont Abbey Historic District contains twenty-seven resources (twenty-one contributing and six noncontributing) that include Belmont Abbey Cathedral, which was listed individually in the National Register in 1973, and Saint Leo Hall, which was added to the Study List and determined eligible for the National Register in 1987.

The 37.5-acre historic district is located just north of I-85, along Belmont-Mount Holly Road, and much of the district, including the two individual resources, lies within the APE for this project. The Town of Belmont is located south of I-85. The campus has a rolling, park-like setting, primarily situated on the east side of Belmont-Mount Holly Road. The cathedral and Saint Leo Hall remain little changed since the 1993 National Register nomination of the historic district, but some resources in the district has been demolished since listing. The following resources from the nomination inventory list lie within the APE for the project, and demolitions have been noted. The other resources within the APE all retain their integrity, and no changes to contributing status are recommended.

1. **Belmont Abbey Cathedral (GS0001) (1892-1893)²**
Contributing Resource and Individually Listed in the National Register (1973)
- 1A. **Saint Benedict Statue (1924)**
Contributing Object
2. **Brothers Building (1893; 1897; 1904)-Demolished in 1993**
Contributing Building
- 2A. **Music Building (1954)**
Noncontributing Building
5. **Saint Leo Hall (GS0220) (1907)**
Contributing Resourced and Determined Eligible for the National Register (1987)
6. **Abbey Lane**
Contributing Site
7. **The Haid (1929)**
Contributing Building
8. **Abbot Vincent Taylor Library (1957)**
Noncontributing Building

² The resource numbers used here correspond to those used in the National Register nomination inventory list.

14. **Storage House (1880s)-Demolished**
Contributing Building
15. **Small Well House (1930s)-Demolished**
Contributing Building
16. **Boiler House (1952)-Demolished**
Noncontributing Building
17. **Storage Shed (1963)-Demolished**
Noncontributing Building
18. **Water Tower (1966)**
Noncontributing Structure
19. **Stables/Abbey Press (Before 1930)-Demolished**
Contributing Building
20. **Barn (1917)-Demolished**
Contributing Building
21. **Barn (1917)-Demolished**
Contributing Building



Belmont Abbey Historic District, Saint Leo Hall and Belmont Abbey Cathedral (Left), Looking Northeast.



Belmont Abbey Historic District, Belmont Abbey Cathedral, Looking East.



Belmont Abbey Historic District, Belmont Abbey Cathedral, Looking East.

Historical Background

Belmont Abbey Historic District encompasses the historic campus of Belmont Abbey College and its associated monastery, one of the oldest Roman Catholic institutions in the southeast. The school was established in 1876 by Benedictine monks of Latrobe, Pennsylvania, at a time when Roman Catholicism was almost nonexistent in North Carolina and indeed throughout much of the South. As late as 1960, nearly ninety-eight percent of all North Carolinians were Protestant, and Roman Catholics made up only 1.8 percent of the state population (Baumstein 1993: Section 8, page 10; Sullivan 2015).

Situated on the former Samuel Caldwell plantation, the school, originally named Saint Mary's, opened with four male students for the autumn term of 1876. In 1884, the Southern Benedictine Mission, as the monastery had been known, was made an abbey, the first in the South. The abbey was overseen by Abbot Leo M. Haid (1849-1924), who came in 1885 and remained until his death in 1924. Under his charge, Belmont Abbey went from being a missionary effort to what is known as an *Abbatia Nullius* Diocese, or an abbey with its own diocese. With growth in the early years of the twentieth century, the school was named Belmont Abbey College in 1913 (Baumstein 1993: Section 8, pages 10-11).

Most of the college buildings in the historic district were the work of Dom Michael McInerney (1877-1963), a Pennsylvania native, who studied architecture as an apprentice in Pittsburgh before enrolling at Belmont Abbey in 1900. Soon after his arrival, a fire destroyed most of the college buildings, and McInerney was put in charge of the reconstruction. One notable survivor of the fire was Belmont Abbey Cathedral, an imposing, late Gothic Revival church built in 1892 as the centerpiece of the campus (Baumstein 1993: Section 8, pages 11-12; North Carolina Historic Preservation Office 1973: Section 8, page 1).

McInerney was a proponent of what was called the American Benedictine style, a functional version of the Gothic Revival that limited use of ornamentation and emphasized verticality. Although McInerney worked in a number of states, Saint Leo Hall, built in 1910 on the Belmont Abbey campus, is one of the finest examples of his American Benedictine style. Also within the historic district and the APE is the Abbot Vincent Taylor Library, erected in 1957, as one of the last McInerney commissions before his death in 1963 (Baumstein 1993: Section 8, page 13).

National Register Criteria Evaluation

The Belmont Abbey Historic District was listed in the National Register in 1993, and for purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), the historic district remains **eligible** for the National Register under Criterion A for Religion and under Criterion C for Architecture. The nominated period of significance extends from 1876 to 1942. Within the historic district are the Belmont Abbey Cathedral which was listed in the National Register in 1973 and Saint Leo Hall which was added to the Study List and determined eligible in 1987.

Integrity

The Belmont Abbey Historic District has not changed significantly since its 1993 National Register listing under criteria A, B, and C. The district retains its integrity of location, feeling, setting and

association. The historic district occupies its original location north of I-85 on the historic road between Belmont (to the south) and Mount Holly (to the north) and retains its rural college campus feeling and setting. The design, materials, and workmanship of the key resources within the historic district have also not changed since the National Register nomination, and the imposing brick and stone buildings associated with the college and monastery as well, as the abbey cemetery, all remain intact within their landscaped campus setting. Eight resources (six contributing, two noncontributing) have been demolished since the 1993 listing, but despite these losses, the principal college buildings and campus setting remain well preserved.

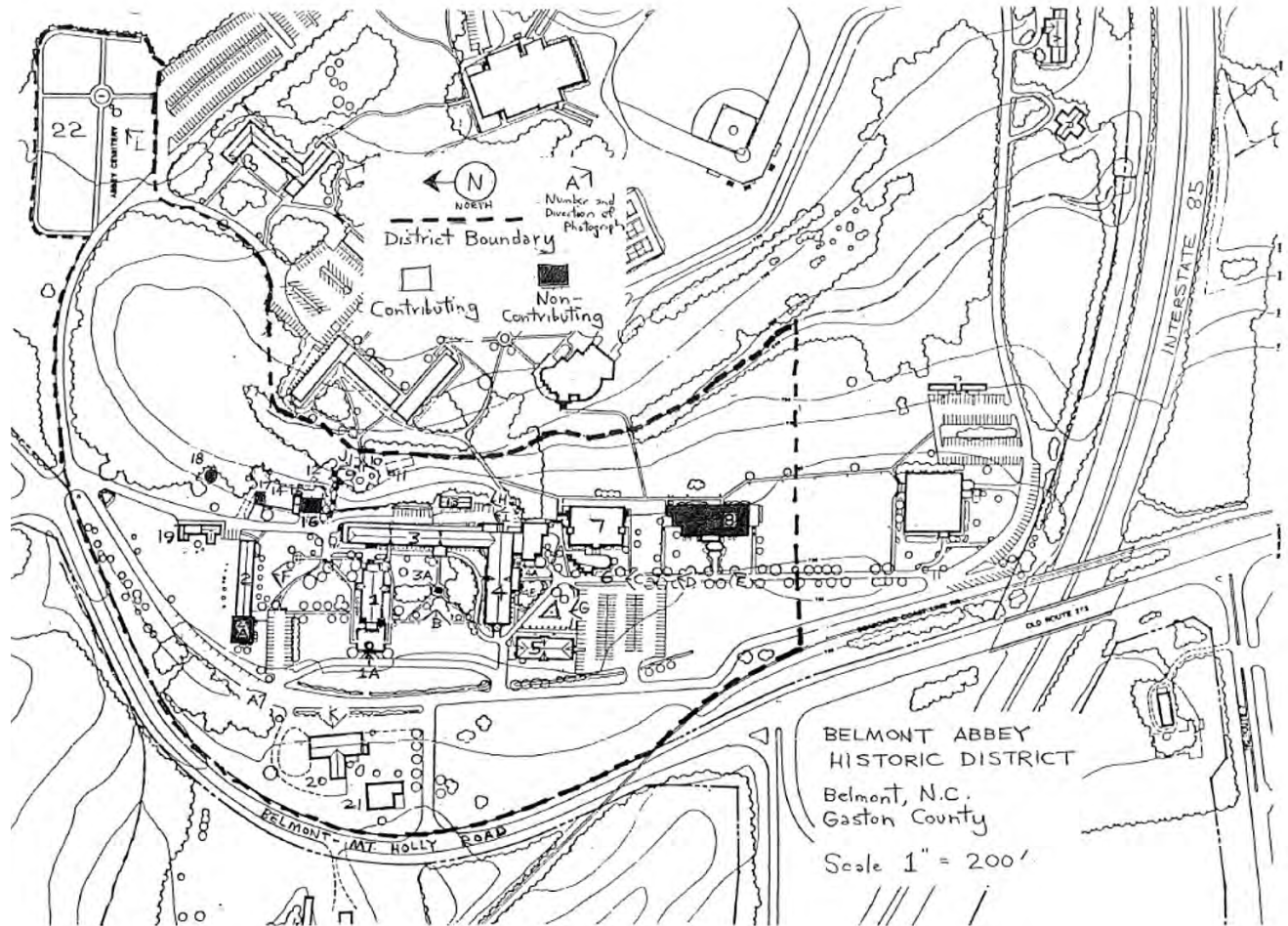
National Register Boundary Description and Justification

The National Register boundary for the Belmont Abbey Historic District was drawn according to the guidelines of National Register Bulletin 21, *Defining Boundaries for National Register Properties*.

The Belmont Abbey Historic District has lost eight resources since the National Register nomination was completed, but the district remains intact, and no change to the National Register boundary is recommended. The National Register boundary is depicted in both **Figures 48** and **49**.

Figure 48

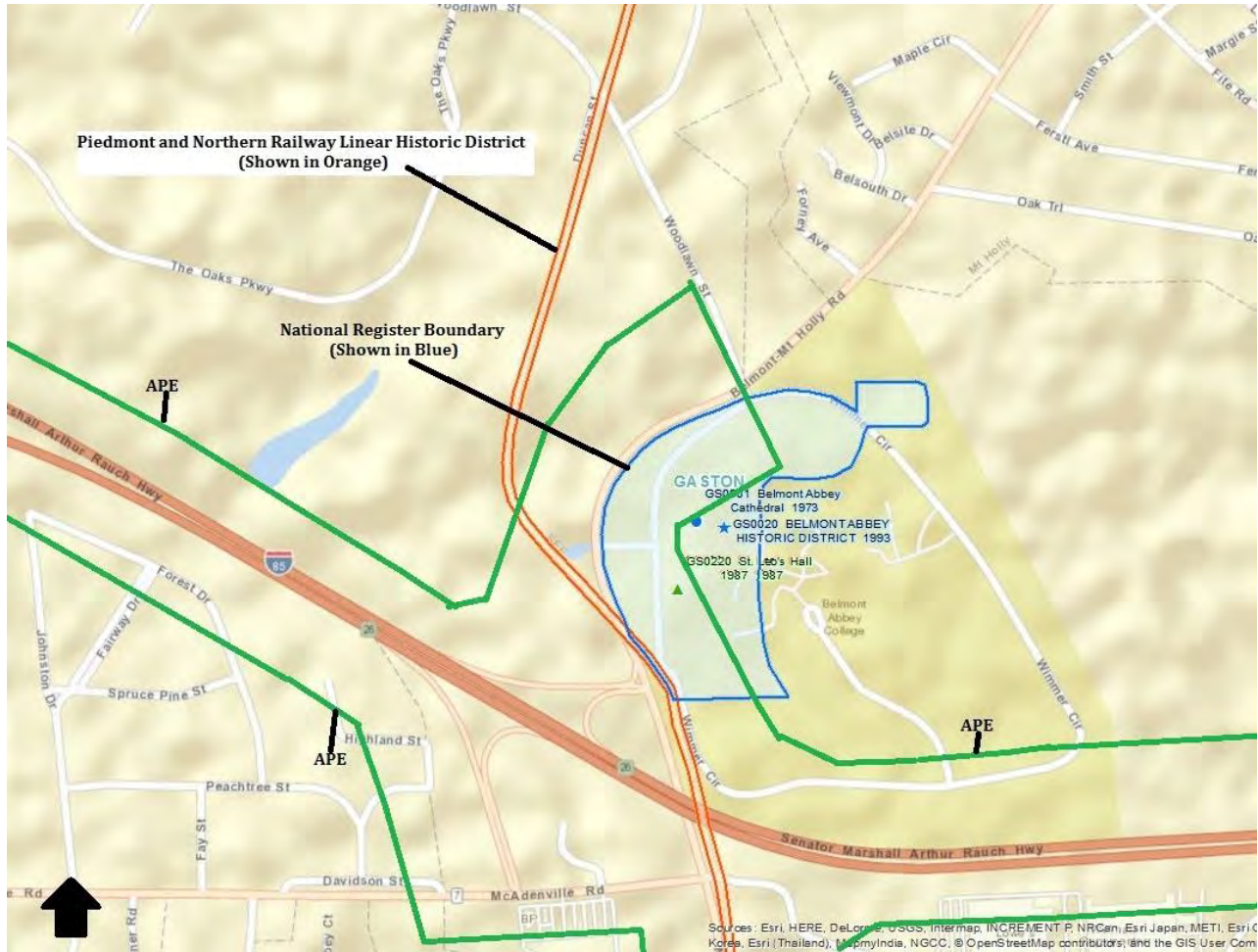
**Belmont Abbey Historic District
Site Plan and Boundary Map From National Register Nomination**



Source: Baumstein, *Belmont Abbey Historic District*, National Register Nomination, 1993.

