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## North Carolina Department of Cultural Resources

James B. Hunt Jr., Governor  
Betty Ray McCain, Secretary

Division of Archives and History  
William S. Price, Jr., Director

September 16, 1994

Nicholas L. Graf  
Division Administrator  
Federal Highway Administration  
Department of Transportation  
310 New Bern Avenue  
Raleigh, N.C. 27601-1442

Re: Historic Architectural Resources Survey Report  
(Phase II, Abridged) for extension and widening of  
SR 1213 from proposed US 321/NC 127  
Interchange to SR 1184, Catawba County, U-  
2530B, 8.1792201, NHF-127(1), ER 95-7167

Dear Mr. Graf:

Thank you for your letter of July 22, 1994, transmitting the historic architectural resources survey report by Clay Griffith for the North Carolina Department of Transportation (NCDOT) concerning the above project.

As noted in the report, representatives from NCDOT and the Historic Preservation Office met on March 9, 1994, to review the photographs of the eighteen properties over fifty years of age in the area of potential effect. At the meeting we agreed that Properties No. 1-17 did not require further evaluation in a report since they do not appear potentially eligible for the National Register. A list of Properties No. 1-17 and a photograph of each are included in the report provided to us. Also, we agreed that Property No. 18--Brookford Mill Village--should be further evaluated in a report.

For purposes of compliance with Section 106 of the National Historic Preservation Act, we concur that the following property is eligible for the National Register of Historic Places under the criterion cited: DOE

Brookford Mill Village. Criterion A--The property is significant for its role in the manufacture of textiles in Catawba County. Criterion C--The property remains one of the most complete and coherent examples of a mill village in Catawba County. (Please see our comments regarding the historic boundaries in the attachment.)

In general the report meets our office's guidelines and those of the Secretary of the Interior. Specific concerns and/or corrections which need to be addressed are attached for the author's use.

Nicholas L. Graf  
September 16, 1994, Page 2

The above comments are made pursuant to Section 106 of the National Historic Preservation Act of 1966 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.

Sincerely,



*for* David Brook  
Deputy State Historic Preservation Officer

DB:slw

Enclosures

cc: H. F. Vick  
B. Church  
Sidney Halma, Catawba County  
Historic Society

bc: ~~File~~  
Brown/Stancil  
County  
RF

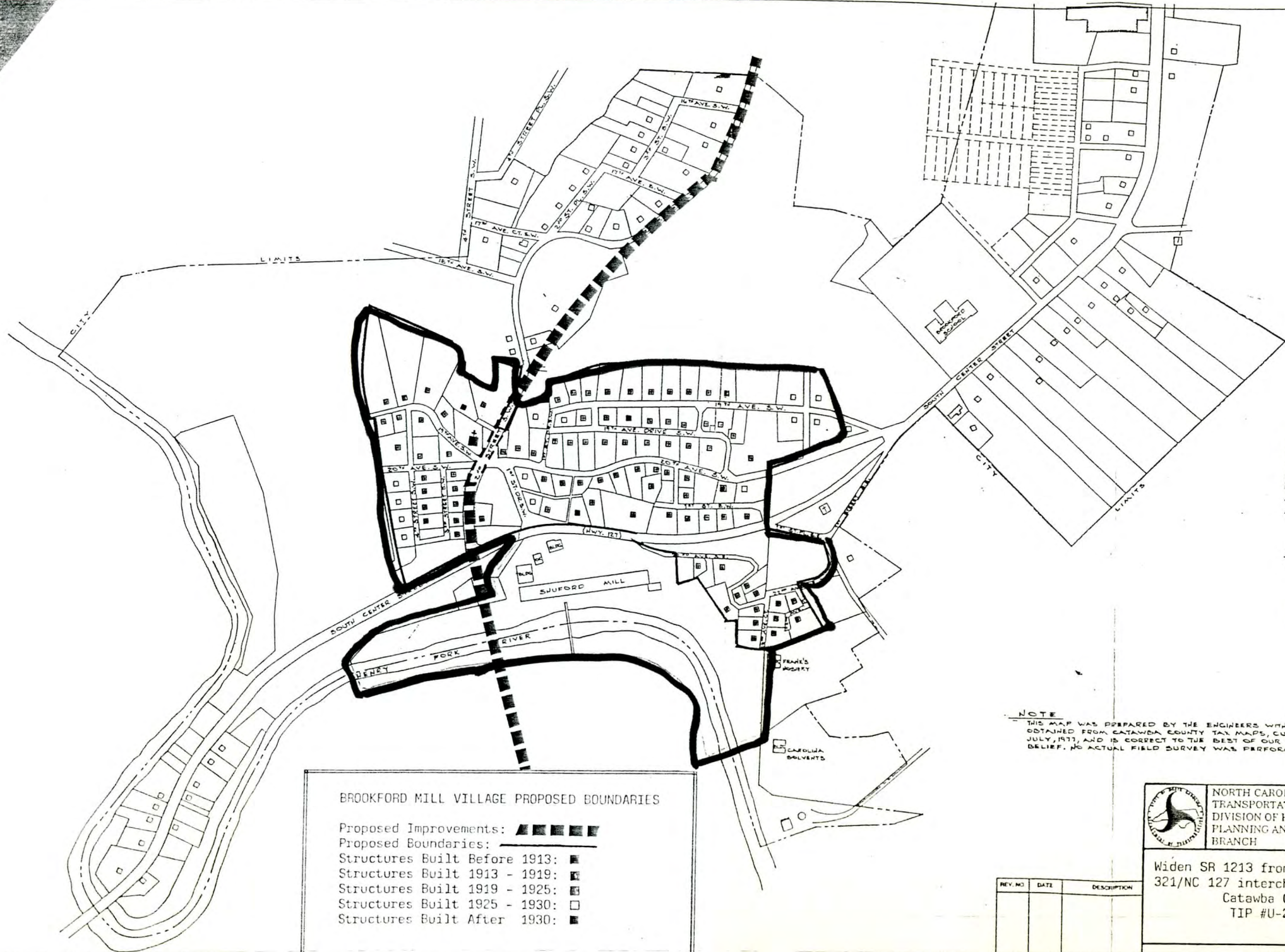
## ATTACHMENT

Historic Architectural Resources Survey Report  
(Phase II, Abridged) for extension and widening of  
SR 1213 from proposed US 321/NC 127 Interchange to  
SR 1184, Catawba County,  
U-2530B, 8.1792201, NHF-127(1), ER 95-7167


### Specific Comments

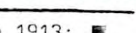
Brookford Mill Village. We concur this property is eligible for the National Register, but we do not agree that the boundaries proposed in the report are appropriate. Instead, we believe the mill with its detached warehouse and office buildings, plus the dam and a portion of the Henry Fork River, should be included in the boundaries of the district. Along with the mill housing, these structures are united historically and aesthetically by plan and still contribute to the setting, feeling, and association of the district.


The report states that "due to a lack of integrity, the mill plant is located outside the proposed boundaries for the Brookford Mill Village." While the mill's window openings have been bricked, the building retains its overall form, materials, and relationship to the mill housing, the dam, and the river. Since we are not evaluating the individual eligibility of the mill, its degree of integrity need not be as great. Also, the period of significance for the district is 1898-1944. Thus, any additions to the mill itself or changes to a portion of the street patterns in the district prior to 1945 are a part of the history of the district. The linkage between the mill and the other elements of the district--the mill housing, the dam, and the river--is still recognizable and a "visual sense of the overall historic environment" is still conveyed. [National Register Bulletin 15]. Enclosed is a map showing boundaries for the district encompassing the mill housing, the mill, the dam, and a portion of the Henry Fork River.





**BROOKFORD MILL VILLAGE PROPOSED BOUNDARIES**


Proposed Improvements: 


Proposed Boundaries: 

Structures Built Before 1913: 

Structures Built 1913 - 1919: 


Structures Built 1919 - 1925: 

Structures Built 1925 - 1930: 

Structures Built After 1930: 

**NOTE**  
 THIS MAP WAS PREPARED BY THE ENGINEERS WITH INFORMATION OBTAINED FROM CATAWBA COUNTY TAX MAPS, CURRENT AS OF JULY, 1971, AND IS CORRECT TO THE BEST OF OUR KNOWLEDGE & BELIEF. NO ACTUAL FIELD SURVEY WAS PERFORMED.

