



North Carolina Department of Cultural Resources  
State Historic Preservation Office

David L. S. Brook, Administrator

Michael F. Easley, Governor  
Lisbeth C. Evans, Secretary

Division of Archives and History  
Jeffrey J. Crow, Director

July 19, 2001

MEMORANDUM

To: William Gilmore, PE&DA  
North Carolina Department of Transportation

From: David Brook *for David Brook*

Re: Historic Structures Survey Report, NC 71-211 Red Springs Bypass, R-2593,  
Robeson County, ER01-9962

We are in receipt of Mary Pope Furr's letter of June 18, 2001, transmitting three copies of the Historic Structures Survey Report for the above referenced undertaking. The report, prepared by Vanessa Patrick, is exceptionally well researched and documented, and sets a new standard for the development of a historic context for textile mills in North Carolina.

However, based on the photographs of the proposed Red Springs Cotton Mill Village Historic District, we are unable to agree that the property is eligible for the National Register due to alterations to the historic fabric of the mill and mill village houses. The alterations, that are evident in the photographs, raise questions about the integrity level of the village as a whole and of the individual elements. Perhaps, additional photographs of the contributing structures and streetscapes can address this matter. If appropriate, we are willing to meet with the author to go over the additional photographs and discuss the level of integrity of the resources.

We concur that Properties 1 - 6 and 8 - 13 are not eligible for listing in the National Register of Historic Places.

The above comments are offered in accordance with Section 106 of the National Historic Preservation Act and the regulations of the Advisory Council on Historic Preservation at 36CFR800. If you have questions or would like to schedule a meeting to discuss the above comments, please contact Renee Gledhill-Earley, environmental review coordinator, at 733-4763. Thank you.

cc: Mary Pope Furr

bc: Brown/Montgomery ✓  
DOT  
County  
RF

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

David L. S. Brook, Administrator

Michael F. Easley, Governor  
Lisbeth C. Evans, Secretary

Division of Archives and History  
Jeffrey J. Crow, Director

October 16, 2001

MEMORANDUM

To: William Gilmore, PE&DA  
North Carolina Department of Transportation

From: David Brook *For David Brook*

Re: Historic Architectural Resources Report, NC 71-211 Red Springs Bypass, R-2593,  
Robeson County, ER 01-9962

We are in receipt of the additional photographs of the Red Springs Cotton Mill and Mill Village requested in our July 19, 20001, memorandum. The photographs and color-coded plat map, provided by Vanessa Patrick, were extremely helpful to our review and allow us to now concur in your determination of eligibility and boundaries for the mill and mill village. The photographs illustrated Ms. Patrick's point that the majority of the mill housing retain their overall integrity.

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, please contact Renee Gledhill-Earley, environmental review coordinator, at 919/733-4763. In all future communication concerning this project, please cite the above-referenced tracking number.

cc: Mary Pope Furr, NCDOT  
Vanessa Patrick, NCDOT

bc: Brown/Montgomery ✓  
County  
RF

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R-2593 · Red Springs Bypass (NC 71-211) · Robeson County  
Historic Architectural Resources Final Identification & Evaluation

# HISTORIC ARCHITECTURAL RESOURCES FINAL IDENTIFICATION AND EVALUATION

## RED SPRINGS BYPASS (NC 71-211)

ROBESON COUNTY  
NORTH CAROLINA

T.I.P. No. R-2593  
STATE PROJECT No. 8.1462901  
FEDERAL AID PROJECT No. STP-211(3)



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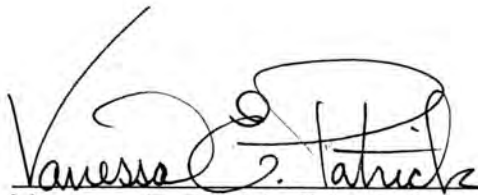
**HISTORIC ARCHITECTURAL RESOURCES  
FINAL IDENTIFICATION AND EVALUATION**

**RED SPRINGS BYPASS  
(NC 71-211)**

ROBESON COUNTY  
NORTH CAROLINA

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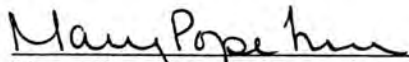
VANESSA E. PATRICK  
ARCHITECTURAL HISTORIAN  
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION  
MAY 2001



Vanessa E. Patrick, Principal Investigator  
Historic Architecture Section  
North Carolina Department of Transportation

6-12-01

Date



Mary Pope Furr, Supervisor  
Historic Architecture Section  
North Carolina Department of Transportation

6-12-2001

Date

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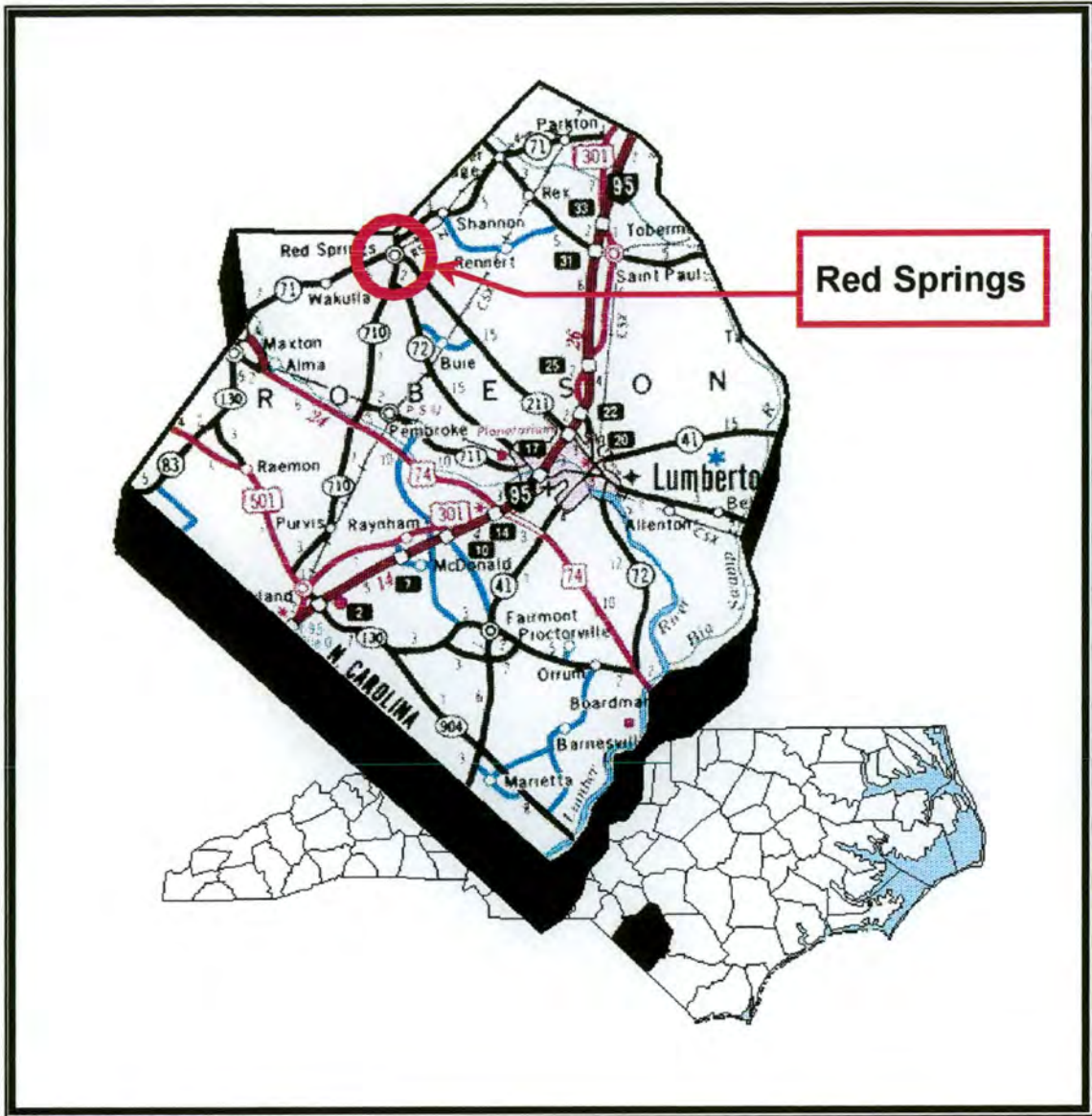
## Project Description

The North Carolina Department of Transportation (NCDOT) proposes to build a bypass of NC 71 around the town of Red Springs in Robeson County (Figure 1). The project encompasses an area between points to the north of Red Springs, just north of SR 1806; to the east, just west of McLean's Branch; to the south, just south of the intersection of NC 710 and NC 72; and to the west, just west of SR 1321 (Figure 2). Since the project area was initially investigated for historic architectural resources in 1998, it has been extended and has acquired two additional alternatives (Alternative B-3 and Southern Alternative 2) (Figure 2). The proposed bypass entails constructing two 12-foot (3.66 m.) lanes and 8-foot (2.44 m.) shoulders, four feet (1.22 m.) of each of the latter to be paved. The project (T.I.P. No. R-2593) is both federally (Project No. STP-211(3)) and state (Project No. 8.1462901) funded.

The Area of Potential Effects (APE) for historic architectural resources was delineated by NCDOT staff architectural historians and reviewed in the field on August 24, 2000 (Figure 3). It surrounds the routes of the two added alternatives to include those areas that may be affected either physically or visually by new construction.

## Purpose of Survey and Report

NCDOT conducted a survey and compiled this report in order to identify historic architectural resources located within the APE as part of the environmental studies performed by NCDOT for the proposed project T.I.P. No. R-2593, Red Springs Bypass, Robeson County, and documented by an Environmental Assessment (EA). This report is prepared as a technical addendum to the EA and as part of the documentation of compliance with the National Environmental Policy Act (NEPA) of 1969 and the National Historic Preservation Act (NHPA) of 1966, as amended. Section 106 of the NHPA, as amended, 16 U.S.C. Section 470f, requires Federal agencies to take into account the effect of their undertakings on properties included or eligible for inclusion in the National Register of Historic Places and to afford the Advisory Council on Historic Preservation a reasonable opportunity to comment on such undertakings. This report is on file at NCDOT and is available for review by the general public.



**Figure 1 - Project Location.**

**Not to Scale**



Page 3

Figure 2

Design Alternatives for NC 71-211, Red Springs Bypass

Page 4

Figure 3

Historic Architectural Resources Survey Map

## Methodology

NCDOT conducted the survey and prepared this report in accordance with the provisions of Federal Highway Administration (FHWA) Technical Advisory T6640.8A (Guidance for Preparing and Processing Environmental and Section 4 (f) Documents); the Secretary of the Interior's Standards and Guidelines for Archaeological and Historic Preservation (48 FR 44716); 36 CFR Part 800; 36 CFR Part 60; and Survey Procedures and Report Guidelines for Historic Architectural Resources by NCDOT. This survey and report meet the guidelines of NCDOT and the National Park Service. In addition, this report conforms to the expanded requirements for architectural survey reports developed by NCDOT and the North Carolina State Historic Preservation Office (NCHPO) dated February 2, 1996.