Figure 49

**Belmont Abbey Historic District
National Register Boundary**



Source: North Carolina Historic Preservation Office, GIS Web

Scale: 1" = 1,000'

**No. 778 Caleb John Lineberger House
(GS0327) (PIN 3565793476)**
3301 Lineberger Road
Lowell, Gaston County



Period of Significance: circa 1842-1914
Eligibility Recommendation: Eligible

Physical Description

Erected ca. 1842, the Caleb John Lineberger House is a substantial, two-story, single-pile, frame dwelling with Federal and Greek Revival elements of style. Facing northeast, the house sits in a roughly one-acre clearing at the southern end of a wooded, 202-acre tract. Interstate Highway 85 borders the south side of this tract, south of the Lineberger House, and is separated from the dwelling by woodland. The parcel contains no other resources historically associated with the Lineberger residence.

Capped by a side-gable roof, the Lineberger House is five bays wide with a shed-roofed porch supported by battered box piers. According to the current, longtime tenant, these piers are modern replicas of the originals. A similar shed-roof porch extends from the rear (west) elevation and terminates at the one-story rear ell. At its junction with the rear ell, the rear porch has been partially enclosed with a shed-roofed appendage. The rear porch is supported by battered box piers that match those found on the front porch.

The house retains its weatherboard siding as well as the flushboard siding that covers the first story of the façade underneath the shelter of the porch. There are two front doors, each leading into one of the two principal rooms. The northern entrance retains its original six-panel door, set within a three-part surround, while the southern entry has an early-twentieth-century, horizontal-panel door with a glazed upper section. The house contains a variety of original nine-over-six light, double-hung, wood-sash windows and mid-to-late-twentieth-century replacements. Original brick chimneys, laid in common bond, are located at the gable ends. The chimneys have stepped shoulders. The house rests on fieldstone piers with later brick infill. Large granite steps lead to the front porch as well as to the shed-roofed rear porch and the one-story rear ell. The one-story ell is contemporary with the main block of the house and has a large, brick chimney in the gable end that is now deteriorated. A six-panel door adjacent to this chimney opened into an additional rear wing that is now gone. An early-twentieth-century, brick projection off the side (south) elevation provides access to a cellar.

Although the principal investigators did not gain access to the interior, both the owner and the current tenant state that the interior is well preserved and has not been changed significantly since the 1985 architectural survey of the property. Both the first and second floors of the main block contain two large rooms off a center stairhall. The stairhall on the second floor also includes a bed chamber. The partially enclosed stairway has a cut-out balustrade on the second floor. The interior also has flushboard walls and ceilings, pine flooring, and six-panel doors. The main block of the house retains its original mantels which display various classical treatments, including decorative reeding and molded pilasters, entablatures, and mantel shelves (Archibald Lineberger Interview 2016).



Caleb John Lineberger House, Overall View, Looking West.



Caleb John Lineberger House, Façade (East Elevation), Looking Northwest.



Caleb John Lineberger House, Main Entrance.



Caleb John Lineberger House, Side (North) and Rear (West) Elevations, Looking South.



Caleb John Lineberger House, Granite Steps to Rear Porch.



Caleb John Lineberger House, Side (South) Elevation and Rear Ell, Looking North.



Caleb John Lineberger House, Pedimented Gable and Chimney, East Elevation.



Caleb John Lineberger House, Façade, Window and Main Entrance.

Historical Background

Archibald Lineberger, the current owner and a Caleb Lineberger descendant, states that Caleb John Lineberger (1818-1914) erected this house about 1842, following his 1841 marriage to Mary Rhodes. At the time of his marriage, Lineberger purchased 396 acres from the Samuel Caldwell plantation near present-day Lowell. After the death of his wife in 1850, Caleb married Frances F. Lineberger, and they reared seven children in this house, including son Abel, who would become a dominant figure in the Gaston County textile industry. The Linebergers were prominent early landowners and business leaders in Gaston County, operating plantations and cotton mills around the South Fork River. In 1846, Caleb John Lineberger and a group of other family members and local investors launched the Woodlawn Manufacturing Company along the South Fork River near Spencer Mountain. Woodlawn is considered to be the second textile mill in the county, built four years after Mountain Island Mill. The three-story, frame mill opened in 1852 with 600 spindles. Woodlawn was one of approximately twenty-five small-scale, textile manufacturing plants employing some 1,200 workers in Gaston County before the Civil War. Lineberger would soon assume ownership of the mill and after the Civil War expanded Woodland and opened a second mill, Lawrence Cotton Mill, on the South Fork River near Lowell. By the 1880s the two mills were consolidated and subsequently reorganized as Normandy Mills, boasting 7,500 spindles and forty-five looms. Normandy Mills was destroyed by fire in 1889 (Ragan 2001: 21-23, 117).

Caleb John Lineberger is acknowledged to be a pivotal figure in the development of the textile industry in Gaston County. Beginning with Caleb John Lineberger, the Lineberger family rose to prominence as cotton mill owners from the late nineteenth century into the mid-twentieth. Lineberger demonstrated the economic significance of textile manufacturing during the late nineteenth century when agrarian Gaston County was gradually recovering from the Civil War. Caleb's son, Abel Caleb Lineberger, was either president of or an officer in numerous Gaston County textile mills, including Tuckaseegee Cotton Mills in Mount Holly and Chronicle Mills in Belmont. His sons, Archibald, J. Henry, Harold, and Joseph were similarly at the forefront of the industry during its heyday in the North Carolina Piedmont when Gastonia and Gaston County stood as world leaders in textile manufacturing (Ragan 2001: 23).

National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), the Caleb John Lineberger House is recommended **eligible** for National Register under Criterion B for its association with Gaston County textile industry pioneer, Caleb John Lineberger, and under Criterion C for Architecture. The period of significance extends from circa 1842 when the house was constructed to 1914 when Caleb John Lineberger died. The house was surveyed initially in 1979.

Integrity

The Caleb John Lineberger House retains the seven aspects of integrity needed for National Register eligibility. The dwelling has integrity of location, having occupied this agrarian site since its construction circa 1842. The original agricultural fields that surrounded the house are now mainly woodland, but the house occupies a clearing that suggests its historic rural setting, association, and feeling. Although the house is in disrepair, its traditional I-house form and original exterior and

interior materials and design elements all remain substantially intact, and the house retains its integrity of design, materials, and workmanship.

Criterion A

The Caleb John Lineberger House is **not eligible** for the National Register under Criterion A (Event). To be eligible under Criterion A, the property must retain integrity and must be associated with a specific event marking an important moment in American prehistory or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or a nation. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well (National Park Service, *National Register Bulletin 15: 12*).

The house is not eligible under Criterion A because it is not associated with a specific event or patterns of events that make a significant contribution to the development of a community, state, or nation. Specifically, the property, once the centerpiece of the Lineberger farm, does not have agricultural significance. Although the house still sits on a vast tract of land, the house is no longer the centerpiece of a large plantation or a later farming operation. No associated fields, pastures, or outbuildings survive to illustrate major agricultural patterns in the county.

Criterion B

The Caleb John Lineberger House is **eligible** for the National Register under Criterion B (Person). For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group (National Park Service, *National Register Bulletin 15: 14*).

Caleb John Lineberger played a pivotal role in the early development of textile industry in Gaston County. He opened cotton mills both before and after the Civil War, helping to establish the foundation for the remarkable success of the local textile industry in the late nineteenth and twentieth centuries. Beginning with Lineberger, the Lineberger family rose to prominence as cotton manufacturers in Gaston County.

Criterion C

The Caleb John Lineberger House is **eligible** for the National Register under Criterion C (design/construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction (National Park Service, *National Register Bulletin 15: 17*).

Although in some disrepair, the Lineberger House possesses sufficient integrity of design, materials, and workmanship for eligibility under Criterion C. Constructed circa 1842, the house is a rare

surviving example of an antebellum plantation house in Gaston County. A substantial house, the two-story, single-pile, I-house form illustrates a common traditional house type in the county and throughout the region. Versions of such I-houses appeared across North Carolina and the Upland South from the late eighteenth century into the early twentieth century. They were typically the residences of successful farmers and reflected rural economic attainment. Before the Civil War in Gaston County, a number of wealthy residents opted for I-houses with Federal and Greek Revival features (Southern 1978: 70-83; Brengle 1982: 11-13, 104, 176).

Antebellum houses are now rare in Gaston County, and no others remain within the large APE for this project. A small number of plantation seats survive elsewhere in the county, reflecting the rise of agriculture and commerce in the decades before the Civil War. The 1830s Eli Hoyle House (National Register 1998) near Dallas stands out as a similar frame, antebellum plantation house with Federal-style elements and conservative two-story, five-bay, rectangular forms.



Eli Hoyle House, 1117 Dallas-Stanley Highway (N.C. 279), Dallas Vicinity, Looking Northeast.

Criterion D

The Caleb John Lineberger House is **not eligible** for the National Register under Criterion D (potential to yield information). For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or prehistory; and 2) the information must be considered important (National Park Service, *National Register Bulletin 15*: 21).

The property is not eligible under Criterion D because it is not likely to yield any new information pertaining to the history of building design or technology.

National Register Boundary Description and Justification

The proposed National Register boundary for the Caleb John Lineberger House has been drawn according to the guidelines of National Register Bulletin 21, *Defining Boundaries for National Register Properties*.

The boundary encompasses the Caleb John Lineberger House and the approximately one-acre clearing that defines the setting of the house. The remainder of the roughly 202-acre tract is now woodland and does not contribute to the significance of the house under Criterion B or Criterion C. The entire tax parcel is shown on **Figure 50**, and the proposed National Register boundary is depicted in **Figure 51**.