REV. NO.	DATE	DESCRIPTION

 NORTH CAROLINA DEPARTMENT OF TRANSPORTATION  
 DIVISION OF HIGHWAYS  
 PLANNING AND ENVIRONMENTAL BRANCH

Widen SR 1213 from Proposed US 321/NC 127 interchange to SR 1184  
 Catawba County  
 TIP #U-25308

Renee's copy

Historic Architectural Resources Survey Report  
Phase II (Abridged)

Extension and Widening of SR 1213 from the Proposed US  
321/NC 127 Interchange to SR 1184, Catawba County  
TIP No. U-2530B

North Carolina Department of Transportation  
Report Prepared by Clay Griffith

July 8, 1994

Clay Griffith  
Principal Investigator

July 8, 1994  
Date

Barbara Church  
Historic Architectural Resources  
Section

July 8, 1994  
Date

Extension and widening of SR 1213 from the proposed US 321/NC  
127 interchange to SR 1184, Catawba County  
TIP No. U-2530B

### Project Description

The North Carolina Department of Transportation (NCDOT) proposes improvements for the subject project (TIP # U-2530) in two parts. The environmental document for Part A of the subject project will be prepared separately and at a later date. For Part B of the subject project, NCDOT proposes to extend and widen SR 1213 from the proposed US 321/NC 127 interchange to SR 1184. Part B will upgrade the existing two-lane shoulder section to a four- or five-lane curb and gutter section with accommodations for bicycles provided. Alternates for Part B will consider both symmetrical and/or asymmetrical widening. The project length for Part B is 3.1 miles. The area of potential effect (APE) for historic architectural resources in Part B is given on the attached map (see Illustration 1).

### Purpose of Survey and Report

This survey was conducted and report prepared in order to identify historic architectural resources located within the APE. This report is submitted pursuant to Section 106 of the National Historic Preservation Act of 1966 and the Advisory Council on Historic Preservation Regulations codified at 36 CFR Part 800. Section 106 requires that if a federally funded, licensed, or permitted project has an effect on a property listed in or potentially eligible for the National Register of Historic Places, the Advisory Council on Historic Preservation be given an opportunity to comment.

### Methodology

This survey was conducted and report compiled by NCDOT in accordance with the provisions of FHWA Technical Advisory T 6640.8A (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 Phase II (Abridged) Survey Procedures for Historic Architectural Resources by NCDOT.

Catawba County was comprehensively surveyed for historic architectural resources in 1979, and the survey site files were consulted. Additional research was conducted at the Town of Brookford offices, Elbert Ivey Memorial Library in Hickory, City of Hickory Planning Department, Catawba County Historical Museum, and the North Carolina State Library in

Raleigh. A NCDOT staff architectural historian surveyed the project area on February 1-2, 1994, with additional investigation on May 12-13, 1994. The survey was conducted by car and on foot, and several property owners and area residents were interviewed.

### Summary Findings of the Phase I Survey

The Phase I survey of historic architectural resources identified eighteen (18) properties over fifty years of age located within the APE. No properties listed in the National Register or on the State Study List are located within the APE.

On March 9, 1994 representatives from the North Carolina State Historic Preservation Office (NCSHPO) met with representatives from NCDOT to review properties that NCDOT and the Federal Highway Administration (FHWA) determined were not eligible for listing in the National Register. The NCSHPO concurred that seventeen (17) of the identified properties were not considered potentially eligible for the National Register. One property, the Brookford Mill Village, was evaluated in the survey report. Photographs of properties not considered potentially eligible for the National Register are included as an appendix to this report.

#### Properties not considered potentially eligible for the National Register

1. House. No architectural significance.
2. CSI Farm. No historical or architectural significance.
3. House. Commonplace example of common type.
4. House. No architectural significance.
5. House. No architectural significance.
6. House. No architectural significance.
7. House. Character-altering changes to common type.
8. House. No architectural significance.
9. House. Numerous character-altering changes.
10. Frame office. Character-altering changes.
11. Frame duplex. Character-altering changes.
12. House. Commonplace example of common type.

13. House. Commonplace example of common type.
14. House. Numerous character-altering changes.
15. Storage Building. No architectural significance.
16. House. Loss of integrity.
17. Lumber Mill (former). No architectural significance.





## Properties Considered Potentially Eligible for the National Register

### BROOKFORD MILL VILLAGE

1. **Location.** North side of Henry Fork River, approximately 2 miles south of Hickory at the intersection of Second Street SW (SR 1213) and South Center Street (NC 127).
2. **Description.** At the heart of the present town of Brookford, located just south of the city of Hickory, is the mill village associated with the former Brookford Mills. The mill village at Brookford, situated on the north bank of Henry Fork River, retains all the elements of a typical North Carolina textile mill village, or "mill hill," including worker housing, manager's house, churches, and company store, all adjacent to the mill plant and dam (see Illustrations 2-5).

The Brookford mill village centers around the intersection of Second Street SW (SR 1213) and Twentieth Avenue SW, where the company store building is located and a low, open, grassy space--roughly triangular in shape--extends to South Center Street (NC 127) in front of the mill buildings (see Illustrations 6-7). Two knolls rising to the east and west flank the triangular common which once served as a recreational ground for the community.

The company store building is a plain, two-story, three-bay, brick commercial building with a one-story, L-shaped addition extending to the east (see Illustrations 8-9). The largely intact store front is slightly recessed behind a screen of four cast-iron posts supporting a steel lintel. The store front features three double-leaf, glazed doors and expansive windows set on a black tile base. Seven sets of large three-light transoms cap the entire store front. Segmental arches frame the eight pane, triple-hung, second story windows and a central doorway on the second level suggests either a balcony or two-story porch long removed. The one-story addition housed two office or commercial spaces and displays a projecting cornice with brick corbels and segmentally arched door and window openings.

Joe Reinhardt, a longtime resident of the village, earned up to \$13.20 a week working in the company store. He described the store as selling "everything but caskets" (Carpenter, "77-Year Resident").

A post office also operated out of the store building and the upper floor was used as a movie house. Belton Shuford ran the first store on the site out of a wooden frame building. The store building has since housed numerous enterprises and is presently used for a furniture refinishing shop.

A one-and-one-half story, brick dwelling with a wide gambrel roof sits adjacent to the company store building at the corner of Second Street SW and Twentieth Avenue SW (see Illustrations 10-11). The brick is laid in American bond and features projecting "butresses" at the corners and flanking the window and door openings. The porch appears to retain its original hip roof and square wooden posts with two engaged columns set against the front of the building. The house most likely served as the store owner's residence.

At the corner of First Street and Twentieth Avenue, opposite the store, stood the two-story Hotel Brookford, now demolished. A plain, one-and-one-half story, gable-front, frame house replaced the hotel on the site after 1925 (see Illustration 7).

Two churches are located in Brookford village and grew up with the community. The Faith United Church of Christ, organized in 1901, is located on the west side of Second Street SW opposite the store owner's house and presently occupies a massive, L-shaped building dating from 1946, according to the cornerstone (see Illustration 12). The sanctuary is located in the long portion of the L-shaped plan and classrooms are grouped in a two-story block recessed into the sloping site. A squat, crenelated tower located in the interior angle of the plan serves as the principal entry to both areas of the church.

The Brookford Baptist Church fronts Twentieth Avenue SW to the east of the company store and dates from the formation of the congregation, c. 1901 (see Illustration 13). The church is a severely plain gable-front, brick building, rectangular in plan and suggestively Gothic in style. A board-and-batten addition on the east side of the church dates from after 1925. A large pointed-arch window flanked by pointed-arch window and door openings marks the facade. A simple, square tower rises from within the eastern wall of the church.

Further up the hill from the Baptist church on Twentieth Avenue but oriented north towards Hickory stands the former mill manager's residence (see Illustration 14). This two-story frame house has

been substantially altered since its completion in the first years of the twentieth century. The original four-square plan with a one-bay projection to the north and a larger, cross-gable projection to the east has been somewhat obscured through subsequent treatments of the exterior. The house is presently clad with vinyl siding and many of the window openings have been covered or altered. The wide wraparound porch still retains its hipped roof and brick piers but the porch supports have been reduced to simple four-by-four inch posts. An exterior wooden stair leads to a moderately-sized deck and second-story entrance. The house appears to have been subdivided into apartments. Henry Holbrook and his family occupied the house in the first decade of the twentieth century, and no evidence suggests that the house existed as part of one of the area farms prior to founding of the Brookford Mills. David L. Howard and his family occupied the house from 1927 to the 1940s while he was general manager of Brookford Mills.

The central element of the mill village at Brookford, as elsewhere, is the employee housing. According to the 1925 Sanborn Map, Brookford Mills owned 132 dwellings for employees, concentrated on the slopes of the two knolls. An additional cluster of employee houses were constructed on the steep hillside above the Henry Fork River and near the east end of the main mill building (see Illustration 5). Approximately 100 houses dating from 1900 to 1930 remain in the village. Guy Frye & Sons is one of the local contracting firms who reportedly built the mill houses.