An intensive survey was undertaken with the following goals: (1) to determine the APE, defined as the geographic area or areas within which a project may cause changes in the character or use of historic properties, if any such properties exist; (2) to identify and record all significant resources within the APE; and (3) to evaluate these resources according to the National Register of Historic Places criteria.

The APE, as illustrated in Figure 3, was delineated to allow for flexibility in the design of avoidance alternatives.

NCDOT architectural historians conducted a field survey on August 24, 2000, covering 100% of the APE by automobile and on foot, and revisited the project area on November 15, 2000 and January 11, 2001. All structures over fifty years of age in the APE were identified, evaluated, photographed, and recorded on the appropriate United States Geological Survey (USGS) topographic maps (Figure 3).

NCDOT architectural historians pursued preliminary documentary research to establish historical and architectural contexts for the project area, as well as the development of individual buildings and structures. The principal resources consulted included survey and National Register files at the NCHPO in Raleigh and public records at the Robeson County Courthouse in Lumberton. Both primary and secondary sources held in the North Carolina State Library and Archives in Raleigh, the Robeson County Public Library in Lumberton, and Town Hall in Red Springs yielded additional information.

## Summary Findings of the Survey

The project proposes to build a bypass around Red Springs in Robeson County. In a memorandum dated May 22, 2000, the project development engineer requested architectural analysis of the expanded project area, with particular reference to Alternative B-3 and Southern Alternative 2 (Figure 2). No properties listed on the National Register of Historic Places are located within the APE for the two additional alternatives. Thirteen properties, including two potential historic districts, were identified as greater than fifty years of age (Figure 3). Of the thirteen, twelve were determined not eligible for the National Register and not worthy of further evaluation in consultation meetings between the NCHPO and NCDOT held on September 7, 2000 and December 7, 2000 (see Appendix). This report includes photographs and brief statements of their ineligibility. Additional investigation of the remaining property (one of the two districts and designated number 7 in the survey) suggests that it should be considered eligible for the National Register and it is treated accordingly in this report. The 1998 survey of the original project area discovered no properties listed on or potentially eligible for the National Register (see Appendix).

Criterion Consideration G, for properties that have achieved significance within the last fifty years, states that properties less than fifty years of age may be listed on the National Register only if they are of exceptional importance or if they are integral parts of districts eligible for the National Register. There are no properties in the APE that qualify for the National Register under Criterion Consideration G.

### Historic Architectural Resources in the APE

#### *Properties Listed on the National Register:*

None

#### *Properties Listed on the North Carolina State Study List:*

None

#### *Properties Evaluated and Determined Not Eligible for the National Register:*

Properties 1-6, 8-13

#### *Properties Evaluated and Considered Eligible for the National Register*

Property 7

*Historic Architectural Resources Final Identification and Evaluation, T.I.P. No. R-2593  
Vanessa E. Patrick, May 2001*

# Historical Overview

## *The Town of Red Springs*

Liberally endowed with iron oxide, mineral springs in the northwestern corner of Robeson County provided the town of Red Springs with its perhaps inevitable name.<sup>1</sup> By the 1850s the springs also had shaped the town's first, clearly defined, municipal identity as a popular regional spa. Like Robeson County, Red Springs had been organized during the final quarter of the eighteenth century. The town developed modestly as both a resort and local place of trade until 1884, when the arrival of a branch line of the Cape Fear and Yadkin Valley Railroad heralded an acceleration and diversification of its growth. Rail service allowed the town to become a notable player in the various lumber-related and agricultural trucking activities that characterized the late nineteenth-century economy of Robeson County. 1884 also saw the establishment of Red Springs' post office and the construction of its first church building. Its first newspaper, *The Scottish Chief*, began publication four years later. A bill of incorporation for Red Springs was introduced in the state legislature in 1887, and an amended charter took effect in 1889.

Following its incorporation the town of Red Springs enjoyed several decades of exceptional prosperity and vitality. Home to five saw mills in 1889, the town also became the cotton center of Robeson County with a seed oil mill and crop-weighting authority. A number of educational developments sustained Red Springs' appeal as a resort and further encouraged the commercial and social evolution of the town. The creation of the "Elders and Deacons Institutes" by the Fayetteville Presbytery and the "Sunday School Chautauquas" organized by the Baptist Church attracted many to Red Springs from southern North Carolina and adjacent areas of South Carolina. Of greater significance and duration was the Red Springs Seminary, a Presbyterian school for girls founded in 1896. Shortly thereafter the North Carolina Military Academy moved to Red Springs from Fayetteville. A newly achieved status as a center of learning and a well-established identity as a vacation spot earned Red Springs the sobriquet "the Athens and Saratoga of Robeson County."

In 1900 Red Springs was the third largest town in Robeson County, exceeded only by Maxton and Lumberton, the county seat. Its peculiar blend of business and culture found expression in an equally varied array

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<sup>1</sup> The historical overview of the project area and its greater region presented in these pages is drawn principally from the *Robeson County Directory* (1900); Robert C. Lawrence, *The State of Robeson* (1939); the North Carolina Department of Conservation and Development, *Population and Economy - Red Springs, North Carolina* (1967); Maud Thomas, *Away Down Home - A History of Robeson County, North Carolina* (1982); and *Red Springs North Carolina: The First 100 Years* (1987).

of buildings, some of which still stand today. During the first two decades of the twentieth century particularly, Red Springs acquired not only many conventional commercial structures, but churches, school buildings, and, especially, houses of more ambitious design. Well-realized essays in the Queen Anne and Colonial Revival styles prompted the *Red Springs Citizen* to observe in 1911 that "no town of its size in the entire South can boast of as many handsome houses as Red Springs." In that same year the prominent portico and dome of the recently completed main building at the seminary, soon to be renamed Flora MacDonald College, perfectly reflected the increasingly critical importance of the institution to the town's survival. Red Springs' resort era was drawing to a close, and the depletion of timber resources in the southern coastal plain had begun to curtail the operation of lumber mills. Starting in the 1880s a new approach to economic development gained acceptance in the southern states, based upon agricultural diversification, education, and industrialization. Even before the turn of the century Robeson County farmers had started to break the traditional, single-crop pattern, and no one could dispute Red Springs' scholastic associations. What the town lacked was truly modern industry. With the incorporation of the Red Springs Cotton Mill in 1917 Red Springs joined the "New South" and assumed yet another, though typically somewhat unusual, identity as a college and manufacturing town.

### *The "Cotton Mill Campaign" <sup>2</sup>*

The *Robeson County Directory* for 1900 observed that the county "contains six or eight good-sized towns, connected among themselves and with other counties in North and South Carolina by telephone; [sic] is traversed by eight or ten railroads, is full of saw mills, and talks a great deal about cotton factories ...." In that same year talk became reality with the founding of the Lumberton Cotton Mill, the first of four large, successful mills established in the county seat during the years immediately preceding the First World War. Robeson County's earliest textile ventures represent a time of significant growth in that industry. Between 1885 and 1914 the number of mills in North Carolina increased from 60 to 293, and the state ultimately led the South in the production of yarn, cloth, and related manufactures. Viable textile mills had existed in North Carolina from the early nineteenth century, but the "New South" philosophy translated the industry into a tool for rehabilitating, rather than simply supplementing the state's predominantly agricultural economy.

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<sup>2</sup> In North Carolina the "New South" philosophy was so closely associated with the textile industry that its implementation became known as the "cotton mill campaign." In addition to the sources already cited, the following section relies primarily upon Brent D. Glass' *The Textile Industry in North Carolina* (1992).

Many of the same factors that encouraged the cotton mills of the early 1800s sustained the expansion of the North Carolina textile industry at the end of the century and into the next. Proximity to cotton production, as well as to sources of lumber and minerals, the availability of water power, a mild climate, a supply of local, low-wage workers, and local capital and ownership became even more compelling inducements with the advent of the railroads, steam and electric power, and a belief in the revitalizing potential of industry. While it began operating in 1918, the Red Springs Cotton Mill more precisely belongs to the post-war era of North Carolina textile activity. By 1921 the number of mills in the state reached 343, and demand continued to rise. It was during the 1920s that southern mills finally surpassed in production those of New England, the country's venerable region of textile manufacturing.

### *Mills and Mill Villages*

The textile industry transformed the economy of North Carolina and exerted an equally profound effect on the state's built environment. The earliest mill buildings clung to the banks of the rivers and streams from which they obtained power.<sup>3</sup> Utilitarian, multi-storied, gable-roofed structures usually of frame or log, though sometimes of brick, they were generally indistinguishable from the grist- or sawmills next to which they often stood. The gradual adoption of steam and electric power and, especially, a new attentiveness to fire prevention changed the cotton mill into a more specifically recognizable building type. Inspired by the promise of lowered insurance costs, as well as heightened safety, textile companies began to construct their mills according to the "slow-burn" model.<sup>4</sup>

In "slow-burn" buildings thick, exterior brick walls enclosed an interior framing system of heavy hardwood timbers, all materials calculated to resist rapid consumption by fire and retain structural integrity even when partially burned. Similarly, low-pitched or flat roofs covered with tar and gravel or other composition materials provided a less-flammable alternative to the shingled, more structurally complex gabled variety. Also

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<sup>3</sup> Textile mill buildings in ante-bellum North Carolina are profiled in Glass, *Textile Industry*, pp. 16-17 and Lowell McKay Whatley, Jr., *The Architectural History of Randolph County, North Carolina* (1985), pp. 16-17, 28-37.

<sup>4</sup> Developed by the mutual insurance companies and mill owners of New England starting in the 1830s, "slow-burn" principles of construction joined the long list of technological and managerial solutions adopted by North Carolina mills from the northern region's well-established industry. The following discussion is drawn mainly from Glass, *Textile Industry*, pp. 38-40; Peter R. Kaplan, *The Historic Architecture of Cabarrus County North Carolina* (1981), pp. 28-29; D.A. Tompkins, *Cotton Mill, Commercial Features. A Textbook for the Use of Textile Schools and Investors* (1899), pp. 158-170; and William A. Radford, et al., *Framing - A Practical Manual ...* (1909), pp. 275-298.

essential in "slow-burn" construction was the minimization or isolation of small, confined spaces, those pockets and corners where flammable dust and fibers might accumulate. As in earlier mills, massive, belt-driven machinery dictated multiple stories and high, open, principal interior spaces like spinning and weaving rooms. Secondary interior spaces -- boiler rooms, cotton storage rooms, stairwells -- were particularly susceptible to combustion and thus isolated with brick fire walls and metal fire doors, or reestablished as ancillary buildings. Wooden flooring was applied in multiple and crosswise layers to retard flames, as well as contain the water used in combating them (Figure 4). The belt- or stair-tower appeared as an especially distinctive feature, breaking out from the main, rectilinear profile of the mill, often ornamented with corbelled or crenellated brickwork, and usually incorporating a water-tank in its upper regions to supply a sprinkler system. Many large, typically segmentally-arched windows, sometimes supplemented with monitors or "saw-tooth" roof sections, supplied natural light and ventilation to the various work spaces within.