Figure 50
Caleb John Lineberger House
Tax Parcel



Source: Gaston County Tax Map

Scale: 1" = 1,200'

Figure 51
Caleb John Lineberger House
Proposed National Register Boundary



Source: Gaston County Tax Map

Scale: 1" = 300'

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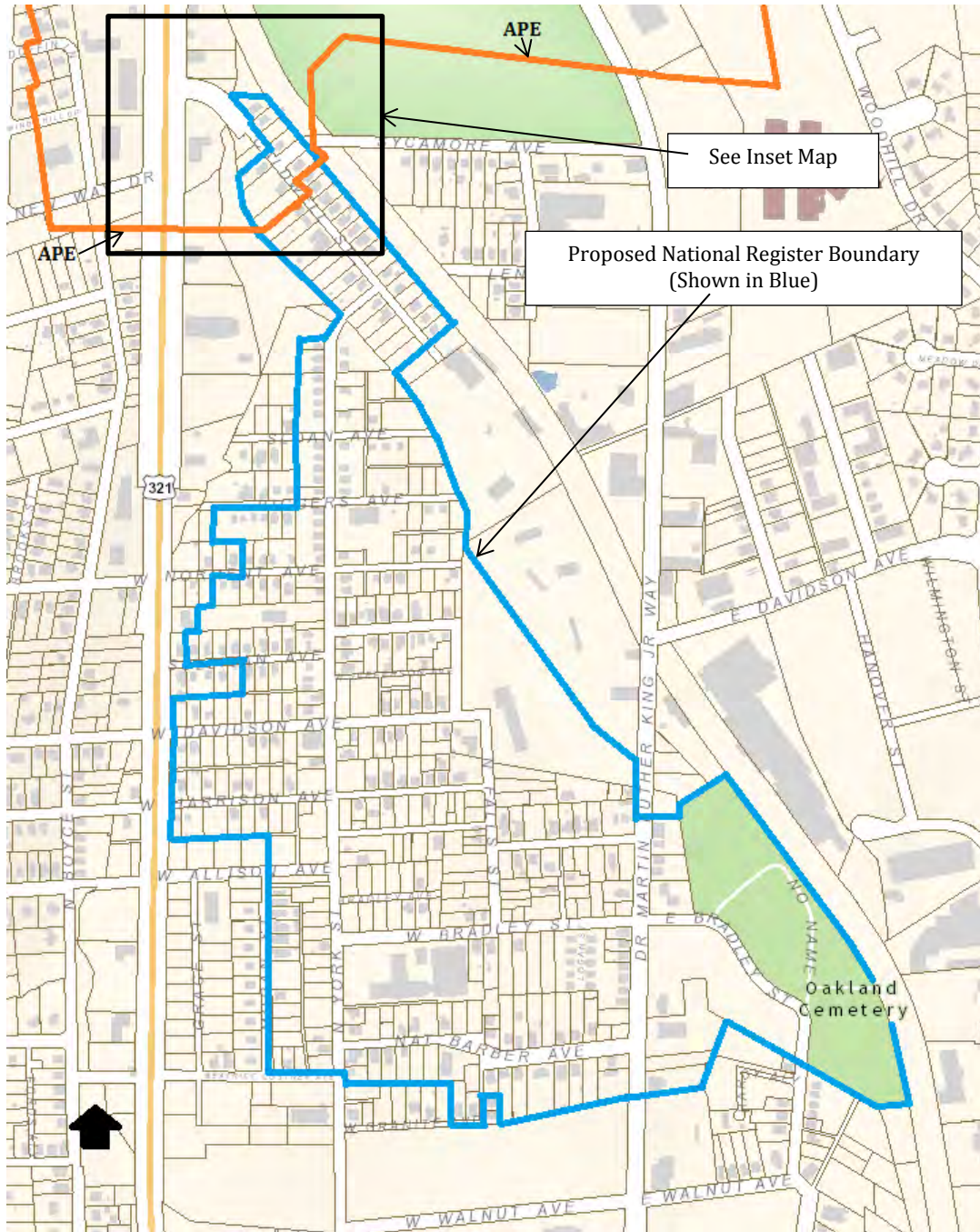
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Hospital Historic District 2001 Study List Boundary



Source: North Carolina Historic Preservation Office, GIS Web.

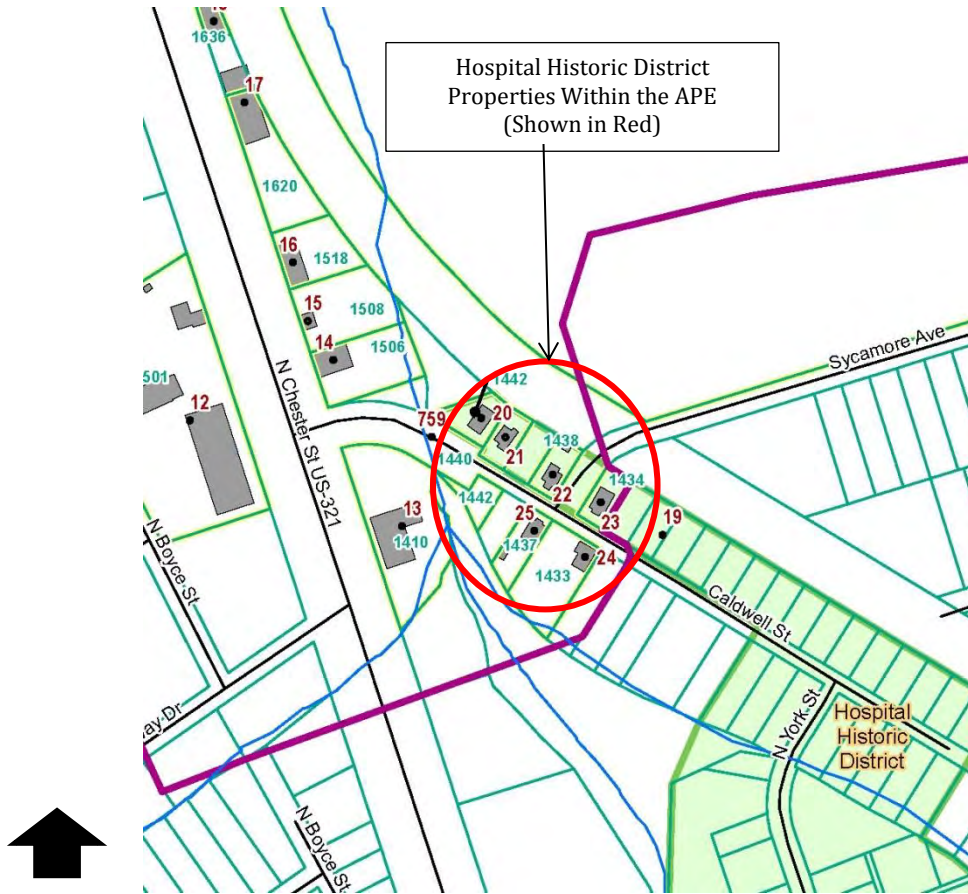
Hospital Historic District Proposed National Register Boundary



Source: Gaston County Tax Map

Scale: 1" = 750'

**Hospital Historic District
Inset Map Showing the Historic District Properties Within the APE**



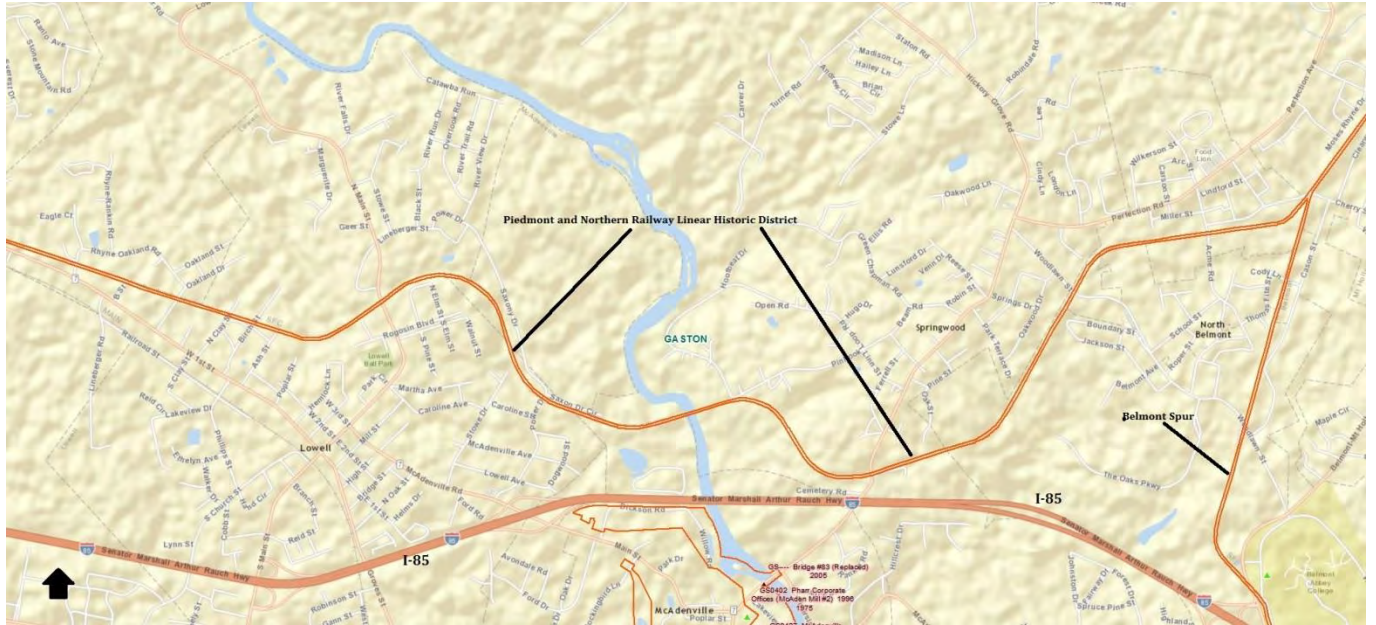
Source: Area of Potential Effects Maps, Sheet 2.

**Piedmont and Northern Railway Linear Historic District
National Register Boundary
Sheet 1 of 4**



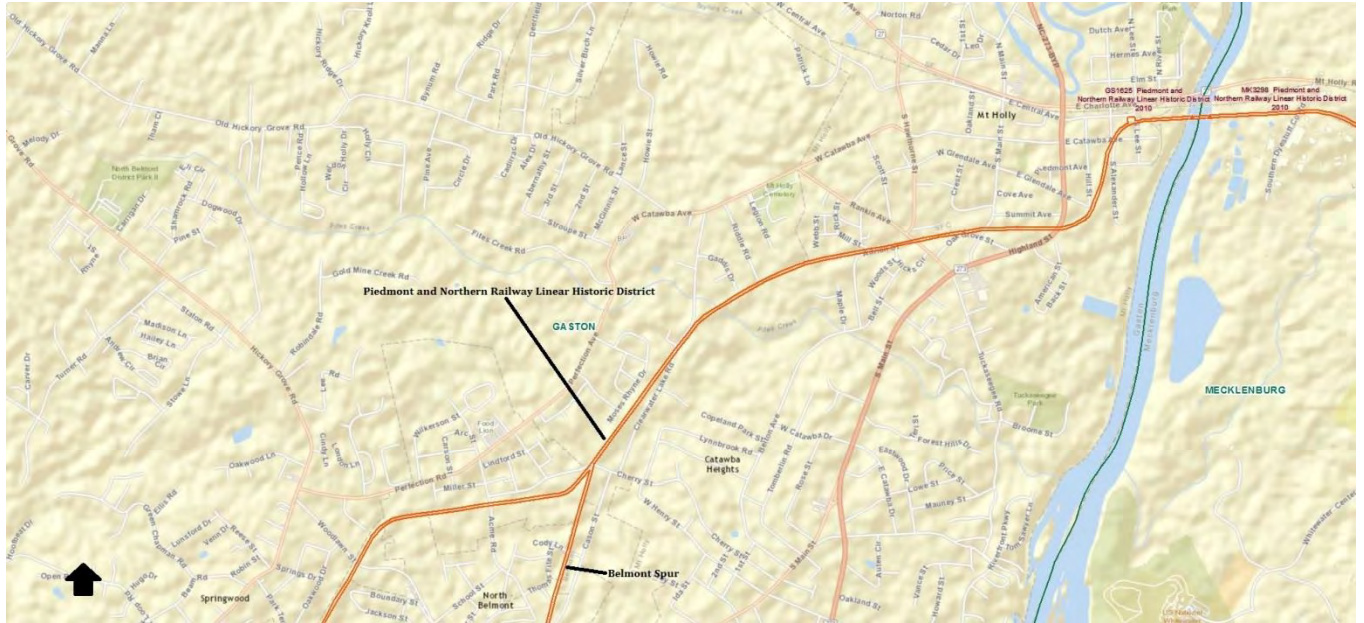
Source: North Carolina Historic Preservation Office, GIS Web.

**Piedmont and Northern Railway Linear Historic District
National Register Boundary
Sheet 2 of 4**



Source: North Carolina Historic Preservation Office, GIS Web.

**Piedmont and Northern Railway Linear Historic District
National Register Boundary
Sheet 3 of 4**



Source: North Carolina Historic Preservation Office, GIS Web.