The majority of the mill houses are variations of a frame, one-story, side-gable form with an attached hipped-roof porch extending along the front facade and often a one-story, gable-roof ell (see Illustration 15-16). The houses are plainly detailed and fairly uniform in scale, arrangement, and setbacks. Aside from the typical house type, hipped-roof, double-pile, single-family houses and one-story, side-gable duplexes were also built in the village and a few examples remain (see Illustration 17). The repetitive character of the mill housing in Brookford is most apparent along present Third and Fourth Streets (see Illustration 18-19). The topography of the area creates variations in the layout and siting of the houses that relieves the monotonous progression buildings and provides more picturesque streetscapes (see Illustration 20-22).

Very few, if any, of the employee houses in Brookford remain unaltered. Gaither Hefner, the present mayor of Brookford and formerly with Brookford Mills, stated that most of the houses were remodeled before they were sold by the mill in the 1950s. A 1985 community development block grant provided assistance for repairs to approximately half of the houses in the village. The extent of alterations varies from structure to structure. Most houses have replacement porch elements (most commonly supports, railings and steps) and vinyl or aluminum siding. Only a small number retain their weatherboard siding and a smaller number retain their original porch. Other common alterations include replacement windows and doors, enclosed porches, and various additions to the main block of the house. The houses east of the mill on Twenty-second Avenue SE and Twenty-second Avenue Court (formerly Valley and Hillside Streets) remain the least altered cluster of mill housing at Brookford. While the individual structures have been altered substantially, the basic forms and similarities of the houses and their disposition throughout the village remains readily apparent. The area as a whole retains much of the character of an early twentieth century textile mill village (see Illustration 23).

Perhaps the most dramatic change to the character of the village has been the alteration of street patterns, particularly the straightening of NC 127 (former Hickory Road and Bridge Street) between the village and mill plant and the construction of US 321 to the west of the village. Several streets were closed or terminated and numerous houses removed as a result of these projects. The western knoll in particular underwent a significant reconfiguration. The area directly east of the mill building along the former Hillside and Valley Streets was also reconfigured with the addition of several houses built c. 1925-30 and the realignment of NC 127. The changes to the street patterns, however, affected the outer edges of the village most directly without altering the central area.

The former Brookford Mills manufacturing plant still stands along the north bank of the Henry Fork River in a much altered condition and is separated from the village by South Center Street (NC 127) (see Illustration 24-27). The mill plant has undergone numerous additions and alterations since completion of the first section, c. 1900. The mill buildings are presently owned by Shuford Mills and operated in conjunction with Century Furniture Company.

The dam for the mill, constructed in 1898, remains in place and continued to provide power for the mill until the late 1960s (see Illustration 28). The main mill building was a two-story block (three on the river side) which could be loosely described as industrial Italianate in style and symmetrically arranged around a square entrance tower. The building was constructed with slow-burn materials and the brick masonry walls were pierced by large windows. Trucks can be loaded from all five levels of the mill building by virtue of the steeply sloping site and elevated loading ramps (see Illustration 29). The detached warehouse which now fronts NC 127 was built during the first phase of construction and the adjacent office dates from the period between 1913 and 1919 (see Illustration 30).

By 1913 a four-story addition to the mill building on its east end had increased the footprint of the structure by half its original size and provided another power plant. Another addition, completed some time before 1919, expanded the mill plant on its west end. A third level was added to the western portions of the building in the 1960s by Shuford Mills for manufacturing woolen products. The portions of the interior which were examined revealed that the original structural elements and wooden floors remained intact but other distinguishing features were absent.

Due to a lack of integrity, the mill plant is located outside the proposed boundaries for the Brookford Mill Village. The historic character of the mill building has been significantly compromised by the replacement or blocking of all the original windows, a defining feature of late-nineteenth and early-twentieth century mill architecture. The construction of NC 127 (South Center Street) between the mill plant and village further compromises their relationship.

3. **Historical Background.** Edward L. Shuford (1863-1930), the eldest son of pioneering Hickory businessman Adolphus L. Shuford, successfully operated large wholesale and retail stores before joining Henry J. Holbrook in forming the E. L. Shuford Manufacturing Company which began the cotton manufacturing plant in what is now Brookford. The town of Hickory and its surroundings developed from an important trading center along the Western North Carolina Railroad (WNCRR) in the late nineteenth century into a twentieth century manufacturing city. The descendants of Jacob Shuford (1770-1844), a German settler, became a large and prominent Catawba

County family active in business and the Reformed Church. A. L. Shuford served as the first WNCRR depot agent in Hickory.

Textiles have been the cornerstone of North Carolina industry in the twentieth century and only tobacco in the 1920s and 1930s eclipsed textile production as the state's leading industry. With the increase in Northern capital and the application of steam power around the turn of the century, textile production rose sharply. The average number of spindles per factory rose from 1,884 in 1880 to 6,400 in 1900 and 10,000 in 1927. The value of textile manufactures rose from \$30 million in 1900 to \$459 million in 1930. In 1900 North Carolina's 177 mills employed 32,000 workers and by 1930 125,000 people were employed by nearly 600 mills. While the majority of textile factories were located in the piedmont region of the state, several counties in the western region also boasted a substantial number of manufacturing facilities (Lefler and Newsome, pp.535-38; Bishir, p.486,n.7).

The textile industry in Catawba County began in the mid-nineteenth century and continued to grow through the 1970s when the county was ranked fifth in the state for textile production. The earliest cotton mills in Catawba County--Long Island (1852) and Granite Falls (1854)--were established on the Catawba River in the northeast part of the county. The Newton Cotton Mill (1881) in Newton and the Maiden Manufacturing Company in Maiden (1883) were established as part of the statewide reconstruction of the textile industry following the Civil War. Providence and Union Cotton Mills in Maiden were in operation by 1897, making Brookford the seventh cotton mill established in Catawba County.

Shuford and Holbrook established the cotton mill at Brookford in 1898 on a site approximately three miles south of the center of Hickory on the north bank of the Henry Fork River where a grist mill purportedly operated. Prior to the mill a few families held large tracts of rural farmland in the area. Mr. Holbrook took responsibility for bringing the mill machinery down from his native Maine and supervising construction. He served as the first manager of the mill, which began operation with 5,000 spindles and 200 looms, and resided in the large house atop the eastern knoll of the village (Rowe, p. 6).

According to a newspaper article, the early village near the new mill consisted of a few houses, a

Reformed church (now Faith United Church of Christ), and a store operated by Belton Shuford. The Baptist church was formed shortly thereafter. Mr. Holbrook planted many of the trees found along the residential streets, an uncommon luxury in mill villages. The mill company maintained a school in the village from 1898 until it was assumed by the county system. Teachers hired by the mill management held classes in a three room, frame building atop the western knoll of the village. The school building had expanded to five rooms before the brick school (now the Brookford Community Building) was built east of the village in 1924 (Rowe, p.6).

The village, incorporated in 1907, derived its name from the last syllables of its founders surnames, Hol-BROOK and Shu-FORD. Around this same time the name of the mill company changed from E. L. Shuford Manufacturing to Brookford Mills under the same ownership. By 1908 Brookford Mills operated the largest cotton manufacturing plant in Catawba County with 500 looms and 21,000 spindles, nearly double the number at Union Mills in Maiden. In 1917 the local owners sold the mill buildings and village to A. D. Julliard & Co. of New York City, who operated the Brookford mill until 1953 when it was purchased by United Merchants & Manufacturers. The mill at Brookford continued to operate as the largest plant in the county through 1940 with 650 employees, 18,368 spindles and 712 looms producing 90,000 to 100,000 pounds weekly of fancy cottons and rayon goods.

As shown on a 1913 Sanborn Map, the 102 single-family dwellings and 6 duplexes located in the mill village were clustered on the two knolls north of the mill building and also on the steep bank of the river directly east of the mill plant (see Illustration 2). The largest concentration of houses was situated along Wilkes and Highland Avenues (now Nineteenth and Twentieth Avenues respectively) between the company store and the manager's residence at the top of the eastern knoll, and on the western knoll houses were built along Church, School, and Bridge Streets. The population of Brookford in 1913 was 1,500. The 1913 Sanborn Map also indicates that the mill plant had been expanded by half its original floor area.

The houses constructed for employees of Brookford Mills resemble mill housing typical of the early twentieth century. Daniel Tompkins' textbook, published in 1899, for textile engineers and



investors provided plans for two-, three-, four-, and five-room one-story dwellings that could be built for \$250 to \$450 each. While the worker housing at Brookford is not based on any of Tompkins' designs, the houses do follow his more general suggestions for lot sizes and arrangement. Tompkins recommended that each house ought to provide one worker for each room in the house and that rents should range from 75 cents to \$1.00 per month per room. A resident of Brookford remembered the rent for a four-room house to be \$2 or 50 cents per room (Carpenter, "77-Year Resident"). Legislation passed in 1938 establishing a minimum wage and abolishing child labor helped to bring about the demise of the mill village.