The Columbia Manufacturing Company mill complex in Ramseur, Randolph County (National Register) illustrates an incremental adoption of "slow-burn" elements for a large, water-powered facility.<sup>5</sup> The original, two-story, brick section dates to about 1850 and received extensive additions during the 1880s and early years of the twentieth century. A stair tower, metal framing components, and a free-standing, compartmentalized warehouse figure among the safety features introduced during the various stages of building. Interestingly, the builders did not relinquish the gable roof, though truss systems remain exposed and accessible in most interior spaces. Alternate sources of power freed many of the later mills from the rural riversides and allowed them to occupy urban and suburban locations, usually adjacent to railroad lines. Typical is the Sanford Cotton Mill, located next to the Seaboard Railroad tracks in downtown Sanford, Lee County. The building incorporated virtually all of the "slow-burn" components in its 1900 design and construction.<sup>6</sup>

Given the prevalence of water-powered mills throughout the nineteenth century -- and their continued creation and use into the early decades of the twentieth century -- it is not surprising that the initial expansion of the North Carolina textile industry took place in a myriad of isolated settings. At first, workers journeyed daily to the mills from their homes in the surrounding countryside. As the need for operatives increased and multiple-shift workdays developed, mill owners soon recognized the potential commercial benefits of providing employee rental housing

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<sup>5</sup> Whatley, pp. 86-87.

<sup>6</sup> J. Daniel Pezzoni. *The History and Architecture of Lee County, North Carolina* (1995), pp. 101-102, 263.



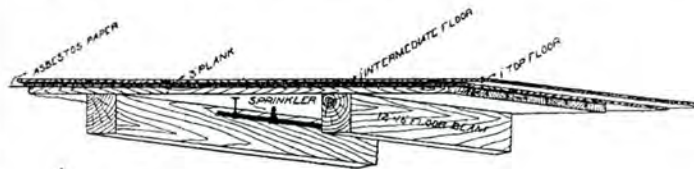


Fig. 55.—Mill Floor.

Fig. 55 is a general view of a mill floor, showing the heavy timbers, with the thick floor, the intermediate floor and the top floor. This engraving also shows the manner of running the sprinkler piping.

It is an excellent plan to use uniform size timbers throughout construction, to the greatest extent possible, even to the extent of using timbers too heavy for the purpose in many cases. For example, floor timbers for first story might be required 12x16, 25 feet long for centre spans, and 12x16, 26 feet long for outer spans. Upper floors might require only 12x14, and the roof might require only 10x14, 25 feet long for centre spans, and

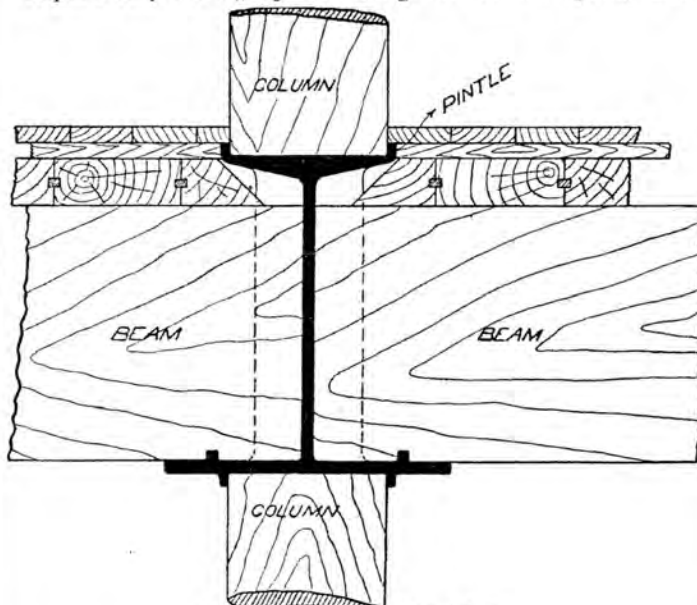


Fig. 56.—Base, Pintle and Cap.

### Figure 4. "Slow-burn" Floor Construction.

This water-, dust-, and fire-tight mill floor is composed of a base or underfloor of 3" x 8" splined planks overlaid with sheets of asbestos paper and finished with two crosswise layers of 1" x 4" or 1" x 6" jointed flooring. Also illustrated is a method employing cast iron "caps and pintles" for insuring that interior "columns" are positioned directly above and thus supported by interior columns, rather than by structurally less-reliable floor joists.

From D.A. Tompkins, *Cotton Mill, Commercial Features. A Textbook for the Use of Textile Schools and Investors* (1899).

immediately adjacent to the workplace. Mill housing proved an effective inducement for financially besieged artisans and farm laborers to take up "public work," that is, wage-based employment. By granting houses according to number of occupants -- one worker per room, two workers per three rooms, and similar equations -- mill owners encouraged entire families to join the workforce. If residence in a "mill village" bestowed certain physical and logistical comforts, it also imposed social and economic constraints. Proximity to the mill subjected private lives to scrutiny, and company-supplied schools, stores, churches, and other services and activities further defined and perpetuated the workers' dependent role in the paternalistic management system favored by the textile industry. A tangible expression of what was, at best, a kind of benevolent tyranny, the mill village became a familiar presence in the piedmont and southern coastal plain of North Carolina even before the nineteenth century ended.<sup>7</sup>

The earliest mill villages, a few built during the decades immediately preceding and most following the Civil War, perched on riverside hills, their streets conforming to the contours of the terrain.<sup>8</sup> The "mill hills" contained standardized, single-family dwelling houses of frame construction, generally one-story in height and gable-roofed, with traditional plans of two to four or five rooms and sometimes a rear ell. Conventionally deep and narrow, each domestic lot in a village included space for a garden and keeping animals to the rear of the dwelling, features calculated to appeal to the predominantly country-bred mill workers. The surviving center-hall, saddlebag, and other two-room, side-gabled structures of the Bynum mill village in Chatham County and the larger Glencoe mill village (National Register) in Alamance County, both created during the late 1870s and early 1880s, testify that the typical mill house was inexpensively built, virtually devoid of ornament and individuality, and usually lacking in amenities like indoor plumbing and electricity. Supervisors and other managerial types sometimes lived in the mill village. Their houses, like those of the rank and file, unmistakably reflected their positions in the industrial hierarchy, most often through numbers of stories and rooms and the presence of decorative elements and finishes.

As mentioned earlier, steam and electric power, as well as an expanding rail network, eventually permitted textile mills to locate near or even within established towns and cities. Such comparatively developed places,

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<sup>7</sup> The small, independent mill and its adjacent village of single-family houses represents yet another import from New England, where the arrangement was known as the "Rhode Island system." Glass, *Textile Industry*, pp. 17-19 and Brent Glass, "Southern Mill Hills: Design in a 'Public' Place," in *Carolina Dwelling* (1978), ed. by Doug Swaim, pp. 138-139.

<sup>8</sup> The physical characteristics of early mill villages are discussed in Glass, *Textile Industry*, pp. 17-19; Glass, "Southern Mill Hills," pp. 139-141; and Whatley, pp. 32-37.

however, could not provide sufficient and proximate housing for workers, and the industrial village remained crucial to the continuing success of North Carolina's mills. That success was celebrated and, to a certain degree, codified in journals like the *Manufacturer's Record*, published in Baltimore beginning in 1882, and books like *Cotton Mill, Commercial Features* by the Charlotte industrialist Daniel A. Tompkins, published in 1899. This sharing of proven industrial experience and a growing concern for increasing efficiency influenced the design of mill villages during the closing years of the nineteenth and, especially, the early years of the twentieth centuries.

Many mill owners heeded Tompkins' call for "cleanliness and neatness inside the mill and well kept grounds and surroundings outside" and "attractive and comfortable habitations for cotton mill operatives" principally in hopes of encouraging a rise in production levels by improving physical conditions.<sup>9</sup> New villages conformed to regular, grid-like plans and sometimes included refinements like sidewalks, paved streets, baseball fields, and street plantings. Fostering some sense of the countryside remained important even in the most urban locations, so deep lots and their garden areas, as well as single-family houses of frame construction continued as key features. Concerning the latter, Tompkins observed that

it was formerly the custom to build for operatives long rows of houses exactly alike, and in most cases adjoining one another. But it has transpired that this is not the best plan. Different families have different tastes, and as operatives grow in intelligence and prosperity, this differentiation in taste becomes more marked.<sup>10</sup>

In addition to proving that a rather heavy-handed paternalism continued to be the management style of choice, this passage alludes to a profound change just then underway in the design of mill housing. Villages established around the turn of the century and later contained houses of consciously varied appearance. Variety was achieved primarily through plan type, reinforced by exterior paint schemes and applied ornament.

The Springfield mill village in Scotland County illustrates the diversification in housing design increasingly considered an ideal by the southern textile industry. Developed primarily during the 1920s, the village by 1930

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<sup>9</sup> Tompkins, pp. 38 and 117. The physical characteristics of later mill villages are discussed in Glass, *Textile Industry*, pp. 40-42; Glass, "Southern Mill Hills," pp. 143-147; Kaplan, pp. 31-37; Jennings J. Rhyne, *Some Southern Cotton Mill Workers and their Villages* (1930), especially pp. 7-9, 24-26, 54-56, 60-63, 122-141; and Tompkins, pp. 116-118.

<sup>10</sup> Tompkins, p. 116. In his textbook, Tompkins includes floor plans for a variety of domestic structures, such as a "three-room gable house" and a "six-room narrow house." Figures 32, 33 and 40.

contained approximately fifty houses ranged along gridded streets and was thus of more or less average size. The single-story, framed buildings assumed a number of different forms, including four-room, double-pile structures with high, hipped or pyramidal roofs; two- and three-bay, double-pile dwellings with either side- or front-gables; and cross-gabled (L-shaped or "bent") houses of comparable proportions. The availability of inexpensive building materials and awareness of nationally endorsed architectural trends certainly contributed to the adoption of such house types -- and also the simpler versions of the bungalow -- particularly in the 1910s and 1920s. Mill owners' aspirations and resources, however, constituted the driving force, most dramatically realized in unusually vast, formally designed, model mill towns like Kannapolis in Cabarrus County.<sup>11</sup>

While a greater attention to style and comfort found expression in new and also existing villages, it was far from universal, and much mill housing remained antiquated, unimproved, or generally dilapidated. Growing economic weaknesses in the textile industry were compounded by the Great Depression, and management gradually abandoned paternalism in favor of aggressive cost-cutting measures like reducing the workforce and cutting wages. Building and maintaining housing no longer seemed to be a profitable investment or even a practical necessity, and beginning in the mid-1930s mill owners across North Carolina started to sell their domestic properties. Thanks to improved roads workers ceased to be constrained in their choice of residence. Many mills discovered that the funds once reserved for housing needs were more constructively applied to meeting the provisions of the minimum wage legislation passed by Congress in 1938, as well as other demands made by their increasingly savvy employees. Interestingly, home ownership was viewed by the textile industry as an effective way of discouraging union membership or, indeed, any challenge to the status quo. It proved a miscalculation. Most, if not all, mill housing was purchased initially by mill workers, but the industrial village had lost its power as a means of social control.<sup>12</sup>

### *The Red Springs Cotton Mill and Village*

The twenty-four founding stockholders in the Red Springs Cotton Mill Company hoped the venture would yield both civic and personal benefits.<sup>13</sup> They were predominantly local people of some wealth and position and included a number of investors, owners, and executives

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<sup>11</sup> Survey files, NCHPO, Raleigh; Kaplan, pp. 160-162.