**Piedmont and Northern Railway Linear Historic District
National Register Boundary
Sheet 4 of 4**



Source: North Carolina Historic Preservation Office, GIS Web.

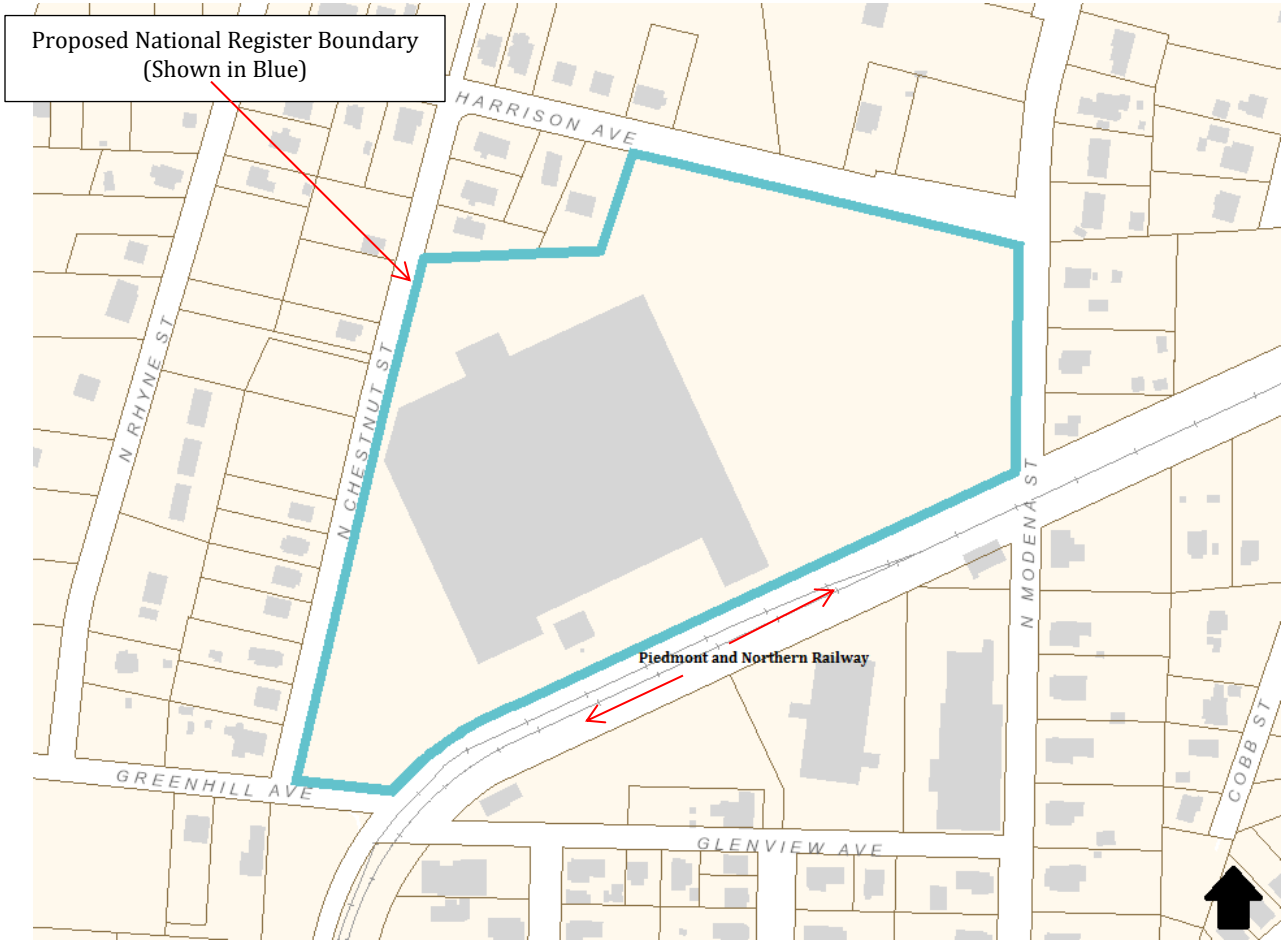
Hinde and Dauch Paper Company Factory Site Plan



Source: Gaston County Tax Map

Scale: 1" = 300'

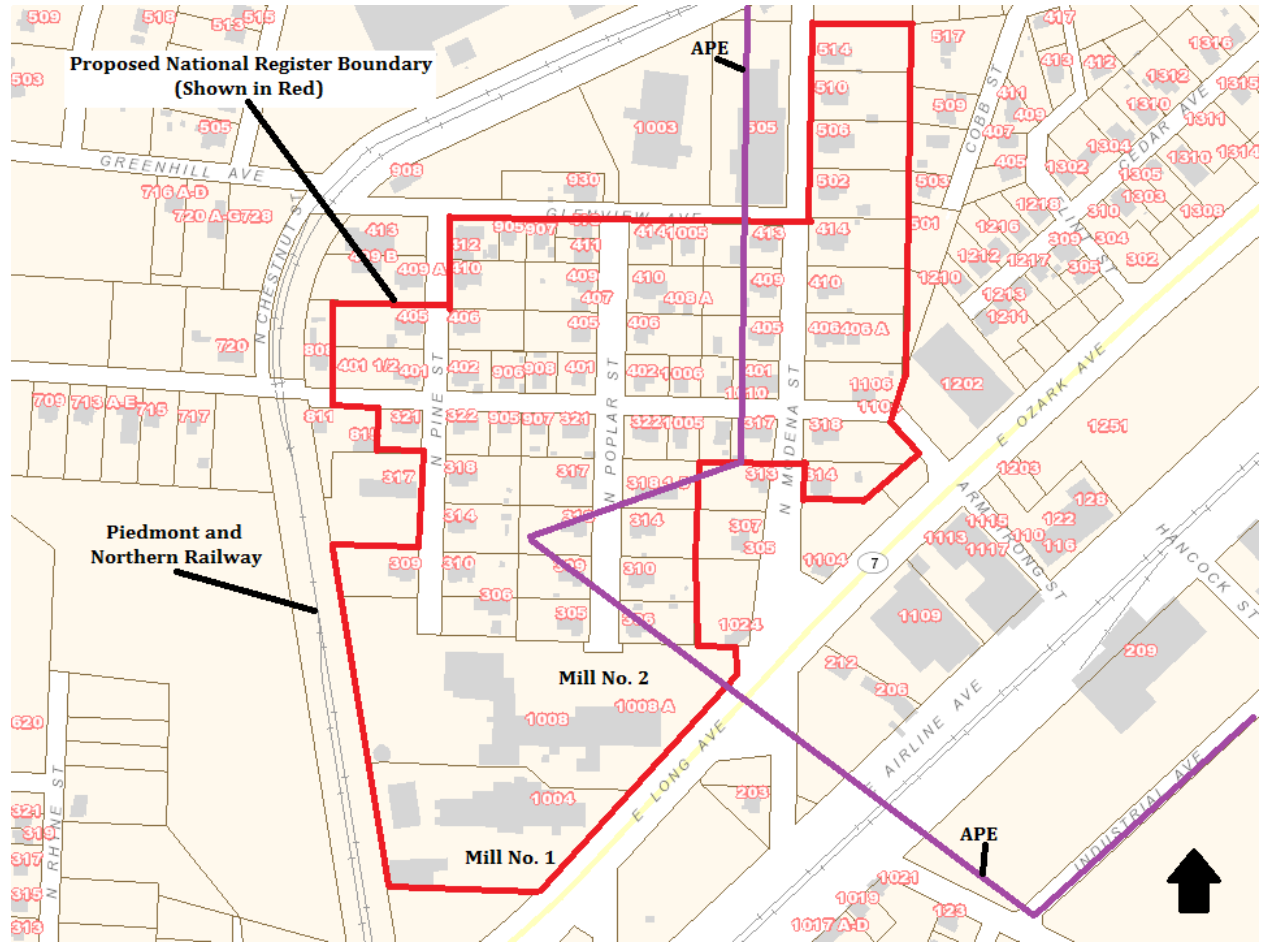
Hinde and Dauch Paper Company Factory Proposed National Register Boundary



Source: Gaston County Tax Map

Scale: 1" = 300'

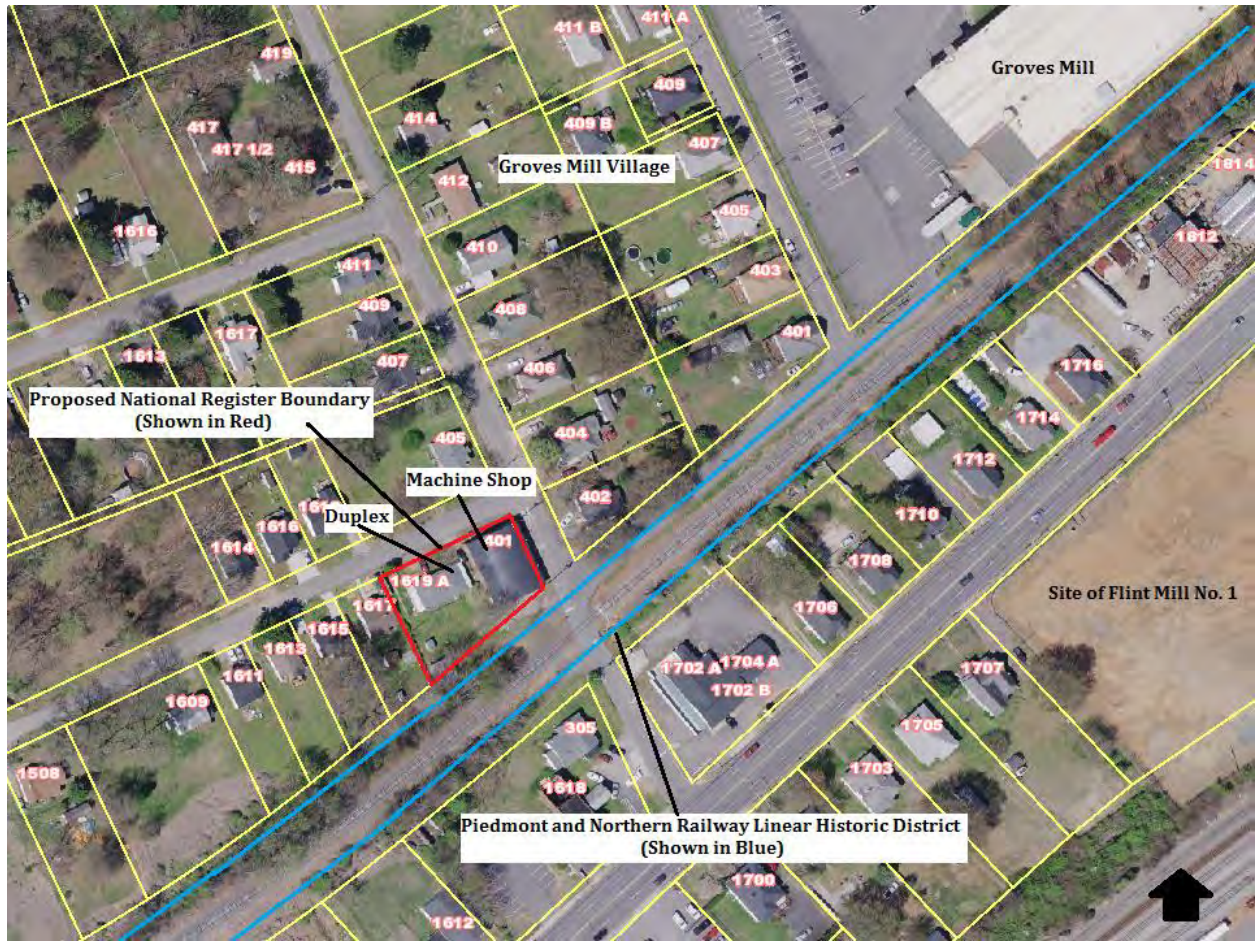
Modena Cotton Mills and Mill Village Historic District Site Plan and Proposed National Register Boundary



Source: Gaston County Tax Map

Scale: 1" = 400'