Like many other mill companies throughout the state, the mill owners at Brookford provided housing, schools, and religious buildings as a means of exercising paternalistic control over their employees. Paternalistic management in the textile industry became noticeable around the turn of the twentieth century. With the industry established and the economy improving, mill workers began to change companies in search of better wages or working conditions. The mill owners, who desired a more stable labor force, began offering incentives such as recreational facilities, schools, and health programs to attract (or distract) the attention of their employees. These "acts of kindness" allowed the mill owners to present themselves as friends of the workers while affording greater supervision of their employees (Escott, p. 10). In 1901 Julius H. Shuford observed that "Mr. [E. L.] Shuford is mindful of the welfare of those whom he employs.... A suitable school building has been erected, and a commodious church building established, so that ample educational advantages and religious opportunities are afforded" (Shuford, p. 59).

Brent Glass noted in The Textile Industry in North Carolina that even as "a new generation of mill men [were] taking over from the founders of the industry, a large majority of those textile leaders did little to challenge the central underpinnings of the paternalistic mill village system" (Glass 1992, p. 64). Brookford Mills continued to operate under a paternalistic system of management until the early 1950s. The decline of paternalistic management practices in the textile industry began in the mid-1930s and is linked, to some degree, with the growth of corporate ownership, product diversification, and technological advances.

With the announcement of the sale to United Merchants & Manufacturers in 1953, the management of Brookford Mills began selling its housing to its employees for private ownership. The mill owners were concurrently transferring their control of public services--water, sewer, and power--to the Town of Brookford. The mill owners advanced money to the town to operate as a municipality and was repaid in the form of tax discounts (Carpenter, "Small Town").

The sale of mill housing became a widespread occurrence in the textile industry beginning in the mid-1930s and Harriet Herring recorded the transformation in her book Passing of the Mill Village (1949). Maintenance costs, improved transportation and easier access to remote mill sites, passage of the federal minimum wage law, and the demise of the family labor system contributed to the passing of the mill village for economic reasons. The company-owned mill village also became outmoded philosophically with the waning of paternalistic management.

With the failure of United Merchants & Manufacturers, Shuford Mills, Inc. purchased the mill in 1958 and moved their rayon division to Brookford one year later. The descendants of Abel A. Shuford (1841-1912), E. L. Shuford's uncle, built the Shuford Mills, Inc. into one of the largest textile manufacturers in Catawba County. The Shuford Mills company retains ownership of the mill at Brookford and operates the facility in conjunction with Century Furniture Company, which specializes in upholstery.

4. Evaluation. The Brookford Mill Village, associated with the former Brookford Mills, appears to be eligible for the National Register under Criterion A for its role in the manufacture of textiles in Catawba County and Criterion C for its design as a mill village.
  - a. Criterion A--textile industry. The Brookford Mill Village is one of the largest and best examples of an early twentieth century textile mill village remaining in Catawba County. The Brookford Mill Village retains its original company store, mill manager's residence, churches, and much of its employee housing. The mill buildings still stand to the south but have been significantly compromised by subsequent alterations changes and are not included within the proposed boundaries of the mill village.

The Brookford Mill Village represents many of the historic patterns which effected textile mills and villages in North Carolina. With the rise of the textile industry, located along the state's rivers, the owners of rural mill plants provided housing for their workers as an enticement to accept "public work." Daniel Tompkins, a leader in North Carolina's textile industry, provided advice for owners and investors in his book, Cotton Mill, Commercial Features (1899), concerning the siting of mills and worker housing as well as plans for affordable houses. While Tompkins is not directly noted as an influence, the owners of Brookford Mills seem to have been familiar with the general principles of Tompkins book. The mill village at Brookford centers around a common community ground north of the mill plant and the Henry Fork River. The streets and employee housing extend along two knolls to the east and west of the common. The company store, the store keeper's house, the Reformed church, and the site where the Hotel Brookford once stood are all located at the intersection of the main residential streets and the common.

The houses for employees at Brookford are typically one-story, side-gable, frame dwellings with an attached porch running the full length of the facade and often a one-story, gable-roof ell. In the early 1950s, the owners of Brookford Mills began the process of selling its mill housing to its employees for private ownership. At the same time, the mill management transferred its control of public services to the Town of Brookford. This transformation in the organization of Brookford Mills was similar to changes taking place in companies throughout the region that began in the mid-1930s and signaled a change in the textile industry.

The passing of the mill village, as Harriet Herring described, effectively marked the end of the paternalistic management practices which had been prevalent in the textile mills throughout the first four decades of the twentieth century. Paternalism became popular with mill owners once the textile industry was well established and mill workers began seeking better wages and working conditions. The paternalistic mill owner provided a number of amenities such as recreational facilities, schools, churches, or health programs for his employees with the goal of appeasing his workers. By providing such

benefits for employees the mill owner hoped to reduce the turnover of laborers and threat of unionization while keeping the workers happy and productive. The demise of the paternalistic system of management is linked with the growth of corporate ownership, product diversification, and technological advances in the mid-twentieth century.

Brookford Mills, from its founding to the early 1950s, operated under a paternalistic management system. From the beginning, E. L. Shuford and Henry Holbrook provided a church, a school, and housing for its employees. Subsequent managers continued to sponsor numerous programs such as the Men's Club, adult education, recreational facilities, and a baseball team (Rowe, p. 6).

The rapid expansion of the textile industry in Catawba County in the first half of the twentieth century reflects a statewide trend in industrial growth. Brookford Mills operated the largest cotton manufacturing plant in Catawba County throughout the first four decades of the twentieth century and underwent an evolution similar to other mill companies and company-owned villages in the state. Many other prominent Catawba County textile mill villages have been lost or greatly transformed. For these reasons the Brookford Mill Village is considered potentially eligible for the National Register under Criterion A for its role in the textile industry in Catawba County.

- b. **Criterion C--design.** The Brookford Mill Village retains many of its original elements and much of its overall plan. The physical and spatial relationships of these elements remain largely intact. The village also retains integrity of setting and association.

The mill village at Brookford remains centered on the intersection of Second Street SW and Twentieth Avenue SW around the community ground and where the Reformed church and former company store stand. The employee's houses extend up the two knolls which flank the low-lying common, and the orderly arrangement of the housing gives a uniform character to the village. The curving streets and topography, however, provide a less formal quality to the plan of the village. The original mill owners planted trees throughout the village, a luxury uncommon to mill housing. Other extant elements contributing to the

village include the mill manager's residence, Faith United Church of Christ (formerly the Reformed Church), Brookford Baptist Church, former company store, and the store keeper's residence. The relationship of these elements remains intact and readily apparent.

Many of the structures in the Brookford Mill Village have undergone some degree of alteration. Very few, if any, of the employee houses remain unaltered. (No interiors were examined.) Most of the houses were reportedly remodeled before they were sold by the mill in the 1950s. In 1985 a community development block grant provided assistance for repairs to approximately half of the dwellings in the village. The extent of alterations varies from structure to structure. Replacement porch elements--supports, railings, and steps--and vinyl or aluminum siding comprise the most common alterations. A small number of houses retain their weatherboard siding and a smaller number retain their original porches. Other alterations include replacement windows and doors, enclosed porches, and various additions. While the individual structures have been altered to varying degrees, the basic forms and similarities of the houses and their disposition throughout the village remains readily apparent. Despite the alterations, the houses represent a cohesive collection of early twentieth century mill housing.