<sup>12</sup> Rhyne, pp. 26, 135-137; Glass, *Textile Industry*, pp. 40, 59-76, 83-85; Glass, "Southern Mill Hills," p. 148.

<sup>13</sup> A brief account of the "Red Springs Mill" appears in *Red Springs North Carolina: The First 100 Years*, pp. 63-64. See pages 23, 27-31 of this report for the specific public records used to trace the mill's establishment and evolution.

associated with textile mills in Lumberton, St. Paul's, and Fayetteville, as well as the mayor of Red Springs. While surely not adverse to realizing a return on their investment -- and first to profit was the mayor, from whom the new company purchased a large tract of land -- the stockholders also believed that a cotton mill might significantly assist their town's troubled economy. Certainly those stockholders with first-hand experience of the textile industry testified to the success of the "cotton mill campaign" elsewhere in Robeson County and helped to inspire the Red Springs effort. It also seems likely that their expertise informed many decisions about the configuration and operation of the new mill. According to the 1917 certificate of incorporation, two of the fledgling company's objectives were the construction of a cotton mill and "dwelling and tenant houses." The mill building was quickly in place by the end of 1918, but the village appears to have been created somewhat later, at the end of the 1920s.

The Red Springs Cotton Mill was located about one mile west of the town, immediately south of the railroad line. The site answers Tompkins' recommendation that

if the matter of building up a town is to be considered, a mill located just outside the incorporate limits will escape city taxation and other disadvantages, and at the same time contribute to the city's trade.<sup>14</sup>

The residential area which developed south of the mill -- with its serviceable housing, church, and athletic field -- conformed to one of the four types of communities identified by the sociologist Jennings J. Rhyne in 1930, namely the suburban mill village. Like the mills served by such villages, the Red Springs Cotton Mill was not the only industry in town, but it soon became a leading employer in its part of the county.<sup>15</sup> It experienced the vicissitudes of the southern textile industry through a succession of individual and corporate owners, yet remained a defining presence in the local economy. Even after the sale of the village houses in the early 1940s, the community expanded to the east, and the entire area around and including the mill, home to 972 people, was annexed by the town of Red Springs in 1964.

In 1961 the incorporation of Flora Macdonald College into the new St. Andrews College in nearby Laurinburg threatened the town's long-established position as an educational center. The challenge was met as the Red Springs facility reopened in 1965 as Vardell Hall and continues today as Flora Macdonald Academy. Sustaining the industrial aspect of the town's municipal identity ultimately proved less successful. In 1985 " a

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<sup>14</sup> Tompkins, p. 34. See pages 18-26 of this report for a description of the mill building and its village.

<sup>15</sup> Rhyne, pp. 54-56; *Population and Economy - Red Springs, North Carolina*, pp. 6, 44-45.

real economic blow was dealt to the community" when the Red Springs Cotton Mill, then and still owned by Deering-Milliken, Inc., ceased operation and 250 people consequently lost their jobs.<sup>16</sup> Since then the company has leased the mill building periodically as a warehouse for a variety of manufactured goods. The former mill village, however, remains a cohesive and vital residential district of Red Springs.

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<sup>16</sup> *Red Springs North Carolina: The First 100 Years*, pp. 64 and 96. Textile manufacturing remains a prominent industry in Robeson County today, centered in Lumberton where it was introduced (*North Carolina Business Directory* (2000)).

**PROPERTIES EVALUATED**

**AND**

**CONSIDERED ELIGIBLE**

**FOR THE**

**NATIONAL REGISTER**

**OF**

**HISTORIC PLACES**

## Red Springs Cotton Mill and Mill Village

**Description.** Collectively identified as property number 7 in the NCDOT survey, the Red Springs Cotton Mill and Mill Village are located approximately one and one quarter miles (2.01 kilometers) southwest of the center of Red Springs (Figure 3). The mill building sits just southeast of the Seaboard Coast Line Railroad tracks and the village extends, in turn, to the southeast and east of the mill (Figure 5). The original section of the village, southwest of Graham Street, occupies approximately 32.83 acres (13.29 hectares), while the newer, eastern area adds about 30.30 acres (12.26 hectares) to the residential district.<sup>17</sup> The mill and its associated features are situated on approximately 8.26 acres (3.34 hectares).

The mill building is a one-story brick structure, expanded mainly at the east and south to its current dimensions of approximately 332 feet (101.2 meters) by 1108 feet (337.7 meters) (Figure 6 A&B). Walls laid up in five-course American common bond rest on a poured concrete foundation expressed as a narrow base course on and near the east or main elevation. The walls encompass a flat roof in a continuous, shallow parapet -- on the main elevation they rise and fall in an asymmetrical series of broad steps -- and are finished with an unadorned concrete coping. The long elevations (north and south) are punctuated by projecting, rectilinear bays of various dimensions, all expressions of functional needs within the building (Figure 7). Windows are metal-louvered and quite small when compared to the infilled openings visible in the building, suggesting the presence of electric light and absence of air conditioning (Figure 8). The present main entrance at the eastern end of the south elevation is served by double doors and a transom of metal-framed plate glass, set within a simple, trabeated surround of brick and concrete (Figure 8).

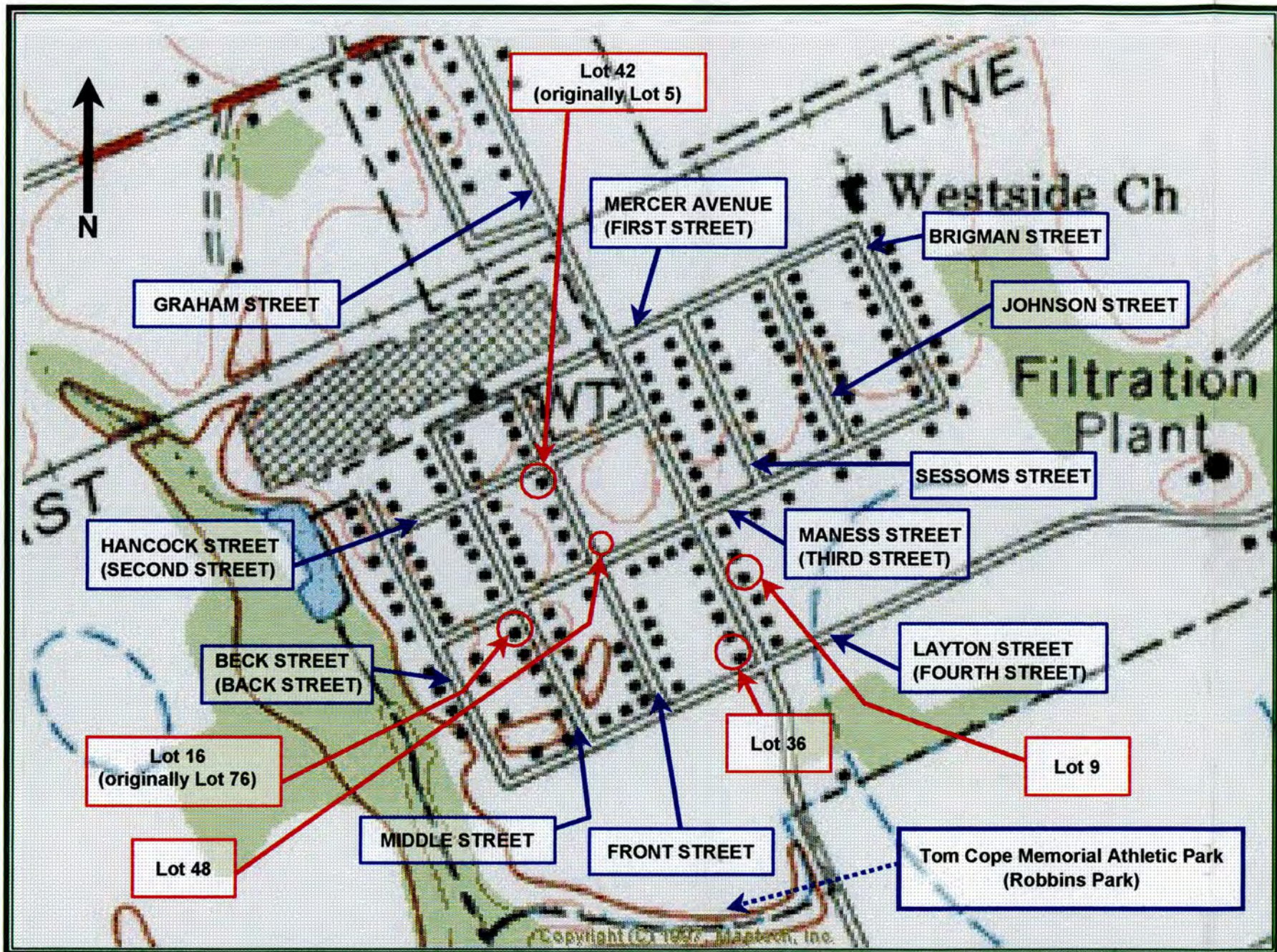
Access to the interior of the mill was not achieved, but the 1991 plan supplied by the Red Springs town manager indicates its spatial and functional organization (Figure 7). The town manager also confirmed that the building retains its wooden floors. In 1979, the Red Springs Community Appearance Committee conducted a survey of the town's historic buildings. This survey noted that the eastern half of the mill, then devoted to storage and shipping, contained interior posts of iron, while the western half, where manufacturing operations occurred, relied on wooden posts.<sup>18</sup> Auxiliary buildings currently include two prominent water towers

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<sup>17</sup> The chronology of the mill village is documented on pages 27-31 of this report. See also and compare Figures 5 and 13.