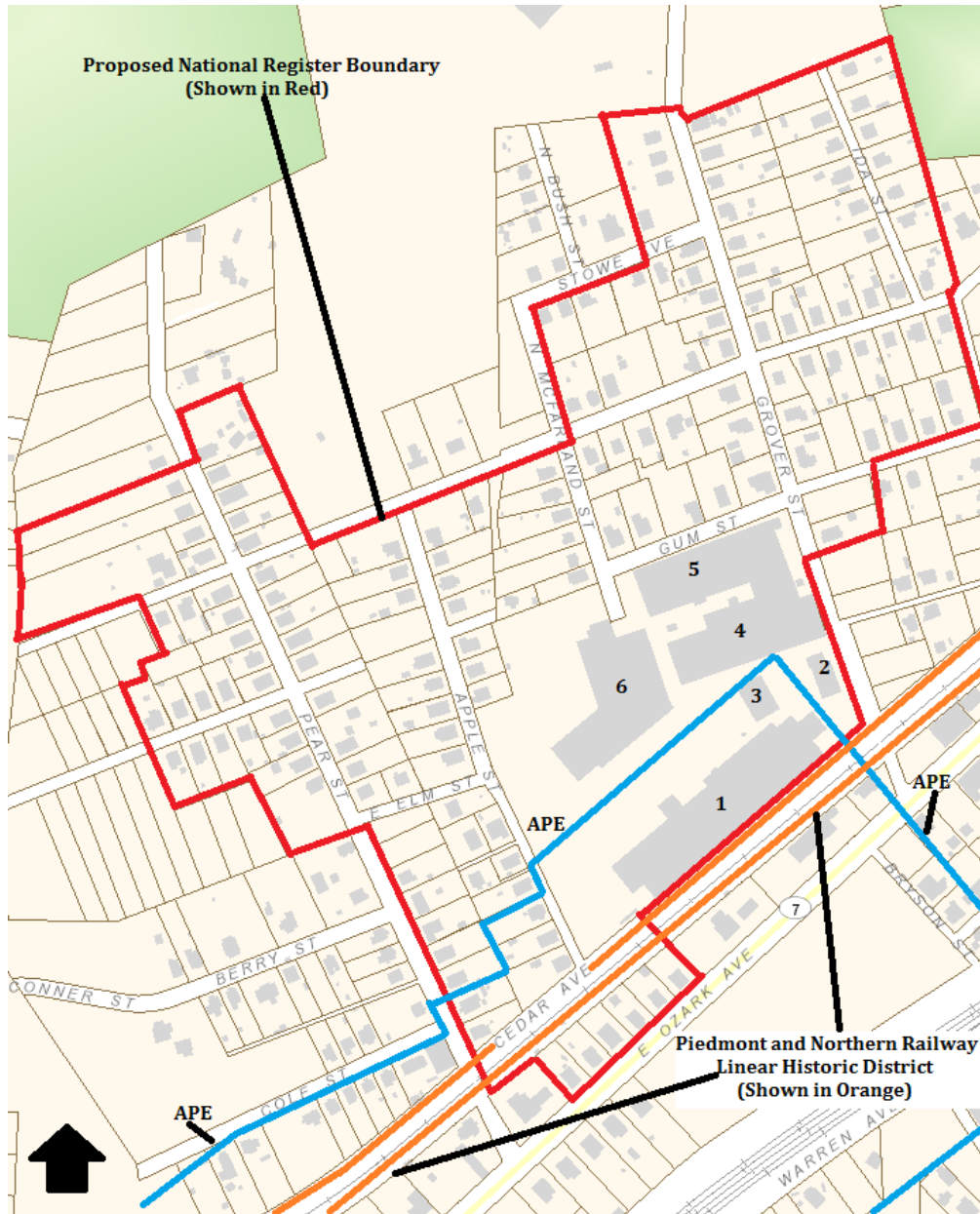
**Gastonia Textile Machinery Company
Site Plan and Proposed National Register Boundary**



Source: Gaston County Tax Map

Scale: 1' = 200"

Groves Mills and Mill Village Site Plan and Proposed National Register Boundary

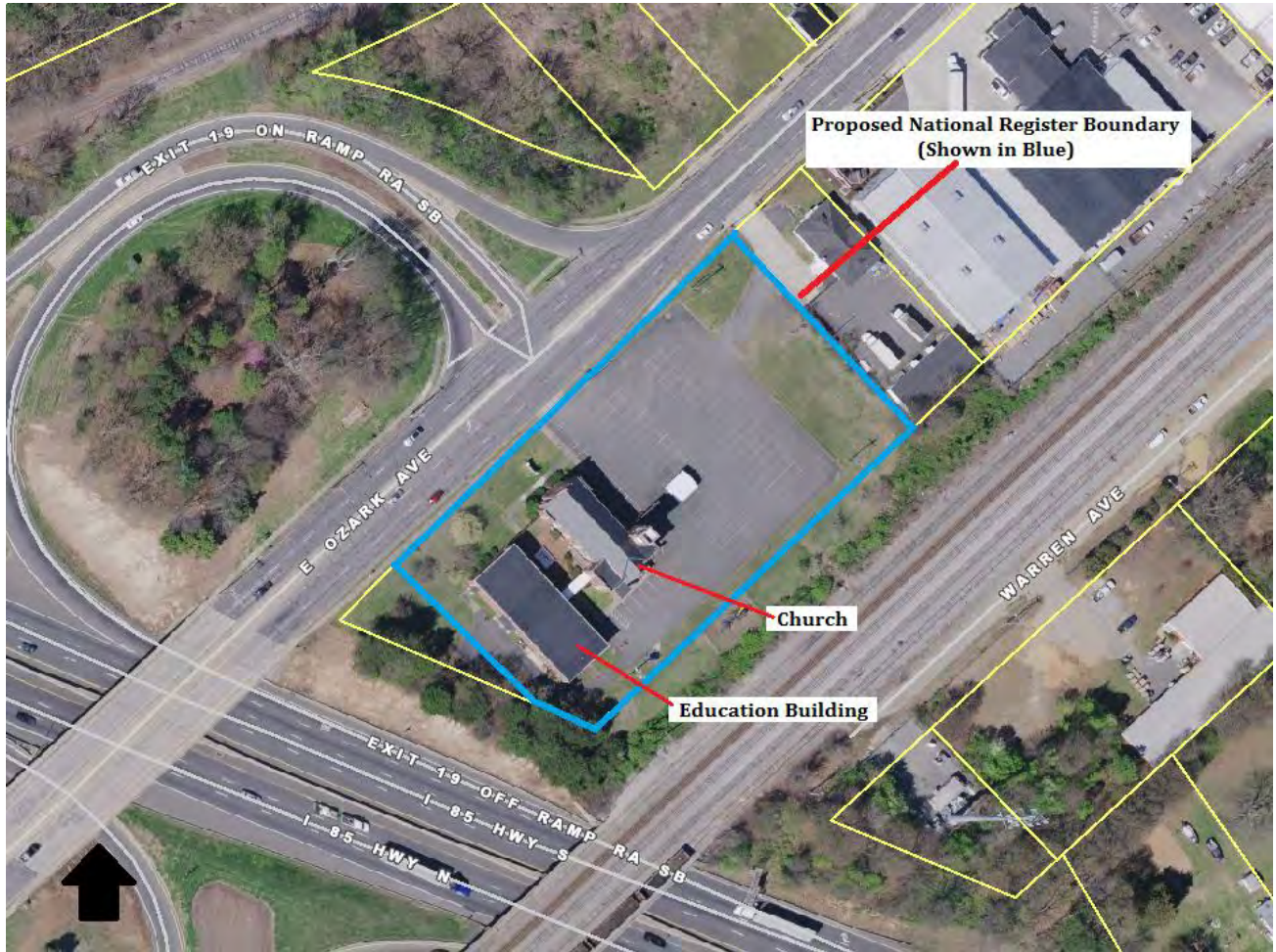


- Key:**
- | | |
|---------------------|------------------------------|
| 1. Mill No. 1 | 4. Mill No. 2 |
| 2. Office | 5. Mill No. 3 |
| 3. Storage Building | 6. Dye House/Finishing Plant |

Source: Gaston County Tax Map

Scale = 1" = 500'

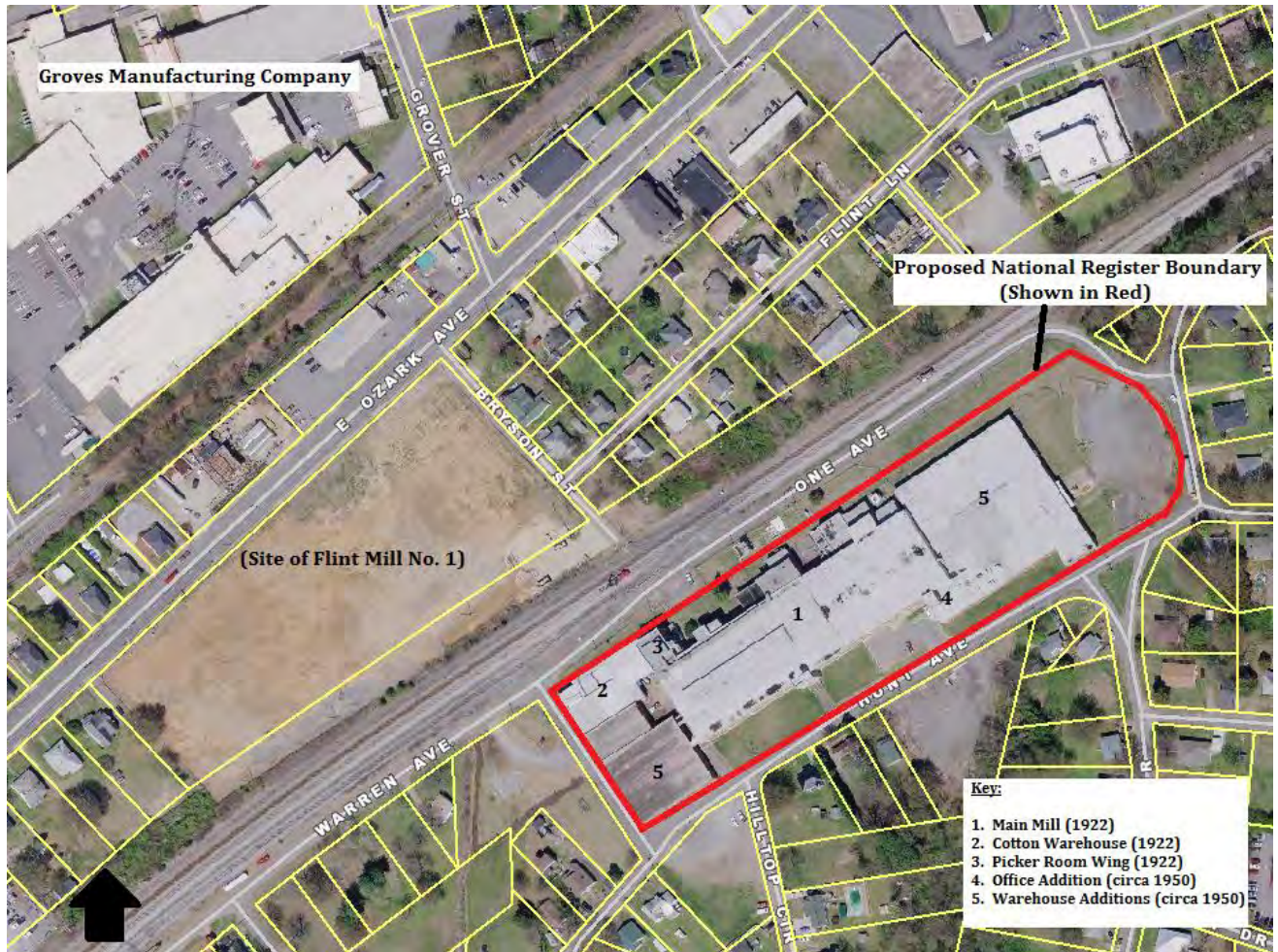
**Faith United Methodist Church
Site Plan and Proposed National Register Boundary**



Source: Gaston County Tax Map

Scale: 1" = 200'