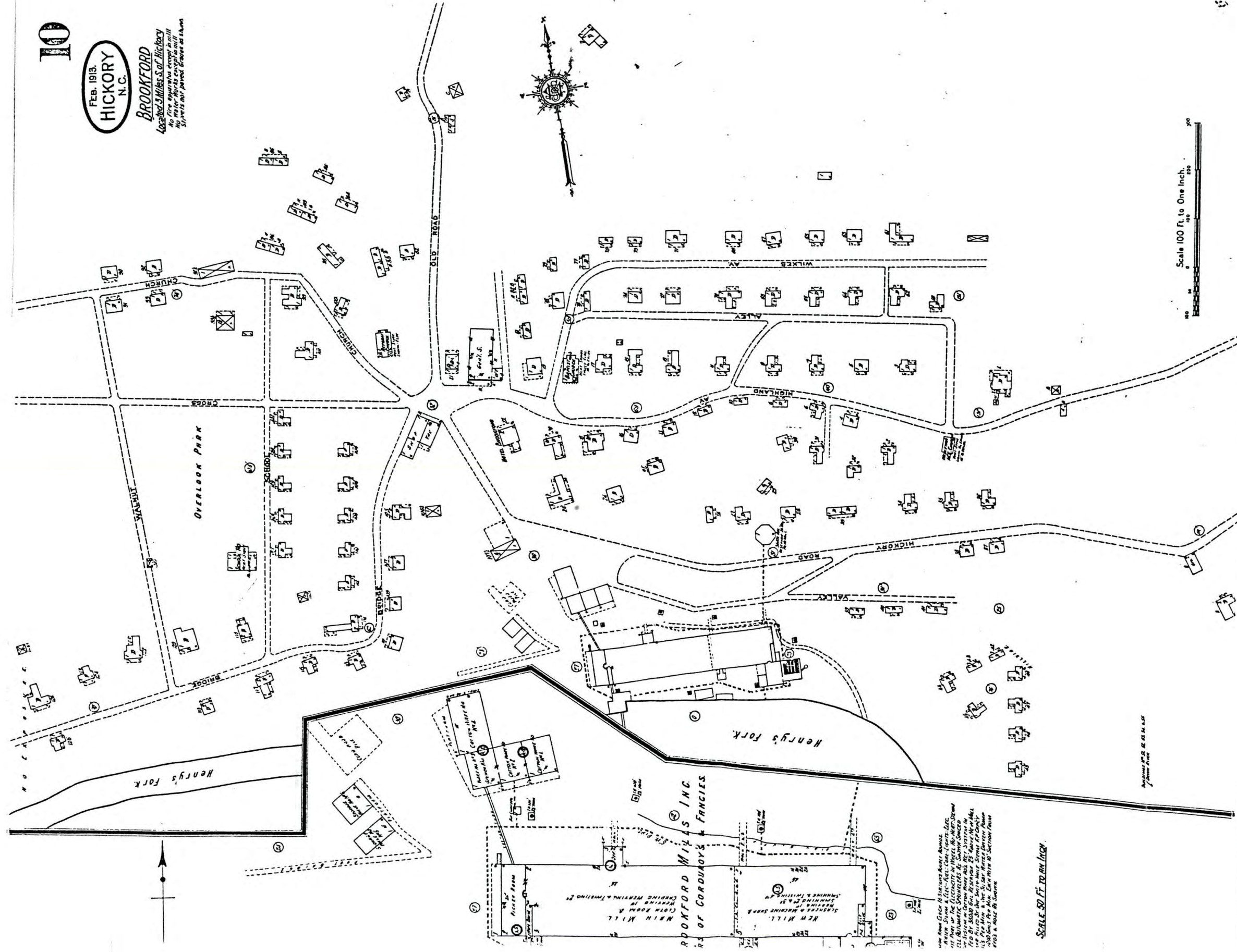
The Brookford Mill Village remains one of the most complete and coherent examples of a mill village in Catawba County. For these reasons the Brookford Mill Village is considered potentially eligible for the National Register under Criterion C for its overall design as a mill village.

10

FEB. 1913.  
HICKORY  
N.C.


BROOKFORD

LOCATED 3 MILES S. OF HICKORY  
No fire apparatus except in mill  
No fire hydrants  
SPECIAL AND PARTIAL BRIDGE AS SHOWN



Scale 100 Ft. to One Inch.

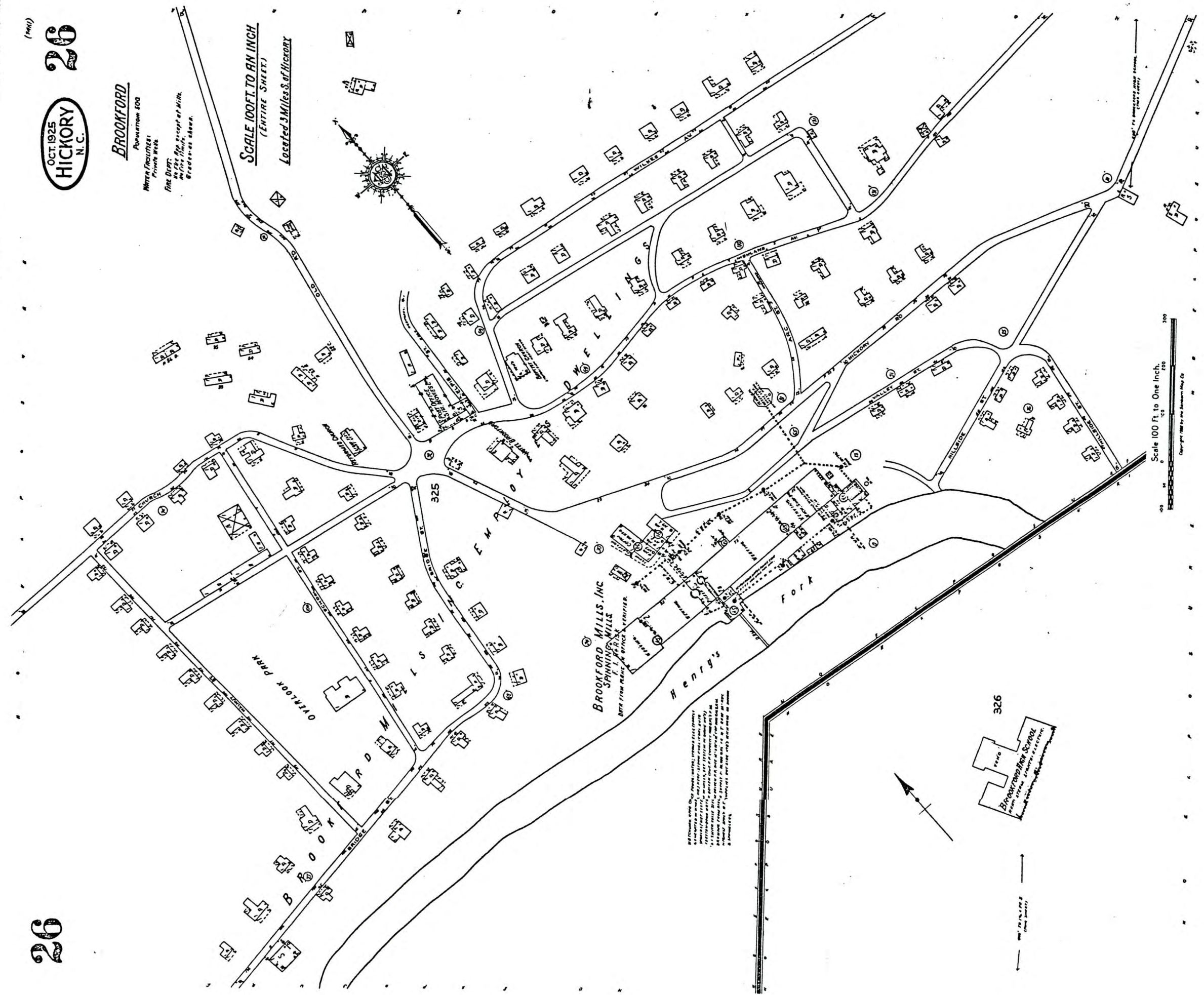
SCALE 50 FT. TO ONE INCH.

	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS PLANNING AND ENVIRONMENTAL BRANCH
	Widen SR 1213 from Proposed US 321/NC 127 interchange to SR 1184 Catawba County TIP #U-2530B
1913 Sanborn Map. Illustration 2.	




**BROOKFORD**  
 Population 500  
 Water Features:  
 Private Wells  
 Fire Dept.  
 No fire app. except at Mill.  
 No fire alarm.  
 No fire hydrants shown.