<sup>18</sup> Notes on Red Springs Mill (RB 98), Red Springs Historic Survey, Community





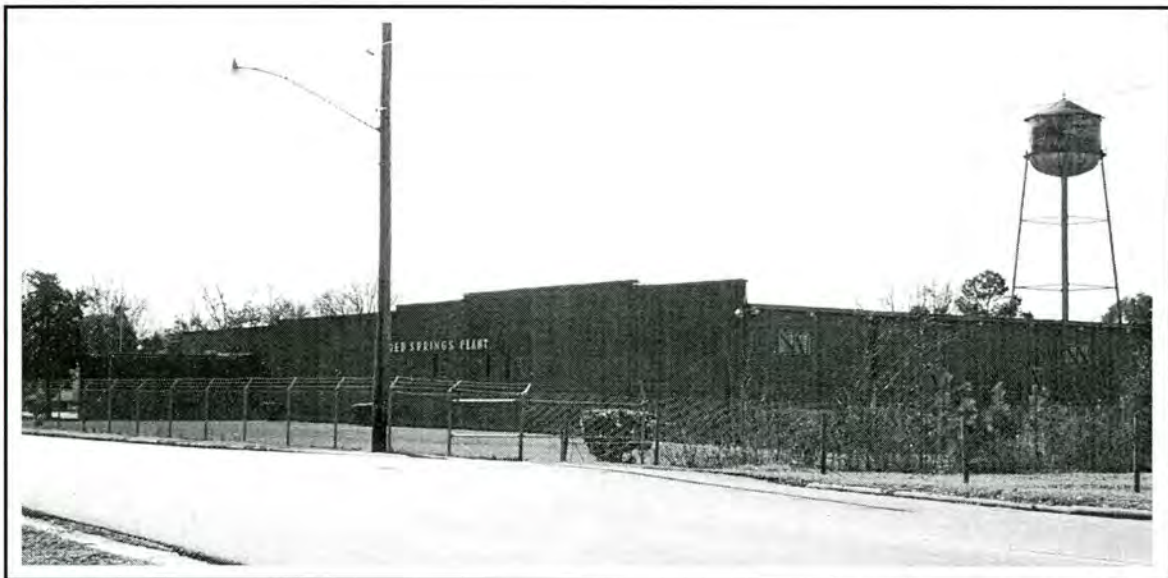
**Figure 5. Red Springs Cotton Mill Village. Current Site Plan.  
 Selected lots and street names - original designations in parentheses.  
 Red Springs (1974) USGS 7.5' quadrangle. Not to scale.**



**Figure 6A. Red Springs Cotton Mill.**

Detail of main (east) elevation showing stepped parapet, window openings, and signage.

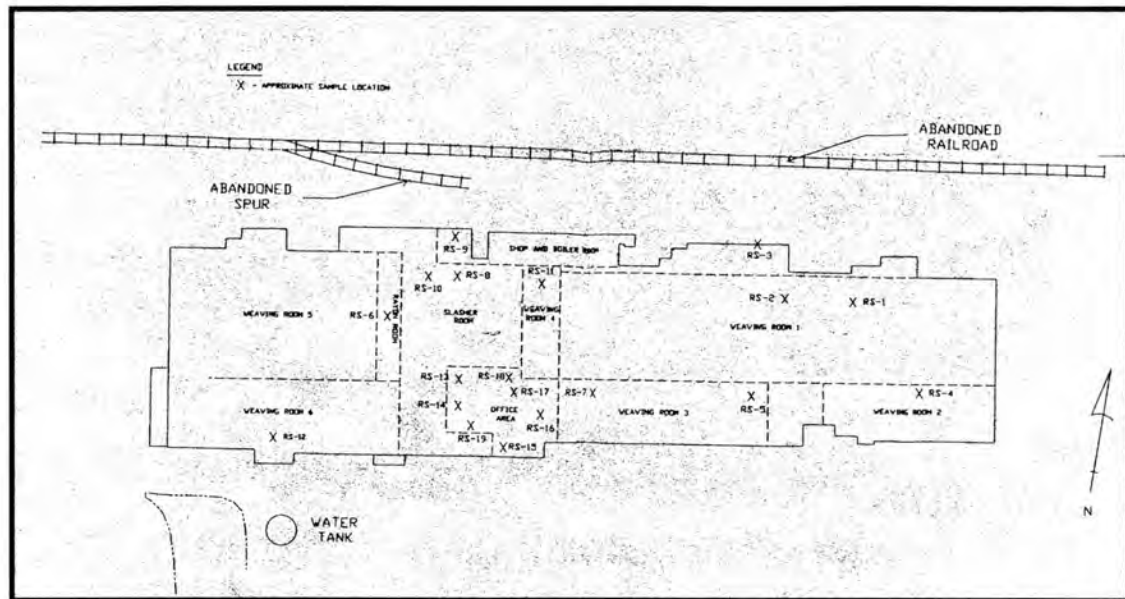
Photographed January 11, 2001.



**Figure 6B. Red Springs Cotton Mill.**

General view from the northeast along Graham Street.

Photographed January 11, 2001.



**Figure 7. Red Springs Cotton Mill - Current Floor Plan.**

Three remodellings -- during the late 1920s, the early 1940s, and the late 1950s -- extended the original 1918 building to the south and east. Though gradually dominated by weaving rooms, the mill once had a picker room at its westernmost end (where bagging and ties were removed from shipments of cotton, and fibers were initially blended) and an adjacent spinning room.

A separate warehouse stood just west of the mill building.

Such spaces were converted to other uses as the weaving of synthetics replaced the production of cotton yarns and fabrics at the Red Springs mill. Plan by Westinghouse Environmental and Geotechnical Services, Inc., 1991. Town Manager's Files, Town Hall, Red Springs, North Carolina.

## Windows

Because they let in  
light that would fade the cloth  
and, in summer heat  
that would fray the yarn,  
they were sealed.  
But the newer bricks show  
clearly where they had been.

The one I can see through  
is in this Friday envelope,  
my name cloudy under cellophane.  
Behind "Pay to the Order of" I live  
and these solid red numbers  
show clearly where I've been.

Michael Chitwood, *The Weave Room* (1998).



**Figure 8. Red Springs Cotton Mill - Windows.**

Detail of south elevation showing bricked-in window  
openings, as well as present main entrance.

Photographed January 11, 2001.

and a brick guardhouse, the latter displaying a deeply overhanging flat roof ornamented by an extruded aluminum cornice of modestly Moderne inspiration (Figure 9).

To the southeast and east of the mill building extends the grid of streets that defines the mill village. Each block is subdivided into long and narrow lots averaging 0.22 acres (0.09 hectares) in area. Houses of varied design occupy nearly every lot, each placed at one end of its lot and oriented towards an adjacent street. The houses are all one-story, framed buildings, originally resting on brick-pier foundations and sheathed with composition roofing and siding. Most appear to possess non-traditional, three- or four-room plans, as well as small and shallow front and rear porches.<sup>19</sup> Interior brick chimney stacks, six-over-six double-hung sash, and boxed cornices or simple board fascias are also shared features. The most prevalent form is the gable-roofed, double-pile house with a centered front door flanked by windows; in the newer, eastern section of the village the earlier three-bay façade is expanded to four bays and larger, louvered vents appear at both gable ends (Figure 10). L-shaped houses, clustered along the western and southern edges of the village, are both gabled and hipped (Figure 11 A&B).

Houses in the mill village have been altered in various ways. Foundations infilled with brick or masonry block, enlarged and enclosed porches, and replaced sash, doors, and siding of aluminum constitute the most common changes. Carports and other side and rear additions, as well as decorative features like window shutters, porch posts and railings, and paint schemes also differentiate the residences. Both the original and the later sections of the mill village appear to be largely intact, maintained, and fully occupied. The Westside Baptist Church moved to its new building (at the northeast corner of Mercer Avenue and Brigman Street) in 1954, and its earlier home (at the southeast corner of Middle and Maness (originally Third) Streets) now serves another congregation (Figure 12 A&B). The baseball field and its environs immediately southwest of the village, long known as Robbins Field when owned by the mill, continue to function as the Tom Cope Memorial Athletic Park.

**History.** The Red Springs Cotton Mill Company was incorporated on June 23, 1917.<sup>20</sup> Its founders, encouraged by similar ventures in Robeson

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Appearance Committee (1979), Survey Files, NCHPO. The western end of the mill is, in part, the oldest section of the building (see Figure 7). Both wooden and iron posts are options consistent with slow-burn construction principles.

<sup>19</sup> Red Springs Historic Survey, NCHPO.

<sup>20</sup> Robeson County Record of Corporations 1890-1918, vol. 2, pp. 566-569 (June 23, 1917). All public records cited subsequently may be assumed to originate in Robeson County. See also pages 8-9 and 14-16 of this report for a brief account of the mill in its Red Springs context.



**Figure 9. Red Springs Cotton Mill - Auxiliary Buildings**  
The guardhouse sits just south of the mill facing Graham Street.  
View is looking southwest towards the taller of the two water towers.  
Photographed January 11, 2001.



**Figure 10. Red Springs Cotton Mill Village - Representative Double-pile House.**  
Lot 42 (originally lot 5) from the northeast.  
Photographed January 11, 2001.



A.

**Figure 11. Red Springs Cotton Mill Village.  
Representative L-shaped Houses.**

A. Hip-roofed type on lot 9 (originally lot 60) from the southeast. B. Gable-roofed type on lot 34 (originally lot 17) from the southwest. Photographed January 11, 2001.



B.



A.

**Figure 12. Red Springs Cotton Mill Village - Church Buildings.** A. Westside Baptist Church (now Bright Hope Church) - built during the 1920s, remodelled around 1940 and later. Lot 16 (originally lot 76) from the northeast. B. Westside Baptist Church - built in 1954, remodelled in 1967 and 1984, from the southwest. Photographed January 11, 2001.



B.



County and elsewhere in North Carolina, hoped the mill would bolster a local economy weakened by the decline of the lumber industry. Within a few months the company purchased two adjoining tracts about one mile west of town and obtained the agreement of the Atlantic Coast Line Railroad "to construct and operate a certain Spur or Industrial Track over across and upon" its lands.<sup>21</sup> A local builder, Charlie Collins, constructed the mill, and production began with twenty-nine spinning frames in late 1918.<sup>22</sup> The Red Springs Cotton Mill Company never turned a profit and accumulated such debts that in 1926 it dissolved and offered its lands, buildings, machinery, raw materials, and finished goods at public auction. In February of that year, just days after its incorporation, the Dora Mill Company assumed control of the mill property.<sup>23</sup>

When the Dora Mill Company purchased the Red Springs mill, the building contained 160 looms. During its three-year ownership the company continued the expansion of weaving operations, enlarged the mill, added a number of support buildings -- probably a warehouse and perhaps an office -- and introduced electricity.<sup>24</sup> At its incorporation the company was empowered to

buy, lease or otherwise acquire land, to improve the same by the erection of mill buildings, dwellings and other buildings, or improvements thereon, by laying out and opening streets thereon, and by constructing sewerage or lighting system thereon, and by any and all other means to make the same comfortable, convenient and healthful; and to rent, lease, sell or otherwise dispose of same to its employees or others.<sup>25</sup>

By the time the Dora Mill Company sold the property, its improvements included "residences" and "tenements." Thus it appears, and is not inconsistent with the surviving physical evidence, that the development of the mill village started between 1926 and 1929.

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<sup>21</sup> The Red Springs Cotton Mill Company bought 28.86 acres from Mayor B.W. and Janie R. Townsend (Deed Book 6-S, pp. 488-489, October 12, 1917) and 27.15 acres from Judge J.N. and Catharine R. Buie (Deed Book 6-T, pp. 313-314, December 12, 1917); the railroad agreement is recorded in Deed Book 6-S, p. 507 (October 11, 1917).