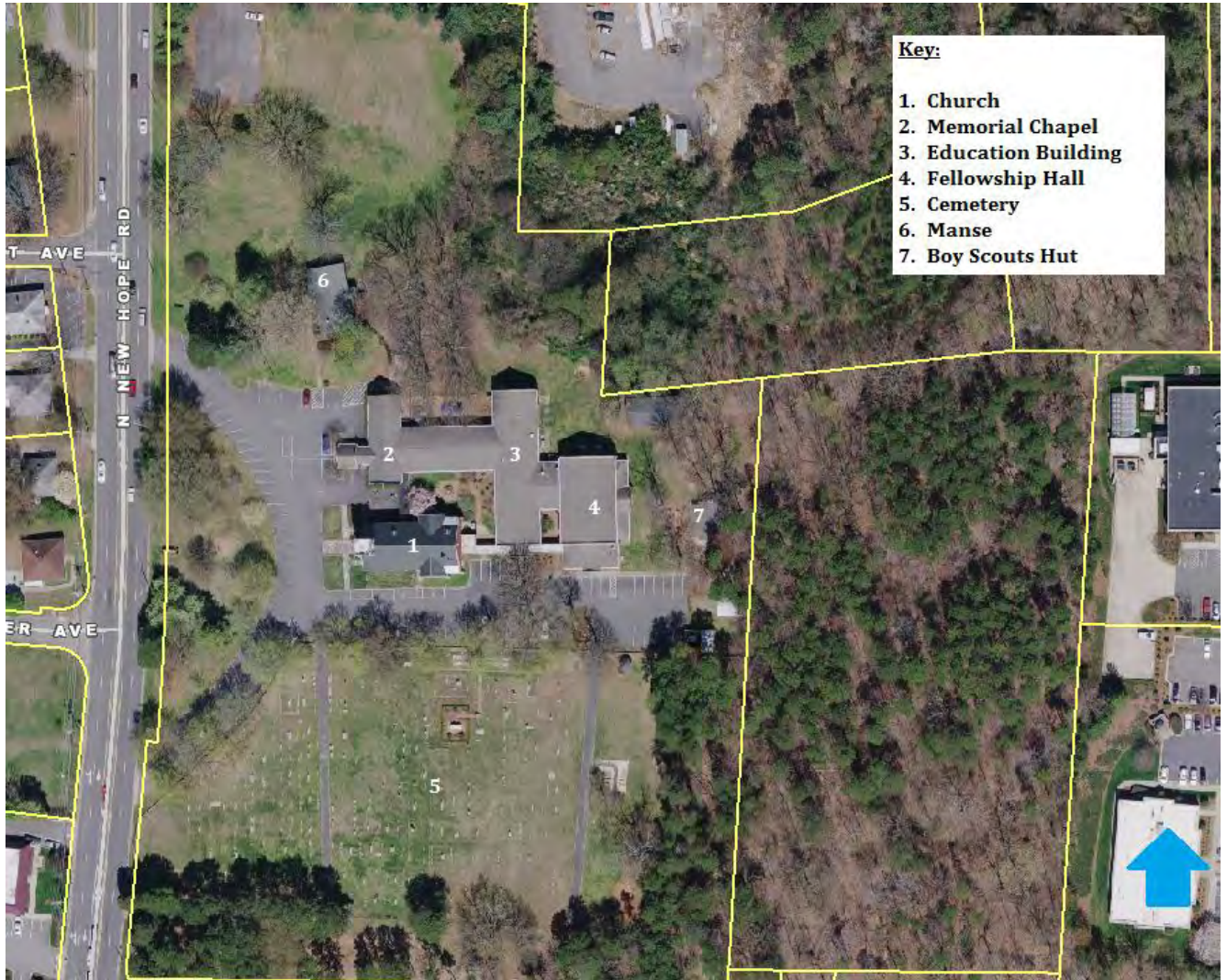
Flint Manufacturing Company, Mill No. 2 Site Plan and Proposed National Register Boundary



Source: Gaston County Tax Map

Scale: 1" = 250'

Lutheran Chapel and Cemetery Site Plan



Source: Gaston County Tax Map

Scale 1" = 150'

**Lutheran Chapel and Cemetery
Proposed National Register Boundary**



Source: Gaston County Tax Map

Scale: 1" = 225'

**Wrights Chapel A.M.E. Zion Church
Site Plan and Proposed National Register Boundary**



Source: Gaston County Tax Map

Scale: 1" = 150'

Hiram Masonic Lodge No. 22
Site Plan



Source: Gaston County Tax Map

Scale: 1" = 200'

Paul P. and Virginia R. Murphy House Site Plan



Source: Gaston County Tax Map.

Holbrook High School Site Plan



Source: Gaston County Tax Map

Scale: 1" = 300'

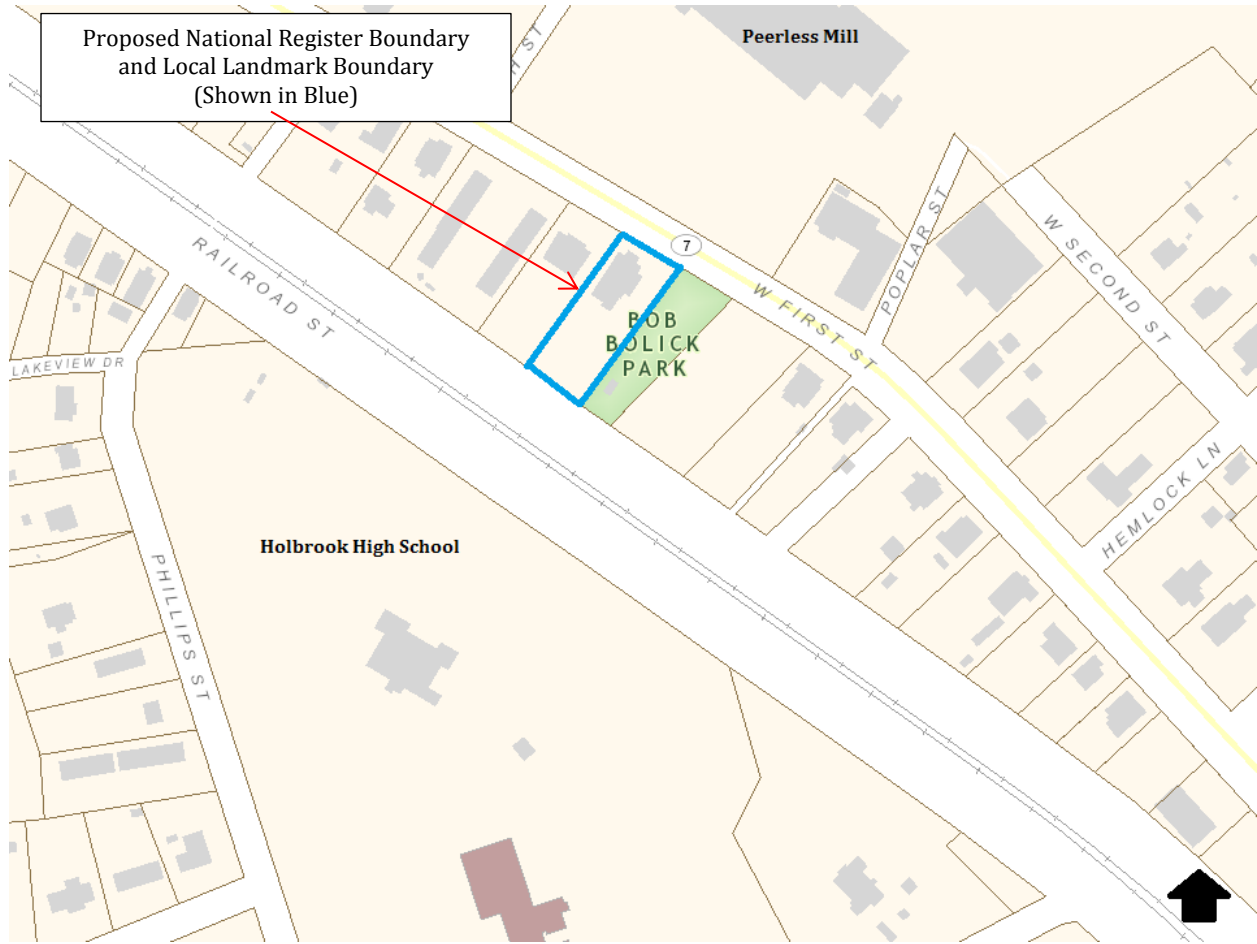
**Holbrook High School
Proposed National Register Boundary**



Source: Gaston County Tax Map

Scale: 1" = 300'

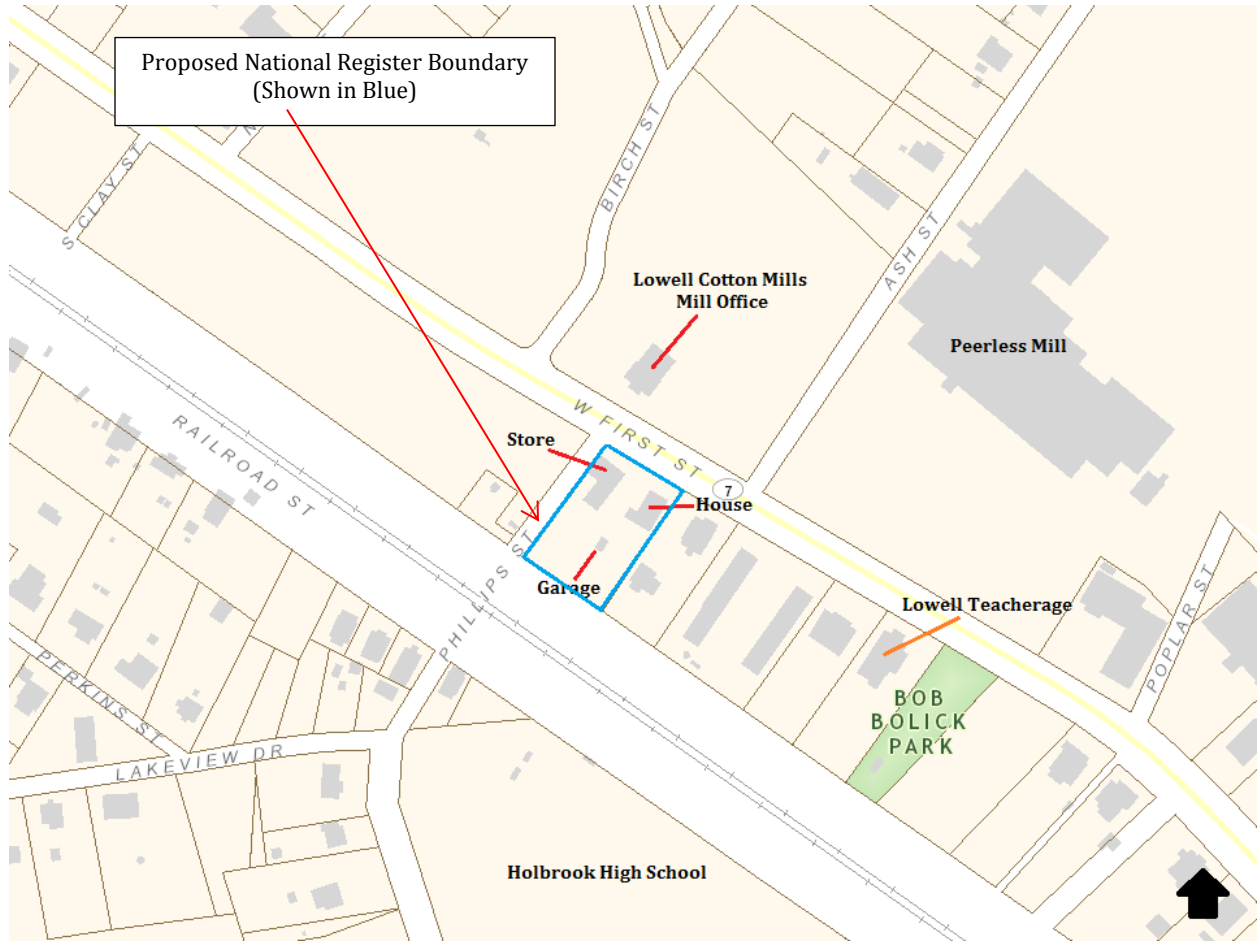
**Lowell Teacherage
Proposed National Register and Local Landmark Boundary**