**SCALE 100 FT. TO AN INCH**  
 (ENTIRE SHEET)  
 Located 3 Miles S. of Hickory



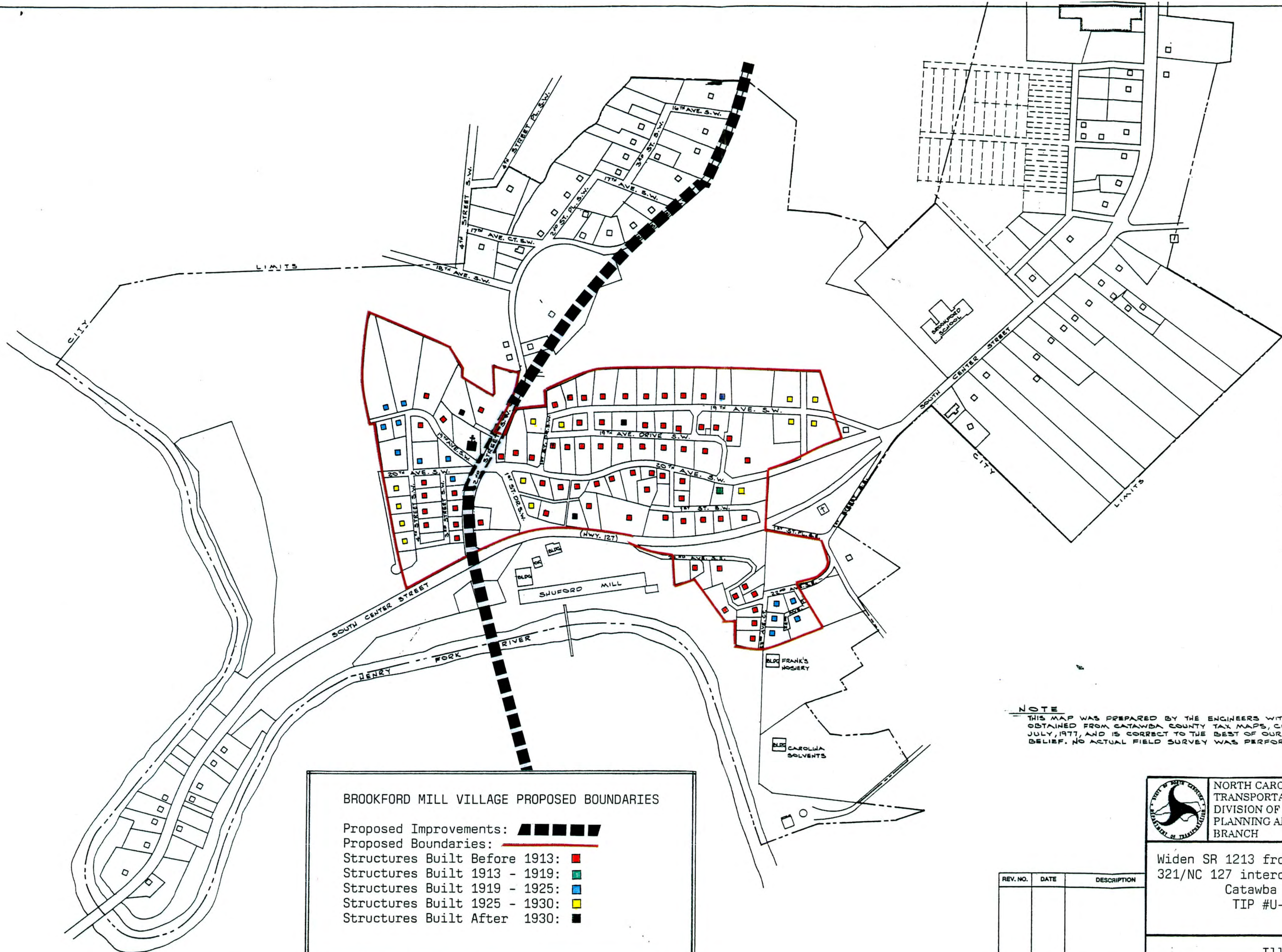
Scale 100 Ft. to One Inch.  
 Copyright 1925 by the Sanborn Map Co.

 NORTH CAROLINA DEPARTMENT OF  
 TRANSPORTATION  
 DIVISION OF HIGHWAYS  
 PLANNING AND ENVIRONMENTAL  
 BRANCH

Widen SR 1213 from Proposed US]  
 321/NC 127 interchange to SR 1184  
 Catawba County  
 TIP #U-2530B

1925 Sanborn Map  
 Illustration 4.





**BROOKFORD MILL VILLAGE PROPOSED BOUNDARIES**

Proposed Improvements: **▬▬▬▬▬**

Proposed Boundaries: **▬▬▬▬▬**

Structures Built Before 1913: **■**


Structures Built 1913 - 1919: **■**

Structures Built 1919 - 1925: **■**

Structures Built 1925 - 1930: **■**

Structures Built After 1930: **■**

**NOTE**  
 THIS MAP WAS PREPARED BY THE ENGINEERS WITH INFORMATION OBTAINED FROM CATAWBA COUNTY TAX MAPS, CURRENT AS OF JULY, 1977, AND IS CORRECT TO THE BEST OF OUR KNOWLEDGE & BELIEF. NO ACTUAL FIELD SURVEY WAS PERFORMED.

 NORTH CAROLINA DEPARTMENT OF TRANSPORTATION  
 DIVISION OF HIGHWAYS  
 PLANNING AND ENVIRONMENTAL BRANCH

Widen SR 1213 from Proposed US 321/NC 127 interchange to SR 1184  
 Catawba County  
 TIP #U-2530B

REV. NO.	DATE	DESCRIPTION

Illustration 5.



Illustration 6. View to east from Second Street SW. Brookford Baptist Church stands at far left. The entrance to the former Brookford Mills at South Center Street (NC 127) and First Street Drive SW is shown at far right.



Illustration 7. View to south and southwest from Twentieth Avenue SW and First Street Drive SW. House at far left stands on site of the Hotel Brookford. Photograph taken from in front of the former company store.



Illustration 8. Brookford Mills Company Store (former), Brookford village.



Illustration 9. Brookford Mills Comapny Store (former), Brookford village.



Illustration 10. Store keeper's residence, Brookford village.



Illustration 11. Store keeper's residence, Brookford village.



Illustration 12. Faith United Church of Christ, Brookford village.



Illustration 13. Brookford Baptist Church, Brookford village.



Illustration 14. Mill manager's residence, Brookford village.



Illustration 15. Brookford Mills employee housing (typical), Brookford village.



Illustration 16. Brookford Mills employee housing (typical), Brookford village.



Illustration 17. Brookford Mills employee housing, Brookford village.

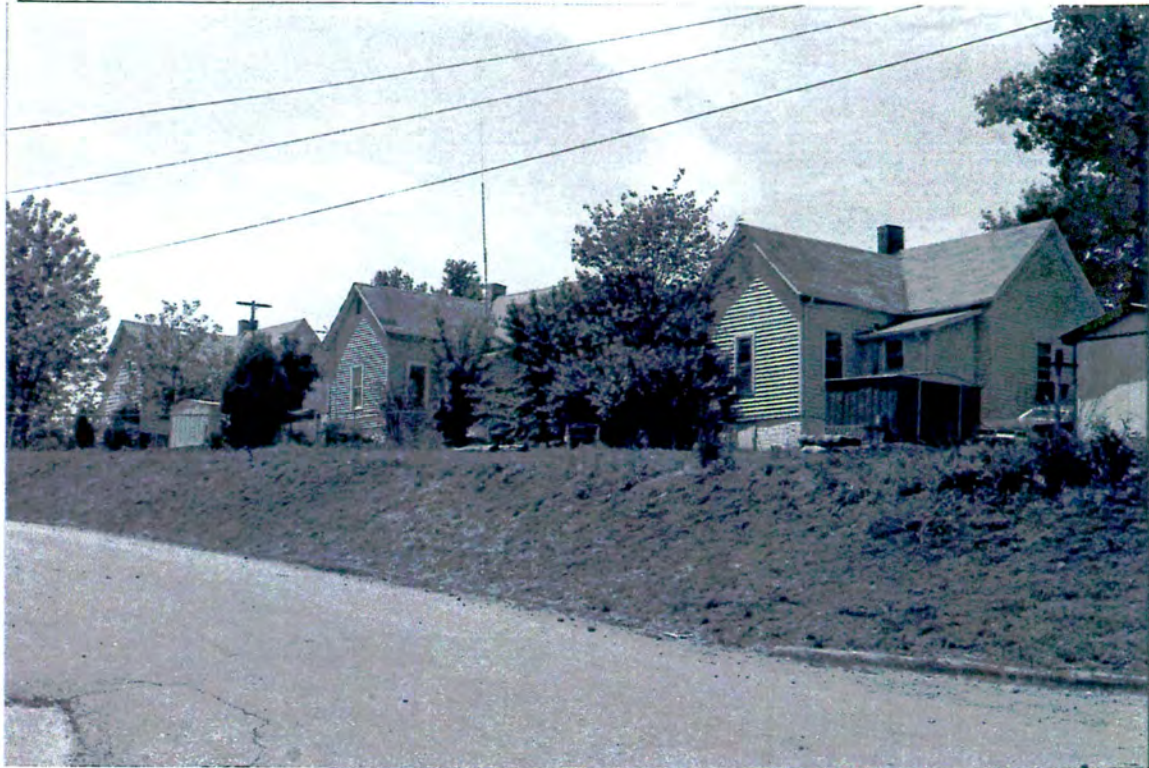


Illustration 18. View to southwest on Third Street SW. Houses front on to Fourth Street SW.



Illustration 19. View to southeast on Third Street SW. Houses oriented east toward Second Street SW.





Illustration 20. View to south on Second Street SW from Twentieth Avenue SW.



Illustration 21. View to northwest on Nineteenth Avenue SW (formerly Church Street) from Second Street SW.



Illustration 22. View to east on Twentieth Avenue SW (formerly Highland Avenue) from Second Street SW.



Illustration 23. View to east along Twentieth Avenue SW from Third Street SW.



Illustration 24. Former Brookford Mills. View to southeast from Second Street SW at Twentieth Avenue SW.



Illustration 25. Entrance to Brookford Mills. Office is situated in the middle ground at right, and the warehouse occupies the left foreground.