<sup>22</sup> *Red Springs North Carolina: The First 100 Years*, pp. 63-64.

<sup>23</sup> Deed Book 7-Q, pp. 246-248 (February 15, 1926); Record of Corporations 1919-1946, pp. 335-339 (February 10, 1926). Like most small textile mills at the time, the Dora Mill Company attracted mainly local investors, including some of those who had championed the original mill venture. Its name was local too, as earlier in the nineteenth century Red Springs had been known as Dora.

<sup>24</sup> The Dora Mill Company relinquished ownership in transactions recorded (with the components of the property) in Deed Book 7-Z, pp. 1-5 (March 1, 1929).

<sup>25</sup> Record of Corporations 1919-1946, p. 335 (February 10, 1926).

On the eve of the Great Depression, in March of 1929, the Dora Mill Company transferred its tangible assets and its \$90,000 debt to Edwin Morgan of Morgan Mills in neighboring Scotland County. Morgan immediately conveyed his acquisition to the Charles Mill Company, incorporated just a month earlier.<sup>26</sup> For the first time since the establishment of the mill in 1917 its owners and most subscribers to its stock resided beyond the Red Springs region. The small, debt-ridden operation limped along until 1935, when a series of transactions provided yet another new owner, Charles D. Thoms and Company of New York.<sup>27</sup> With the ownership of Thoms and Company and its affiliate, Perennial Fabrics, Inc., the Red Springs mill came under corporate control, an arrangement increasingly typical in the textile industry beginning in the 1930s. The mill at this time also illustrates the diversification of product often undertaken in response to changing fashion and technological capabilities. The addition of silk and rayon fabrics to the established line of cotton goods, as well as the machines necessary for their production, had occurred by early 1938, when Thoms and Perennial sold the mill to the Red Springs Weaving Company. At the end of 1939 the Mid-State Cloth Mills, Inc. purchased the Red Springs mill complex and concluded a decade of frequent change in ownership and continued financial uncertainty.<sup>28</sup>

Since 1932 the Mid-State Cloth Mills, Inc. had been based in Newton in Catawba County, North Carolina, but officially reestablished its "principal place of business" at Red Springs in 1940. At approximately the same time, the company expanded the mill building to accommodate a total of 576 looms. The renovations necessitated the relocation of seven houses closest to the south side of the mill.<sup>29</sup> An even more dramatic change in the mill village occurred in 1941, when the houses became available for individual purchase. The Mid-State Cloth Mills conveyed 81 of the 82 lots in the village -- and the houses built on all but ten of them -- to the Hemp

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<sup>26</sup> Deed Book 7-Z, pp. 1-5 (March 1, 1929); Deed Book 7-S, pp. 5-7 (March 1, 1929); Record of Corporations 1919-1946, pp. 437-440 (February 26, 1929).

<sup>27</sup> Charles Mill Company to William F. Renner, Deed Book 8-N, pp. 425-426 (May 4, 1935); William F. Renner to Carolina Securities Corporation, Deed Book 8-N, pp. 427-428 (May 7, 1935); and Carolina Securities Corporation to Charles D. Thoms and Company, Deed Book 8-O, pp. 583-584 (July 19, 1935). Compared to nearby mills in St. Paul's and Lumberton, each containing 15-38,000 spindles, the Red Springs mill was indeed small with its 7000 spindles (*Complete Directory of North Carolina - The North Carolina Yearbook*, 1928 and 1933).

<sup>28</sup> Charles D. Thoms and Company to Perennial Fabrics, Inc., Deed Book 8-T, p. 539 (April 26, 1937); Charles D. Thoms and Company and Perennial Fabrics, Inc. to Red Springs Weaving Company, Deed Book 8-Z, pp. 35-38 (January 13, 1938); Red Springs Weaving Company to Mid-State Cloth Mills, Inc., Deed Book 10-C, pp. 5-6 (December 31, 1939) and Deed Book 10-B, pp. 352-354 (February 27, 1946 - later deed confirms earlier agreement).

<sup>29</sup> Record of Corporations 1919-1946, vol. 4, pp. 309-311 (July 16, 1940) and pp. 315-320 (November 17, 1932); Red Springs Historic Survey, NCHPO.

Housing Company (Figure 13).<sup>30</sup> Exempted from the transfer were various easements and rights-of-way for existing and future utility lines, hydrants, and a water tank, as well as the lot occupied by the Westside Baptist Church. The company also dedicated the village streets to public use. While Hemp Housing now owned the properties, the Mid-State Cloth Mills still exerted control over the provisions of the sales, at least of the initial transfers during the 1940s. For example, in 1941 Hubert L. and Esther P. Williams purchased lot 5 (see Figures 5 and 10) and agreed that

so long as the hedge remains on the lot, the grantee agrees to keep it clipped and if he fails to do so, the Mid South [*sic*] Cloth Mills, Incorporated, through such person as it may designate, shall have the right to enter the premises and clip the hedge.<sup>31</sup>

The old managerial paternalism also echoes in a restriction on building anything other than dwellings and domestic outbuildings and a prohibition on selling or leasing the property to African-Americans.

The sale of mill village properties, as well as the continued expansion of the area to the east, had been anticipated at least as early as 1939. In that year the Red Springs Weaving Company transferred an undeveloped lot (at the northeast corner of Front and Third Streets) to a private owner.<sup>32</sup> New residential construction intensified during the years immediately following the Second World War and eventually more or less doubled the village in area and number of houses (Figure 5).<sup>33</sup> The Mid-State Cloth Mills retained considerable involvement in the growth of the village, as a 1946 agreement with Hannah and E.H. Alexander illustrates.<sup>34</sup> The company conveyed a vacant lot to the Alexanders, who in return were to finance the construction of a house using a contractor and building plans specified by Mid-State. The company also reserved the right to select the tenant and to purchase the property if the Alexanders had not sold it to an approved mill employee within four years. Further evidence of the post-war development of the area is the relocation of the Westside Baptist Church. The mill provided a large lot in the eastern section of the village, on which the Church completed its new building in 1954. Westside Baptist had occupied and periodically remodelled a former school building at the

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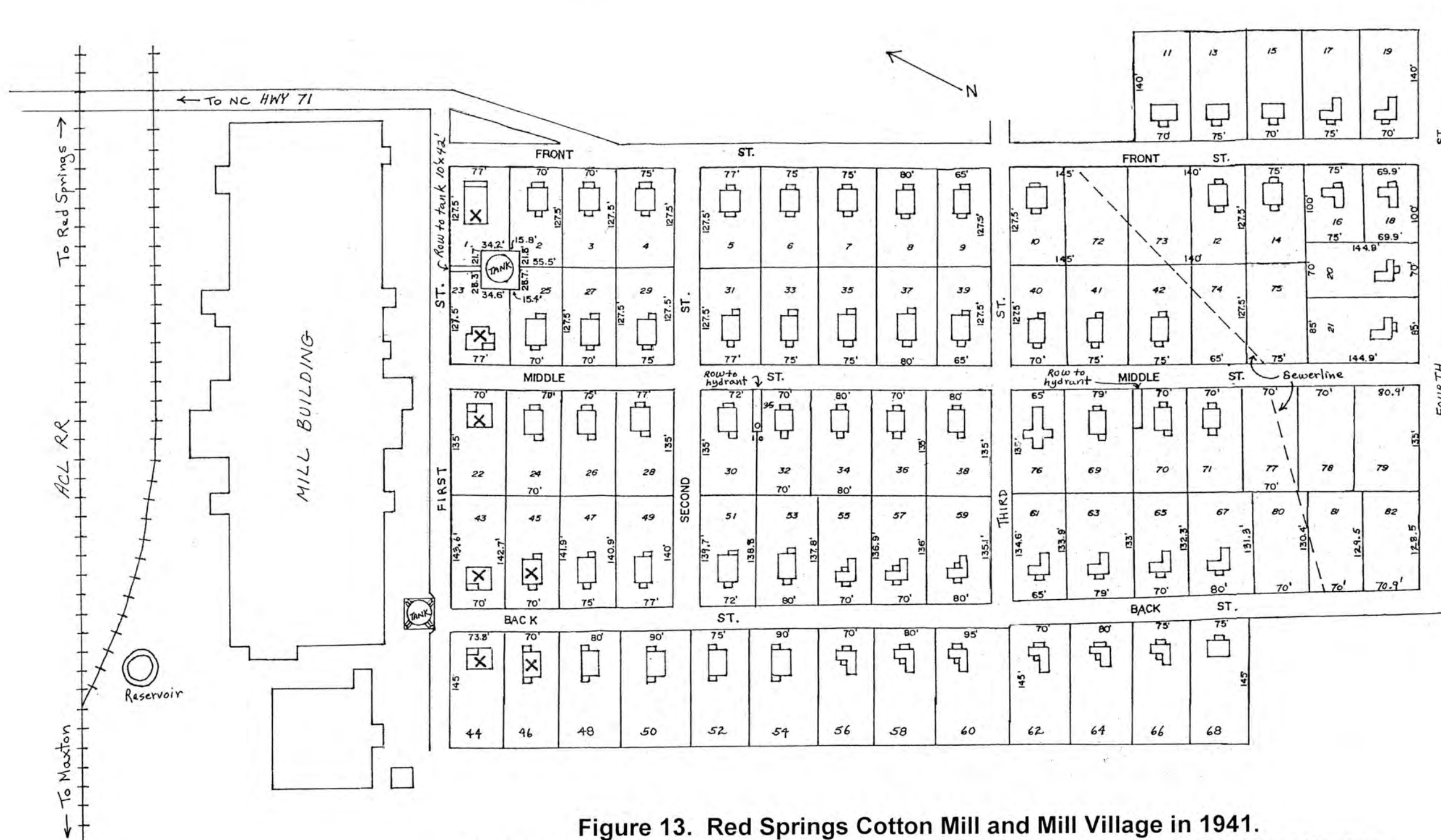
<sup>30</sup> Deed Book 9-K, pp. 192-193 (October 20, 1941) and Map Book 5, p. 25 (October 16, 1941).

<sup>31</sup> Deed Book 9-K, pp. 292-293 (October 22, 1941). The property is Lot 42 on current Tax Map No. 14.

<sup>32</sup> Deed Book 9-E, pp. 52-53 (November 17, 1939). The property is Lot 48 on current Tax Map No. 14.

<sup>33</sup> For example, the house on Lot 36, at the northwest corner of Graham and Layton (formerly Fourth) Streets, was built in 1945 and renovated in 1950. Tax Map No. 18 and Tax Records for 2000.

<sup>34</sup> Deed Book 10-C, p. 310 (March 29, 1946). The property is Lot 9 on current Tax Map No. 14. Mid-State entered into several agreements with the Alexanders for houses of four, five, and six rooms.



**Figure 13. Red Springs Cotton Mill and Mill Village in 1941.**

Site plan showing extent of development. Redrawn (not to scale) from "Property of Hemp Housing Company, Red Springs Unit, Red Springs, N.C.," 1"=100', C.S. Kirby, Engineer.

Robeson County Map Book 5, page 25, October 16, 1941.