Source: Gaston County Tax Map

Scale: 1" = 400'

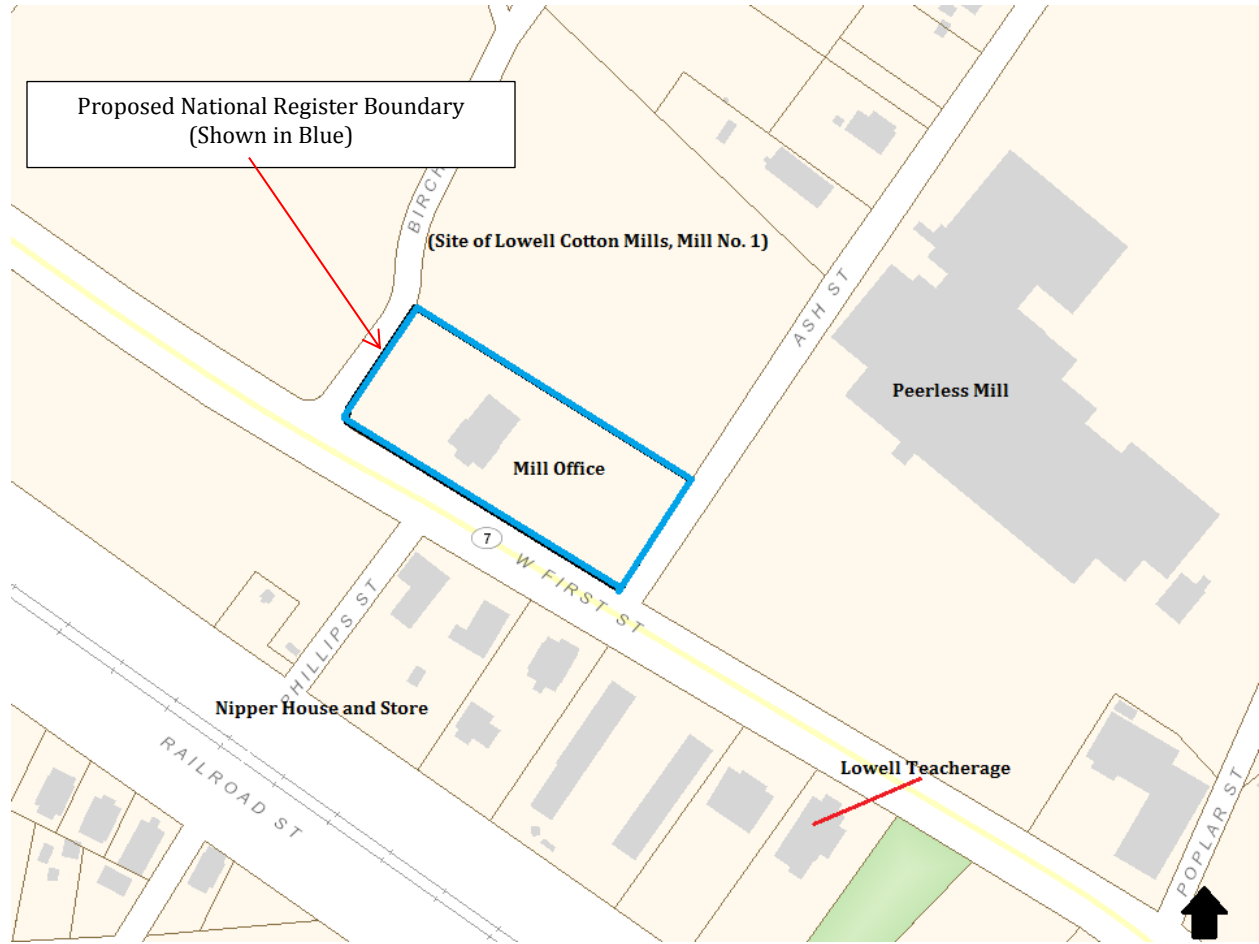
Nipper House and Store Site Plan and Proposed National Register Boundary



Source: Gaston County Tax Map

Scale: 1" = 300'

**Lowell Cotton Mills, Mill Office
Site Plan and Proposed National Register Boundary**



Source: Gaston County Tax Map

Scale: 1" = 300'

**First Baptist Church of Lowell
Site Plan and Proposed National Register Boundary**



Source: Gaston County Tax Map

Scale: 1" = 175'

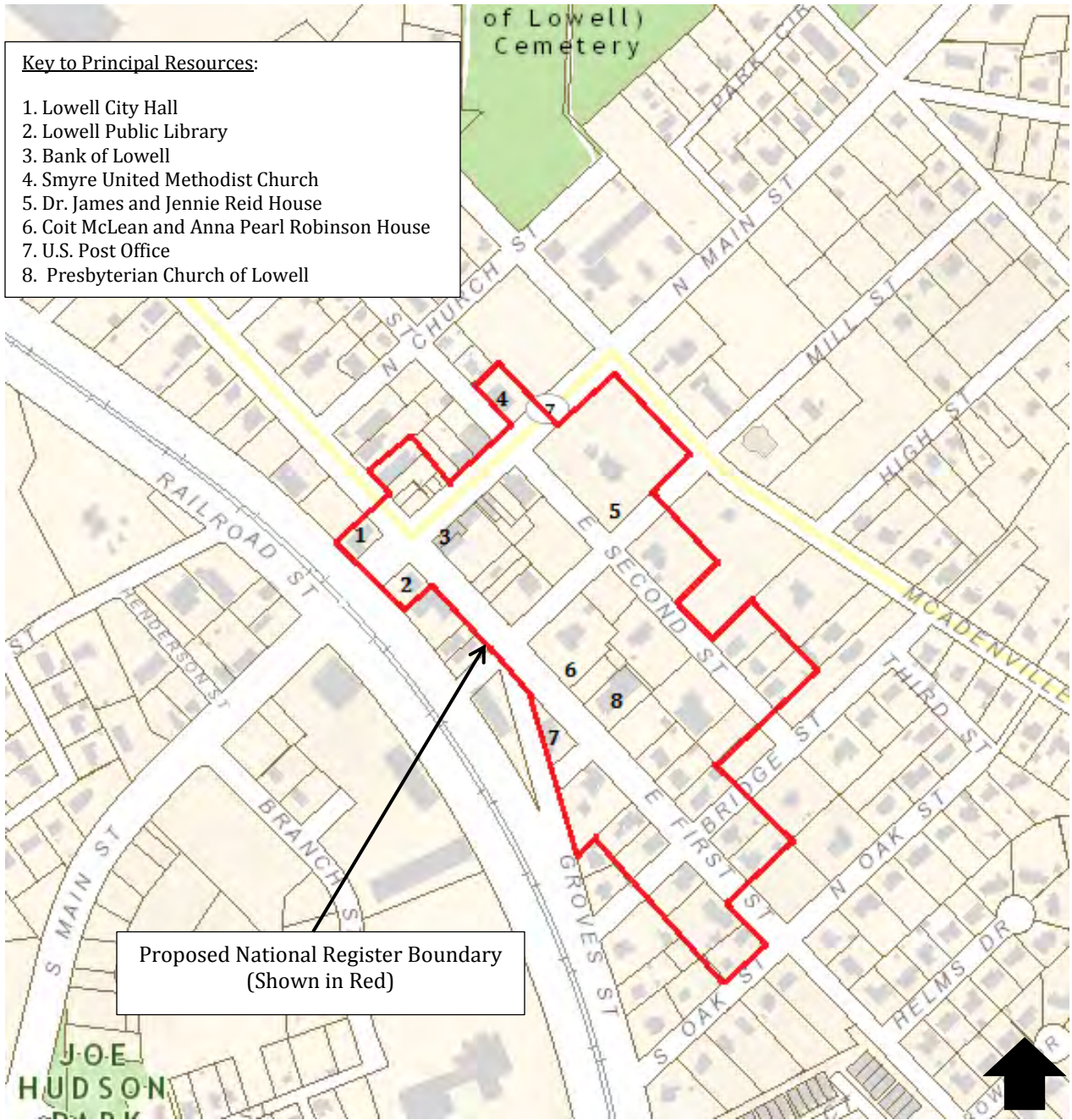
**Dora R. Humphrey Elementary School
Site Plan and Proposed National Register Boundary**



Source: Gaston County Tax Map

Scale: 1" = 300'

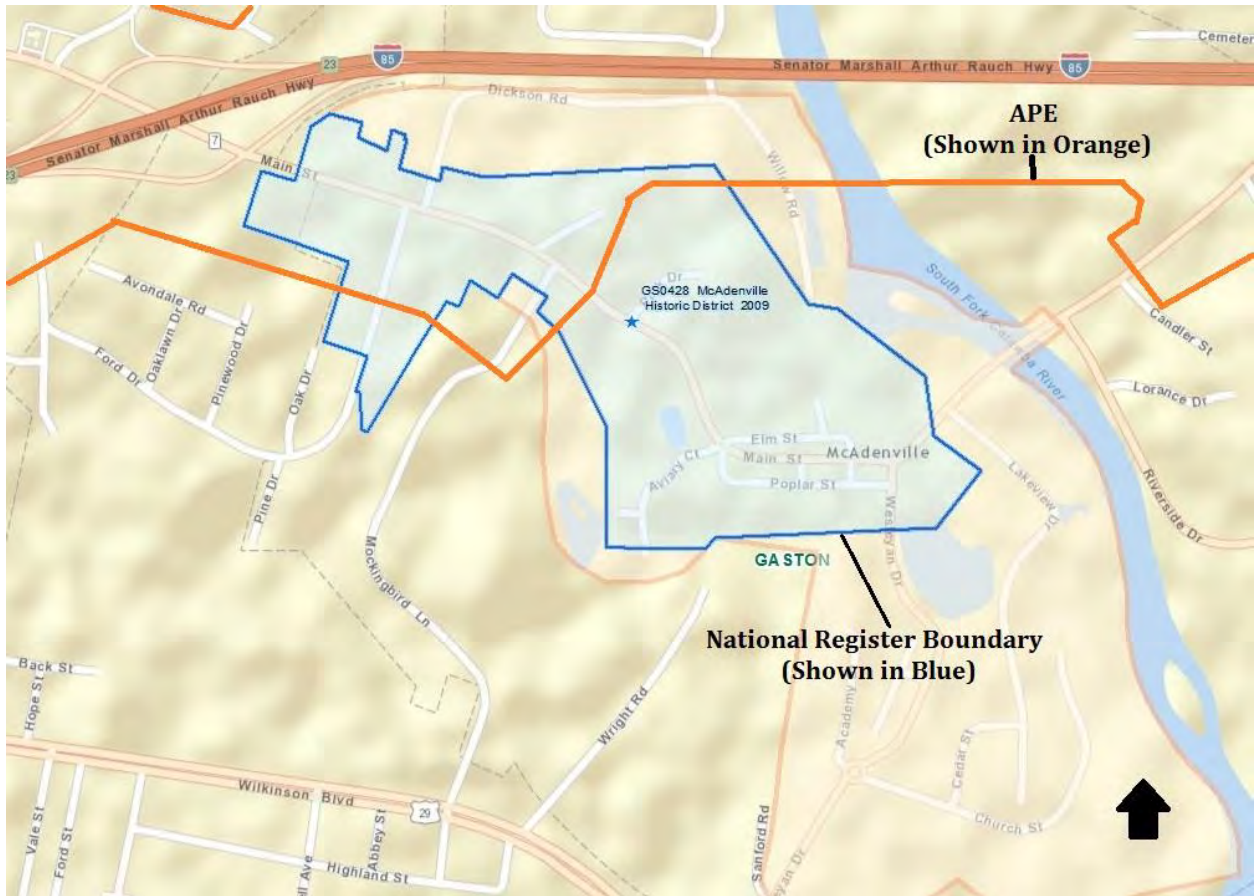
Lowell Historic District Proposed National Register Boundary



Source: Gaston County Tax Map

Scale: 1" = 1,000'