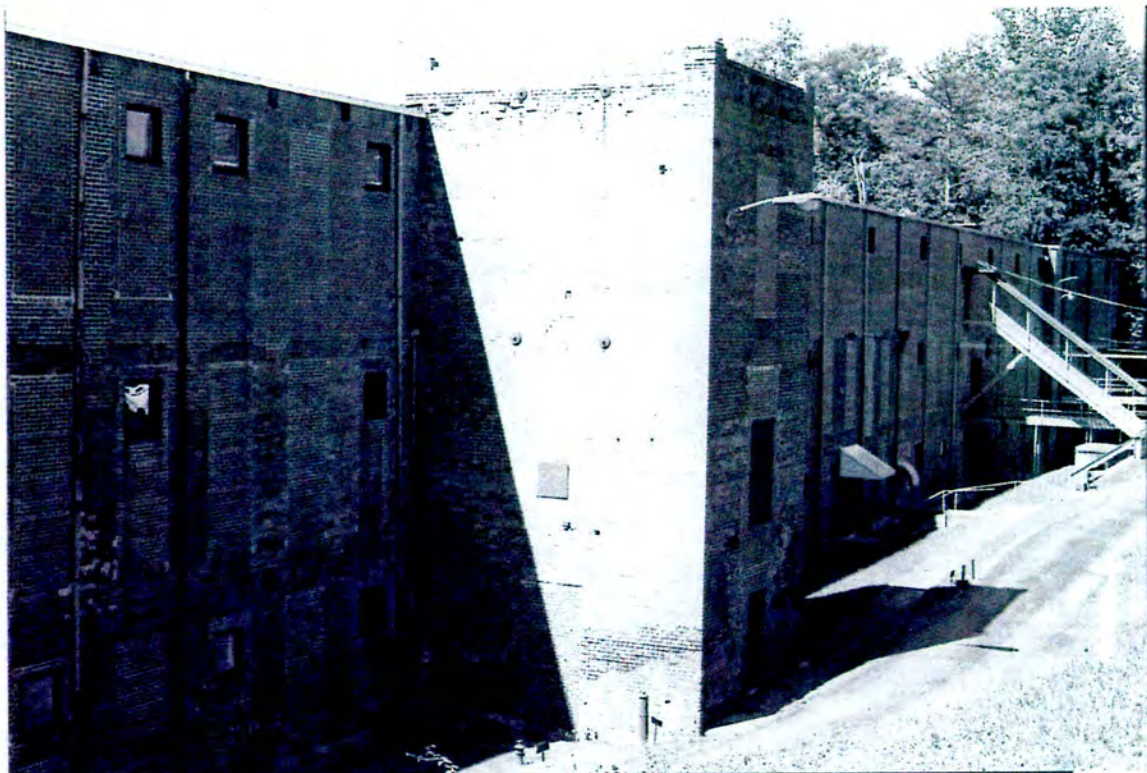


Illustration 26. Former Brookford Mills, original mill building and entrance tower with later additions extending to the west.

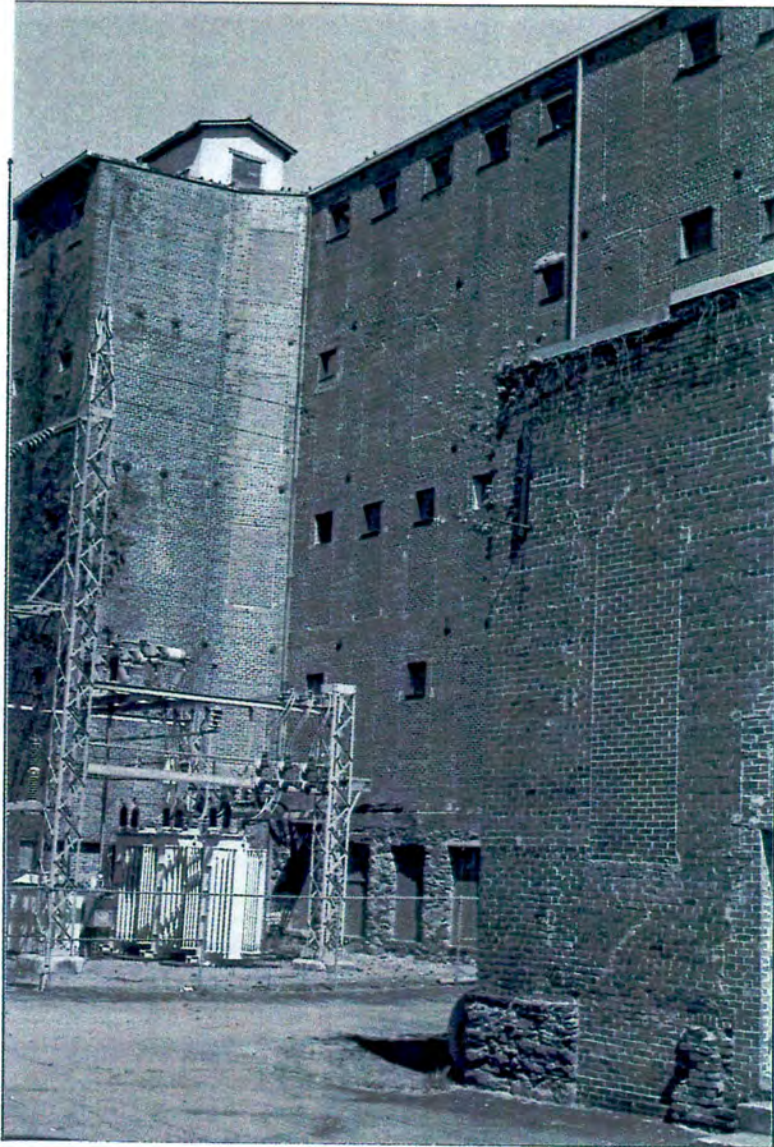


Illustration 27. Former Brookford Mills. View  
from south of original mill building.

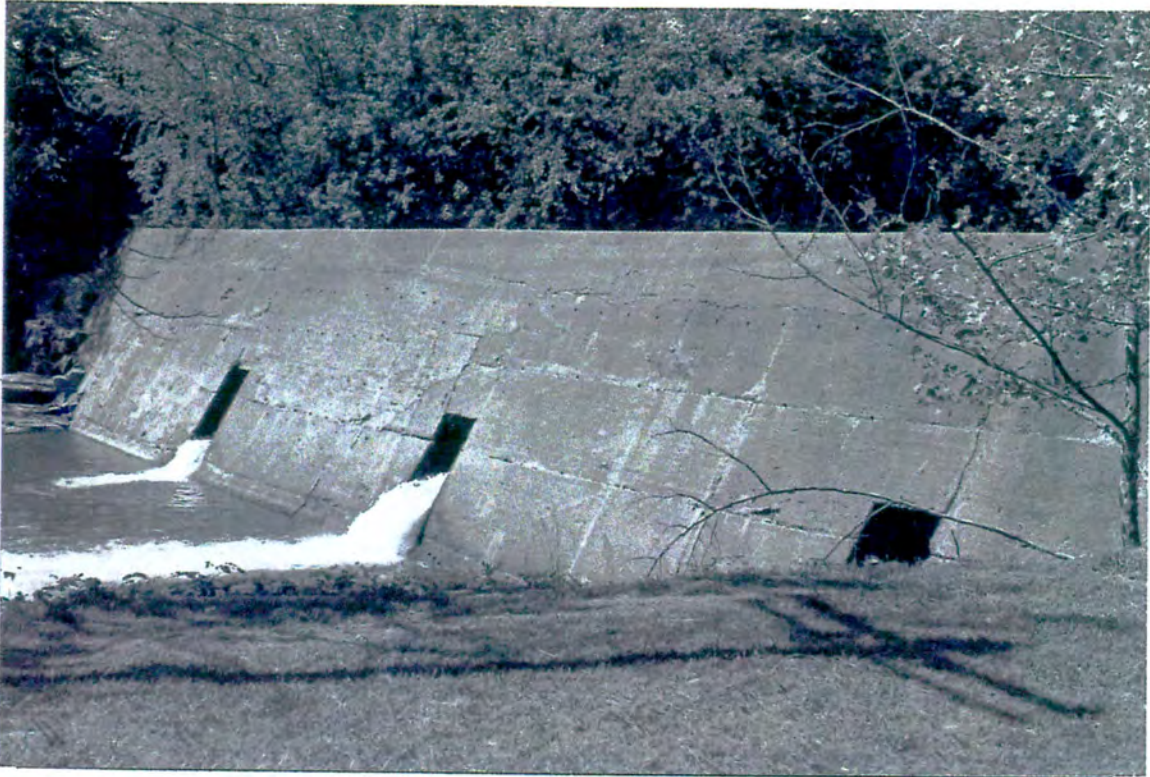


Illustration 28. Dam across Henry Fork River.



Illustration 29. Former Brookford Mills, fifth level loading ramp.



Illustration 30. Office, former Brookford Mills.