Houses removed for expansion of the mill building during the 1940s are identified with an "x" (not on original plan).

southeast corner of Middle and Third Streets in the original village since 1926.<sup>35</sup>

The Mid-State Cloth Mills, Inc., reconstituted as Robbins Mills, Inc. in 1947, owned and operated the Red Springs mill for fifteen years until it merged with American Woolen Company to form Textron American, Inc. in 1955.<sup>36</sup> Textron American or Textron, Inc., headquartered in Providence, Rhode Island, simultaneously became affiliated with Amerotron Corporation of New York.<sup>37</sup> Textron acquired not only the mill complex, but associated water and sewage disposal plants, and the remaining residential properties. During the mid-1950s the mill expanded once again, this time to accommodate 1117 looms for the manufacture of synthetics and various blended fabrics for clothing, curtains, and umbrellas.<sup>38</sup> In 1963 Textron sold its Red Springs holdings to Deering Milliken, Inc. of Spartanburg, South Carolina.<sup>39</sup> Further product specialization -- Milliken's "Red Springs Plant" produced filament weaving for lining fabrics -- ultimately failed to sustain the mill in the wake of foreign competition, technological change, and the various other factors that contributed to the decline of the southern textile industry that started in the 1960s.<sup>40</sup> Milliken closed the Red Springs facility in 1985 and subsequently sold some of the adjacent lands, including the baseball field, to the Town of Red Springs.<sup>41</sup> Today individual properties in the mill village are largely in private hands, while Milliken still owns the mill and its immediate surrounds and leases the building as a warehouse.

**Evaluation.** For purposes of compliance with Section 106 of the NHPA, the Red Springs Cotton Mill and Mill Village are considered eligible for the National Register of Historic Places. As their component properties are

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<sup>35</sup> *Red Springs North Carolina: The First 100 Years*, pp. 26-27. The property is Lot 76 on the Hemp Housing Company plat, Map Book 5, p. 25 (October 16, 1941) and Lot 16 on current Tax Map No. 14. The church appears to have derived its name from its location in the sometimes so-called "Westside Community." See also Figure 12.

<sup>36</sup> Record of Corporations, vol. 5, p. 448 (1947); Deed Book 11-W, pp. 245-245D (February 24, 1955); Deed Book 12-C, pp. 95-95E (October 10, 1955); and Deed Book 12-G, pp. 137-137A (September 1, 1955).

<sup>37</sup> Deed Book 11-Z, pp. 200-200L (February 24, 1955); Deed Book 12-N, pp. 10-10B (June 21, 1956).

<sup>38</sup> Red Springs Historic Survey, NCHPO.

<sup>39</sup> Deed Book 14-S, pp. 122-122D and 123-123D (April 16, 1963).

<sup>40</sup> Red Springs Historic Survey, NCHPO; Glass, *Textile Industry*, pp. 91-96.

<sup>41</sup> *Red Springs North Carolina: The First 100 Years*, pp. 64 and 96; Deed Book 613, pp. 175-178 (November 11, 1986).

interrelated both historically and functionally, the mill and mill village constitute a historic district. The district qualifies for eligibility under Criteria A and C as significant both locally and regionally in the areas of industry, community planning and development, and architecture.

The Red Springs Cotton Mill and Mill Village is **eligible** for the National Register of Historic Places 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 pre-history or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or the 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.*<sup>42</sup> The Red Springs Cotton Mill and Mill Village are expressions of the "cotton mill campaign," a defining feature of North Carolina's late-nineteenth- and early-twentieth-century development. For the town of Red Springs, as for many others throughout the state, a textile mill promised commercial benefits locally, as well as a contribution to the diversification and advancement of the state's economy. The Red Springs mill was the largest industry and principal employer in the town and northern Robeson County for nearly seven decades. Its founding rescued Red Springs from decline and its continued presence augmented the town's population, physical size, and prosperity.

The Red Springs Cotton Mill and Mill Village 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 for significance 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.* The district does not illustrate the activities of any particular person notable in national, state, or local contexts.

The Red Springs Cotton Mill and Mill Village is **eligible** for the National Register under Criterion C (design/construction) for its architectural significance. *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;*

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<sup>42</sup> National Park Service, *National Register Bulletin 15* (1991), p. 12. All subsequent definitions of the criteria are drawn from this source.

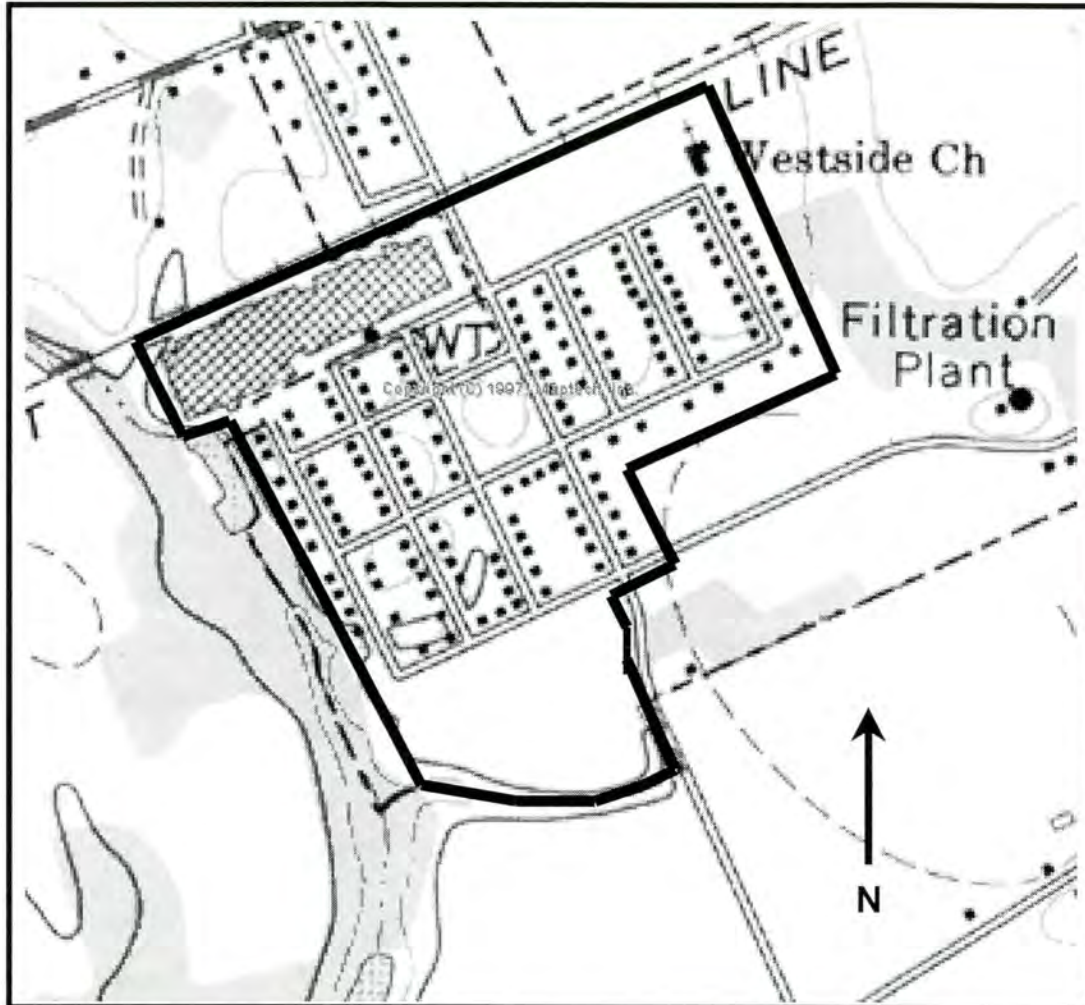
3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components lack individual distinction. The principles of design and construction developed for mill buildings and associated housing during the late nineteenth century are all present in the Red Springs mill and its village. The mill was built according to the "slow-burn" method of construction, and its floor plan and surviving auxiliary structures were devised to meet particular requirements of textile production. The placement, layout, and scale of the village, as well as the siting and form of its buildings, conform to the "suburban" model of such residential areas and reflect the managerial philosophy that characterized the textile industry into the twentieth century. While the structures and open spaces that comprise the district are not individually distinguished, they collectively achieve a clearly recognizable identity as a well planned and realized industrial landscape.

The Red Springs Cotton Mill and Mill Village 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.* The conventional siting, plan, and construction of the district are not likely to yield any new information pertaining to the history of building design or technology.

The Red Springs Cotton Mill and Mill Village district retains the location, spatial organization, and design features that constitute its historical identity. Similarly uncompromised mills and mill villages established during the early years of the twentieth century appear to be fast disappearing, at least in the Red Springs region. For example, the Springfield Mill Village in nearby Scotland County, part of another "suburban" complex developed in the 1920s, once resembled the Red Springs village in size and house design. The loss of a great number of its buildings has essentially erased its distinctive profile. Many of the Red Springs houses, especially in the older section of the village, have been modified, but changes are largely superficial and basic forms remain intact. The district has lost very few structures and gained no intrusions, so its collective appearance remains virtually unaltered. The relationship among its components is substantially unchanged and the overall condition of the district is good. While the mill no longer serves its historical purpose, the village properties are all occupied as originally intended. Mills and mill villages created during the early twentieth century are not well represented in the survey record (unpublished and published), but the Red Springs district possesses sufficient historical integrity to qualify as a significant example.

**Boundary.** The National Register boundary for the Red Springs Cotton Mill and Mill Village district is determined by the present-day parcels containing the historic features that directly contribute to its significance. The use of existing legal boundaries is appropriate because they are consistent with the historical partition and ownership of the area, as well as its remaining integrity. The district is roughly bound by the Seaboard Coast Line Railroad right-of-way at the northwest, the rear property lines of Brigman Street at the northeast, the expanse of Tom Cope Memorial Athletic Park at the southeast, and the rear property lines of Beck (formerly Back) Street at the southwest. The district boundary is more precisely defined in Figure 14. The legal boundaries are recorded on current tax maps Numbers 14, 15, and 18 held at the Robeson County Office of Tax Supervisor in Lumberton. The district contains 87.06 acres (35.23 hectares).





**Figure 14. Red Springs Cotton Mill and Mill Village  
- Proposed National Register District Boundary.**  
Red Springs (1974) USGS 7.5' quadrangle. Not to scale.

**PROPERTIES EVALUATED  
AND  
DETERMINED NOT ELIGIBLE  
FOR THE  
NATIONAL REGISTER  
OF  
HISTORIC PLACES**



**Figure 15A (above) and 15B (below). Property 1 - House and Barn.**  
The property has been determined not eligible for the National Register  
because it is neither historically nor architecturally significant.  
Photographed August 24, 2000.





**Figure 16. Property 2 - House.** The property has been determined not eligible for the National Register because it is neither historically nor architecturally significant. Photographed August 24, 2000.



**Figure 17. Property 3 - House.** The property has been determined not eligible for the National Register because it is neither historically nor architecturally significant. Photographed August 24, 2000.