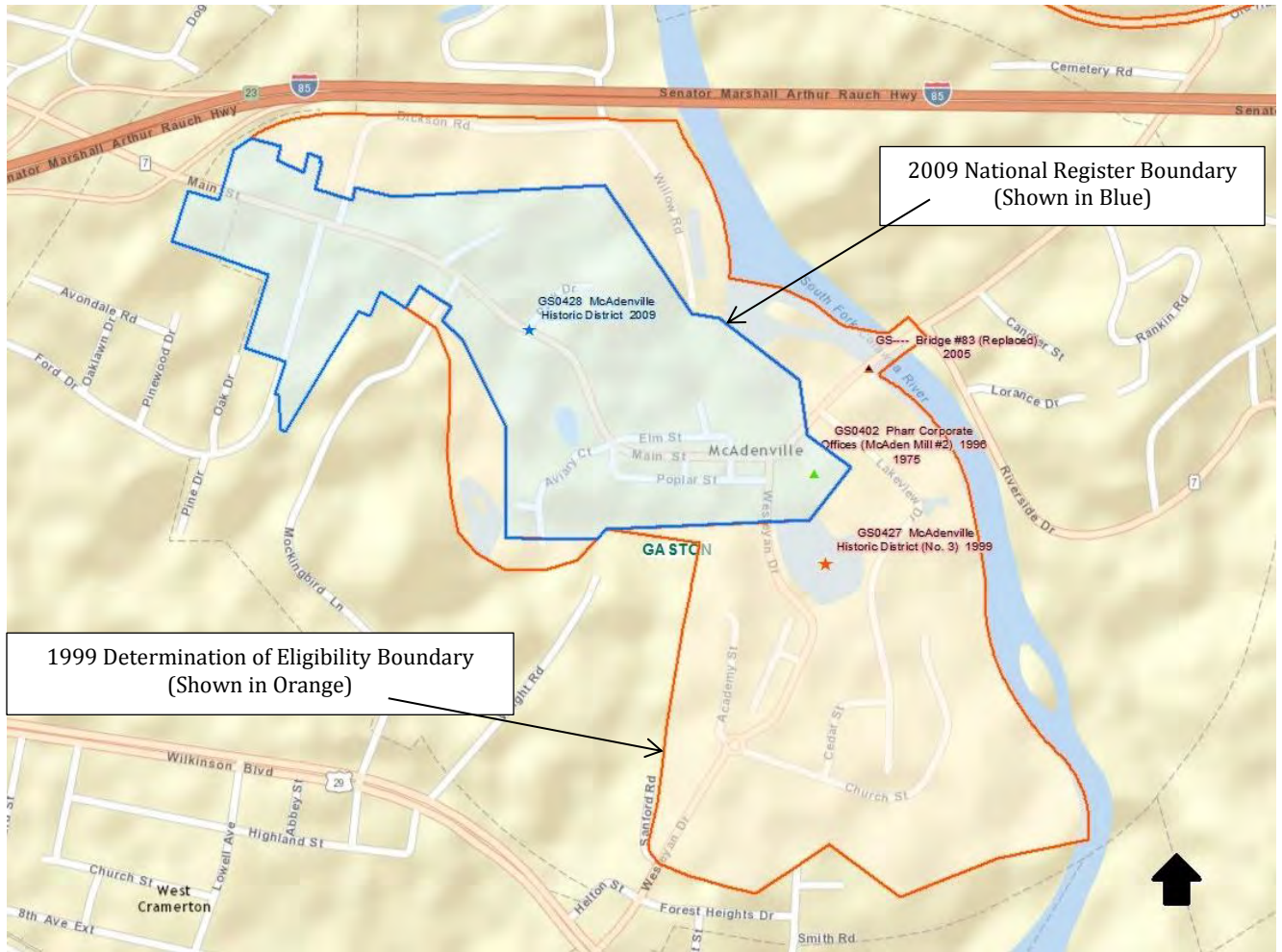
McAdenville Historic District National Register Boundary



Source: North Carolina Historic Preservation Office, GIS Web

Scale: 1" = 800'

**McAdenville Historic District (No. 3)
1999 Determination of Eligibility Boundary and 2009 National Register Boundary**



Source: North Carolina Historic Preservation Office, GIS Web

Scale 1" = 800'

O'Conner's Grove A.M.E. Zion Church and Cemetery
Site Plan



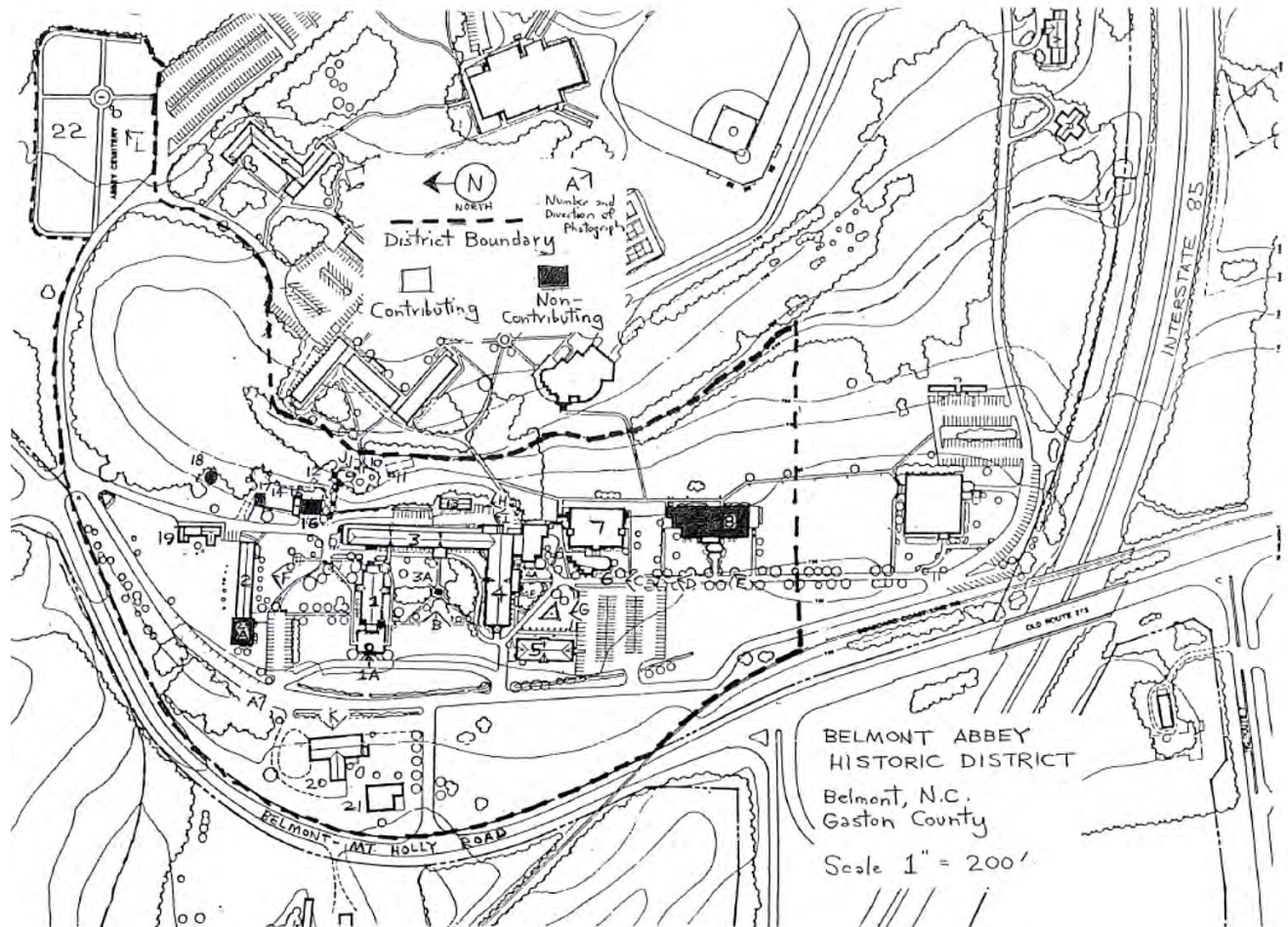
Key:

1. Church (1961)
2. Rear Addition (1970s)
3. Cemetery

Source: Gaston County Tax Map

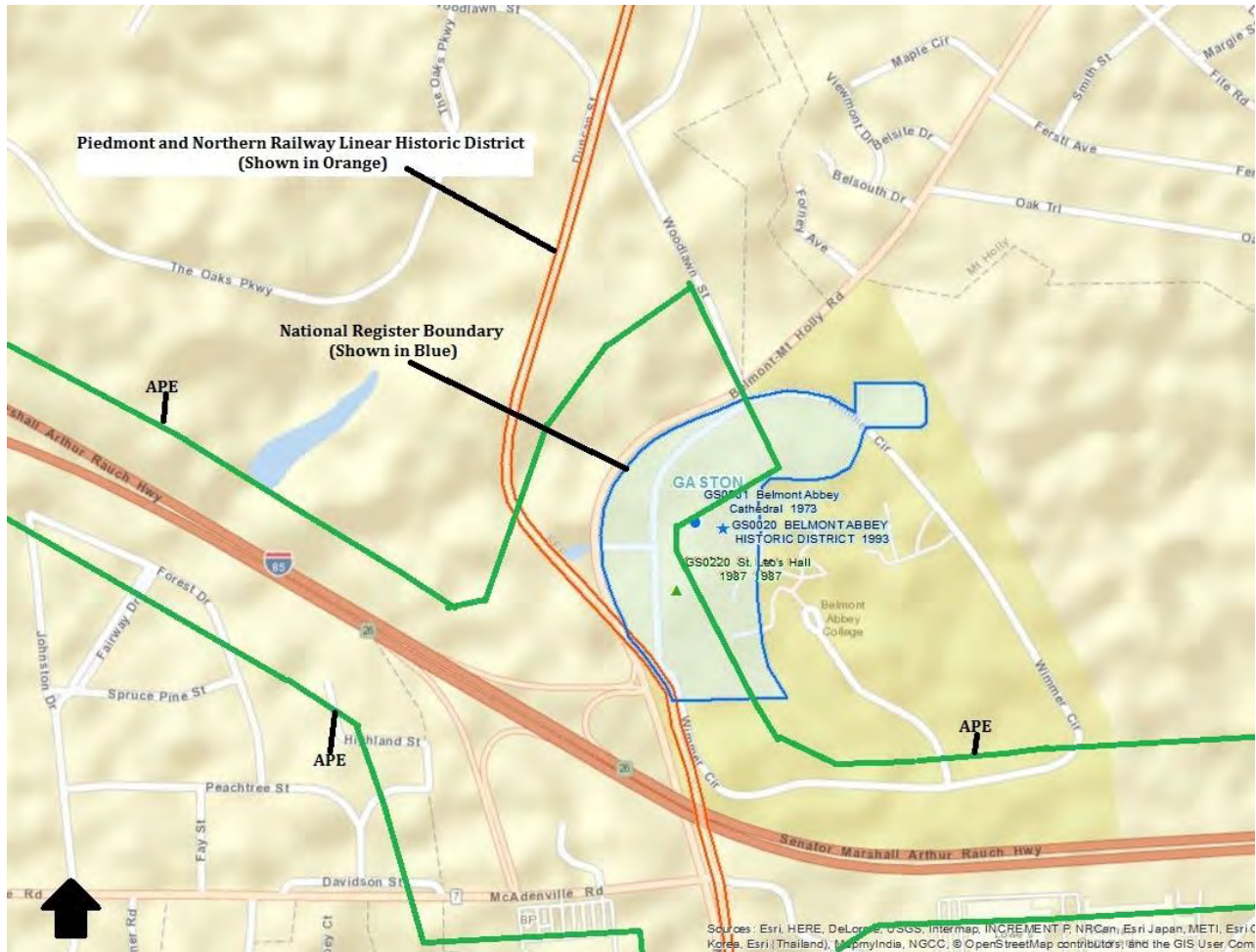
Scale: 1" = 150'

**Belmont Abbey Historic District
Site Plan and Boundary Map From National Register Nomination**



Source: Baumstein, *Belmont Abbey Historic District*, National Register Nomination, 1993.

Belmont Abbey Historic District National Register Boundary



Source: North Carolina Historic Preservation Office, GIS Web.

**Caleb John Lineberger House
Tax Parcel**



Source: Gaston County Tax Map

Scale: 1" = 1,200'

**Caleb John Lineberger House
Proposed National Register Boundary**



Source: Gaston County Tax Map

Scale: 1" = 300'