**Figure 18. Property 4 - House.** The property has been determined not eligible for the National Register because it is neither historically nor architecturally significant. Photographed August 24, 2000.



**Figure 19. Property 5 - Chapel.** The property has been determined not eligible for the National Register because it is neither historically nor architecturally significant. Photographed August 24, 2000.



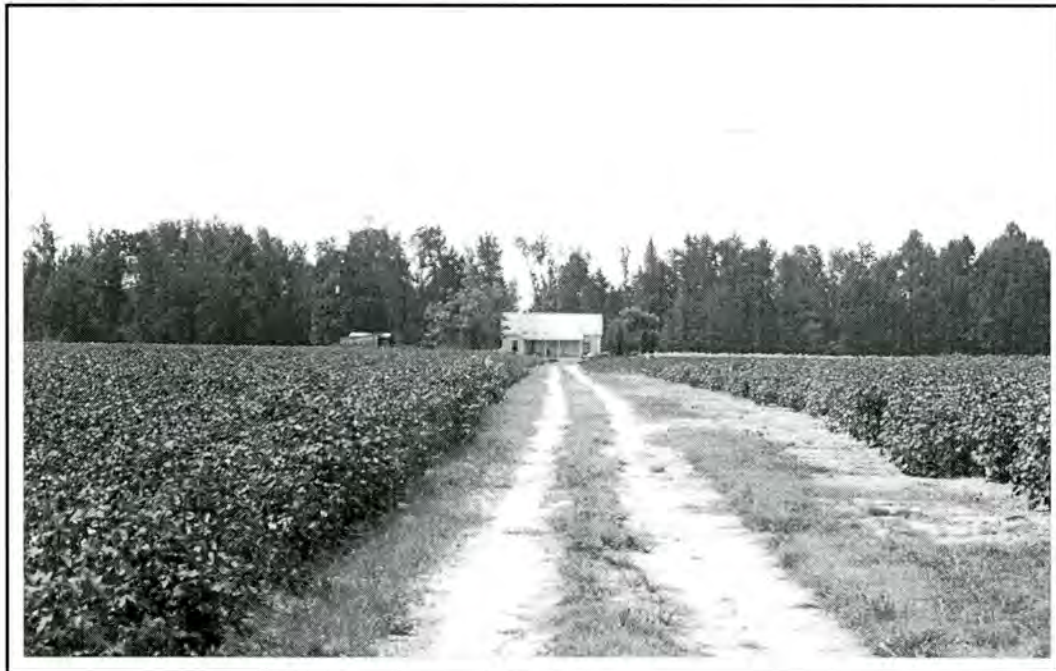
**Figure 20. Property 6 - House and Outbuildings.** The property has been determined not eligible for the National Register because it is neither historically nor architecturally significant. Photographed August 24, 2000.



**Figure 21. Property 8 - House.** The property has been determined not eligible for the National Register because it is neither historically nor architecturally significant. Photographed August 24, 2000.



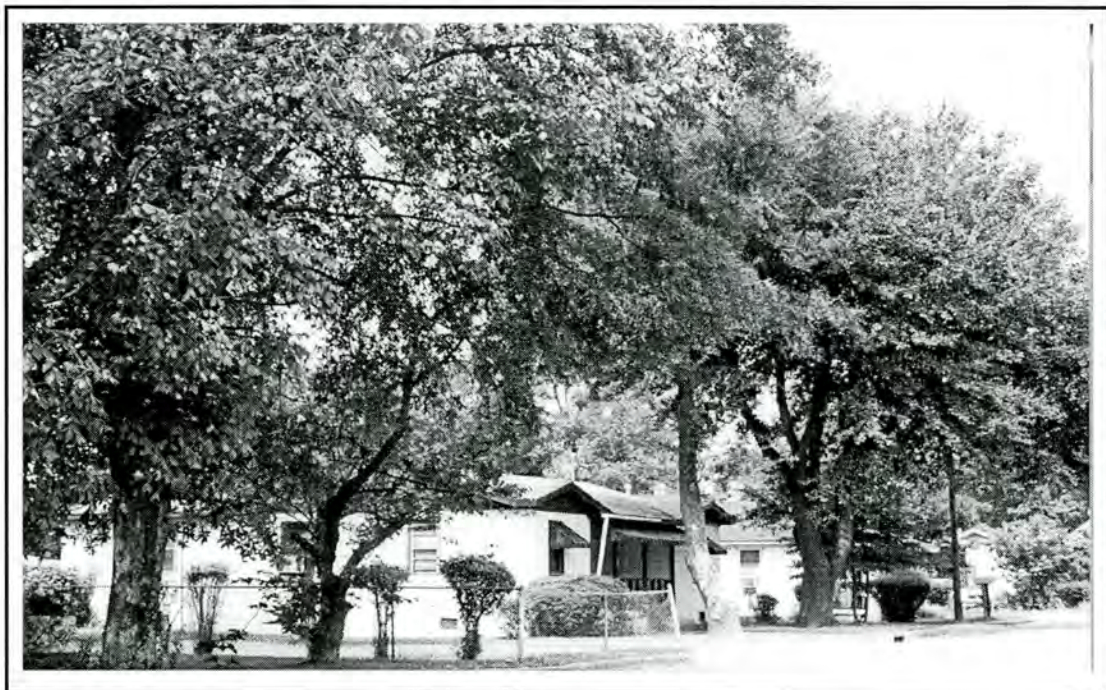
**Figure 22. Property 9 - House.** The property has been determined not eligible for the National Register because it is neither historically nor architecturally significant. Photographed August 24, 2000.



**Figure 23. Property 10 - House and Outbuildings.** The property has been determined not eligible for the National Register because it is neither historically nor architecturally significant. Photographed August 24, 2000.



**Figure 24A (above) and 24B (below). Property 11 - Residential Development.** The property has been determined not eligible for the National Register because it is neither historically nor architecturally significant.  
Photographed August 24, 2000.







**Figure 25. Property 12 - School.** The property has been determined not eligible for the National Register because it is neither historically nor architecturally significant. Photographed August 24, 2000.



**Figure 26. Property 13 - House.** The property has been determined not eligible for the National Register because it is neither historically nor architecturally significant. Photographed August 24, 2000.

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# **APPENDIX**

**CONCURRENCE FORMS  
FOR  
PROPERTIES NOT ELIGIBLE  
FOR THE  
NATIONAL REGISTER  
OF  
HISTORIC PLACES**

TP # R-2593 Federal Aid # STP-211(3) 8.462901 County Robeson

CONCURRENCE FORM  
FOR  
PROPERTIES NOT ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES

Brief Project Description  
NC 71-211 Red Springs Bypass:  
NC 71 southwest of Red Springs  
to NC 72-710

On 7 Sept. 2000, representatives of the  
 North Carolina Department of Transportation (NCDOT)  
 Federal Highway Administration (FHWA)  
 North Carolina State Historic Preservation Office (SHPO)  
 Other \_\_\_\_\_

Reviewed the subject project at:  
 A scoping meeting  
 Historic architectural resources photograph review session/consultation.  
 Other \_\_\_\_\_

All parties present agreed:  
 there are no properties over fifty years old within the project's area of potential effect.  
 there are no properties less than fifty years old which are considered to meet Criterion Consideration G within the project's area of potential effect.  
 there are properties over fifty years old (list attached) within the project's area of potential effect, but based on the historical information available and the photographs of each property, properties identified as 1-6 and 8-10 and 12-13 are considered not eligible for the National Register and no further evaluation of them is necessary.  
 there are no National Register-listed properties within the project's area of potential effect.  
 there are no historic properties affected by this project

Signed:  
Sarah W. LeBovit 7 Sept. 2000  
Representative, NCDOT Date  
Michael C. Dawson 9/7/00  
FHWA, for the Division Administrator, or other Federal Agency Date  
April Montgomery 9/7/00  
Representative, SHPO Date  
David Brook 11/14/00  
State Historic Preservation Officer Date

If a survey report is prepared, a final copy of this form and the attached list will be included.

Federal Aid # STP-211(3) TIP # R-2593 County: ROBESON

CONCURRENCE FORM FOR PROPERTIES NOT ELIGIBLE FOR  
THE NATIONAL REGISTER OF HISTORIC PLACES

Project Description: CONSTRUCT TWO-LANE BYPASS OF RED SPRINGS/NC 71-211

On <sup>7 DEC.</sup> 2000, representatives of the

- North Carolina Department of Transportation (NCDOT)
- Federal Highway Administration (FHWA)
- North Carolina State Historic Preservation Office (SHPO)
- Other

reviewed the subject project at

- Scoping meeting
- Historic architectural resources photograph review session/consultation
- Other

All parties present agreed

- there are no properties over fifty years old within the project's area of potential effects.
- there are no properties less than fifty years old which are considered to meet Criteria Consideration G within the project's area of potential effects.
- there are properties over fifty years old within the project's Area of Potential Effects (APE), but based on the historical information available and the photographs of each property, the property identified as ~~(List Attached)~~ is considered not eligible for the National Register and no further evaluation of it is necessary. → # 11 JM
- there are no National Register-listed properties within the project's area of potential effects.
  
- all properties greater than 50 years of age located in the APE have been considered at this consultation, and based upon the above concurrence, all compliance for historic architecture with Section 106 of the National Historic Preservation Act and GS 121-12(a) has been completed for this project.

Signed:

Vanessa C. Patrick 12-7-00  
Representative, NCDOT Date

Michael C. Damm 12/7/00  
FHWA, for the Division Administrator, or other Federal Agency Date

Spil Montgomery 12/7/00  
Representative, SHPO Date

David Brook RHE 12/18/00  
State Historic Preservation Officer Date

If a survey report is prepared, a final copy of this form and the attached list will be included.

CONCURRENCE FORM FOR PROPERTIES NOT ELIGIBLE FOR  
THE NATIONAL REGISTER OF HISTORIC PLACES

Brief Project Description Red Springs Bypass

On Aug. 13, 1998, representatives of the

- North Carolina Department of Transportation (NCDOT)
- Federal Highway Administration (FHwA)
- North Carolina State Historic Preservation Office (SHPO)
- Other \_\_\_\_\_

reviewed the subject project at

- A scoping meeting
- Historic architectural resources photograph review session/consultation
- Other \_\_\_\_\_

All parties present agreed

- there are no properties over fifty years old within the project's area of potential effects.
- there are no properties less than fifty years old which are considered to meet Criterion Consideration G within the project's area of potential effects.
- there are properties over fifty years old (list attached) within the project's area of potential effects, but based on the historical information available and the photographs of each property, properties identified as Properties 1-11 are considered not eligible for National Register and no further evaluation of them is necessary.
- there are no National Register-listed properties within the project's area of potential effects.

Signed:

Mary Pope 8.13.98  
Representative, NCDOT Date

Mary E. Kelly 8/13/98  
FHwA, for the Division Administrator, or other Federal Agency Date

Debra K. Bustin 8/13/98  
Representative, SHPO Date

W. David Lusk, Deputy 8/17/98  
State Historic Preservation Officer Date