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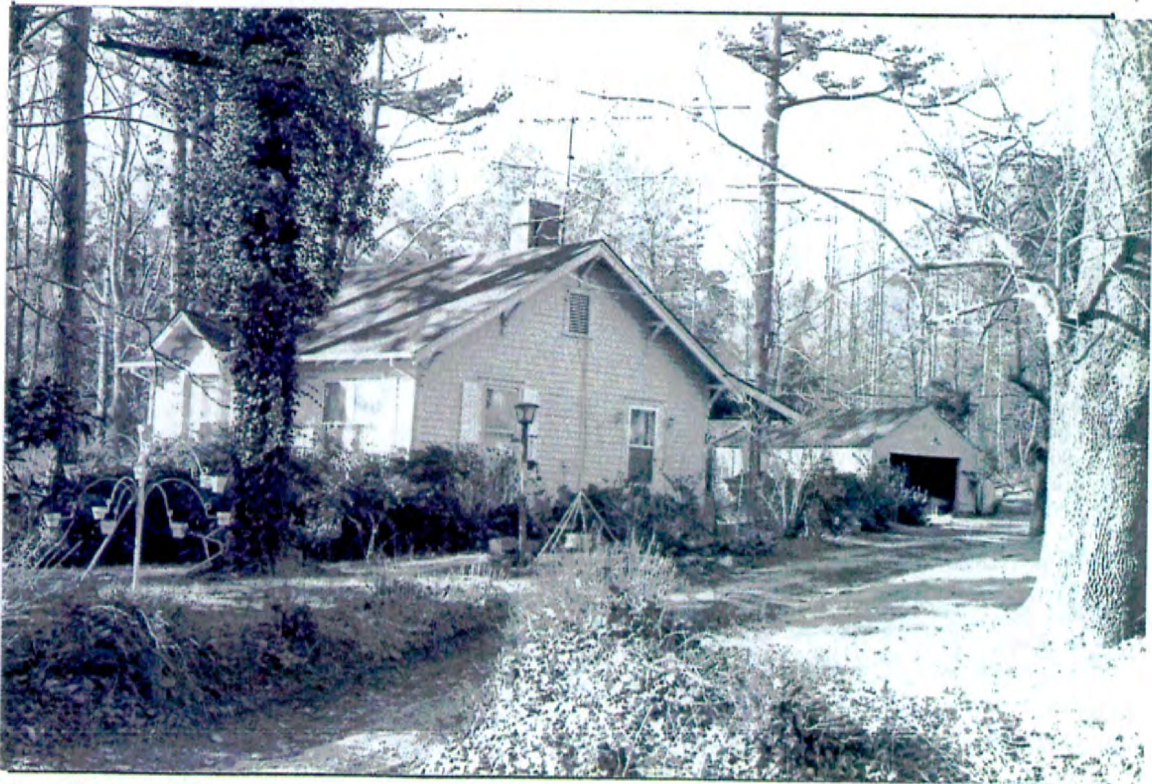
1. House.



2. CSI Farm.



2. CSI Farm.



3. House.



4. House.



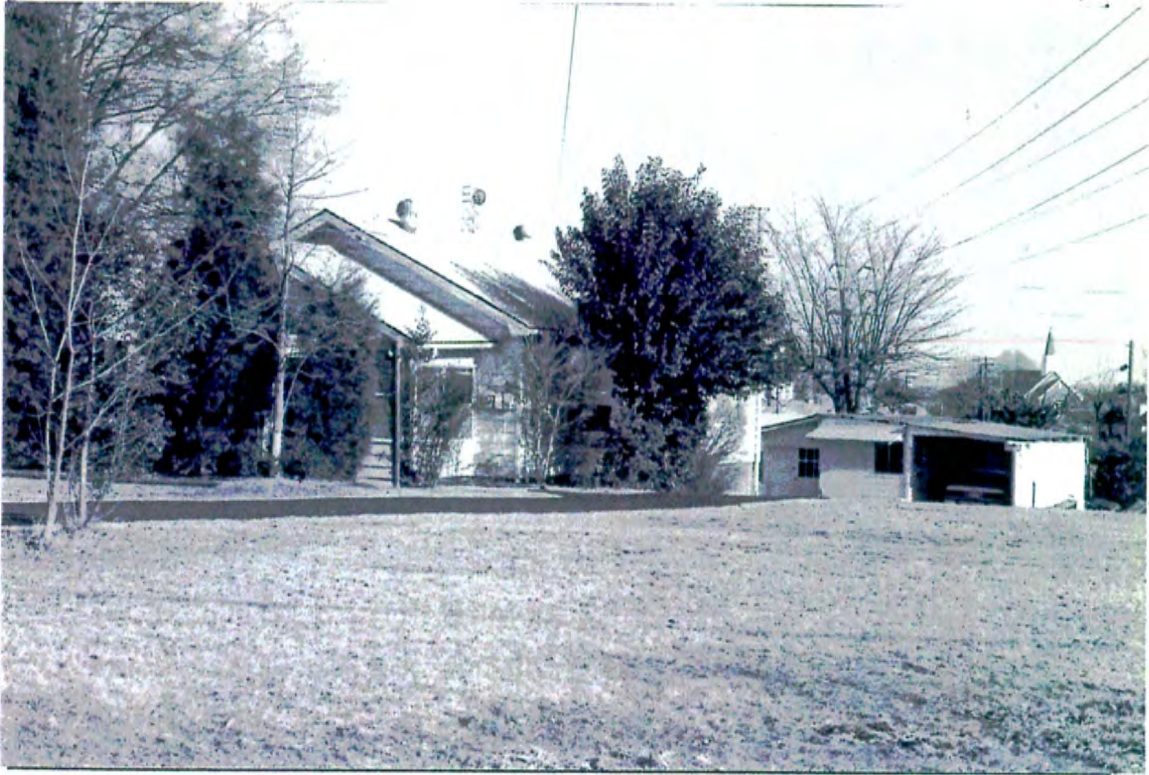
5. House.



6. House.



7. House.



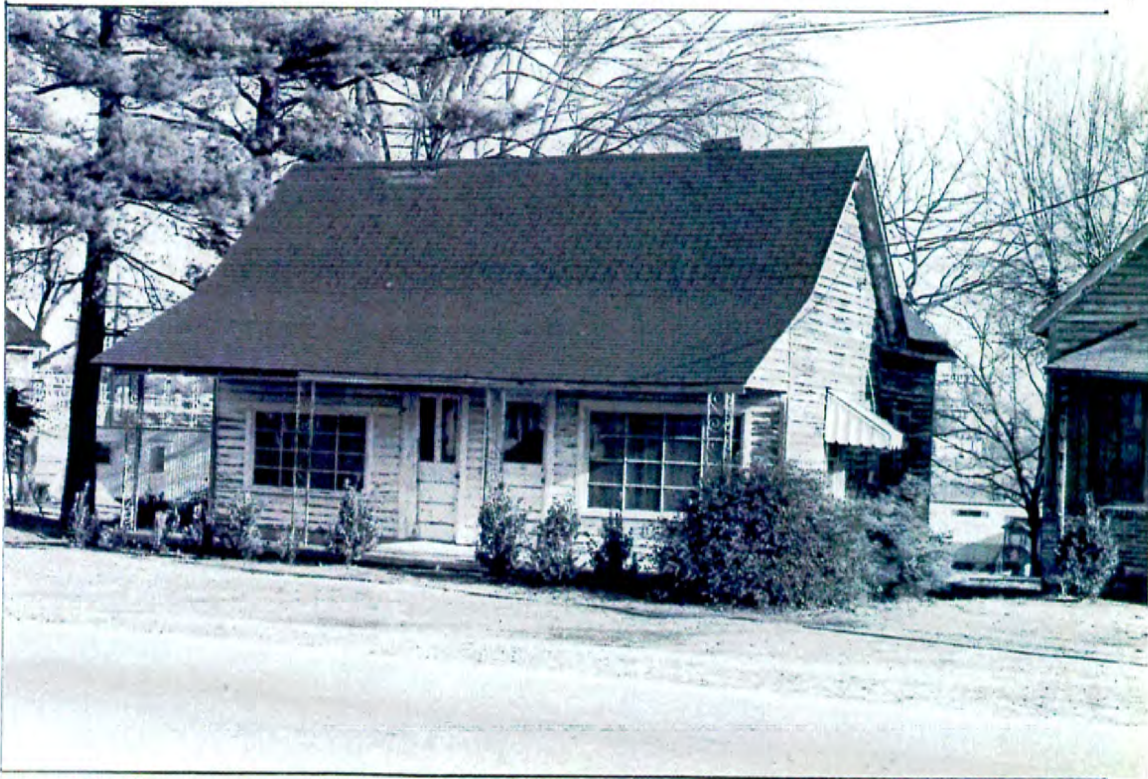
8. House.



9. House.



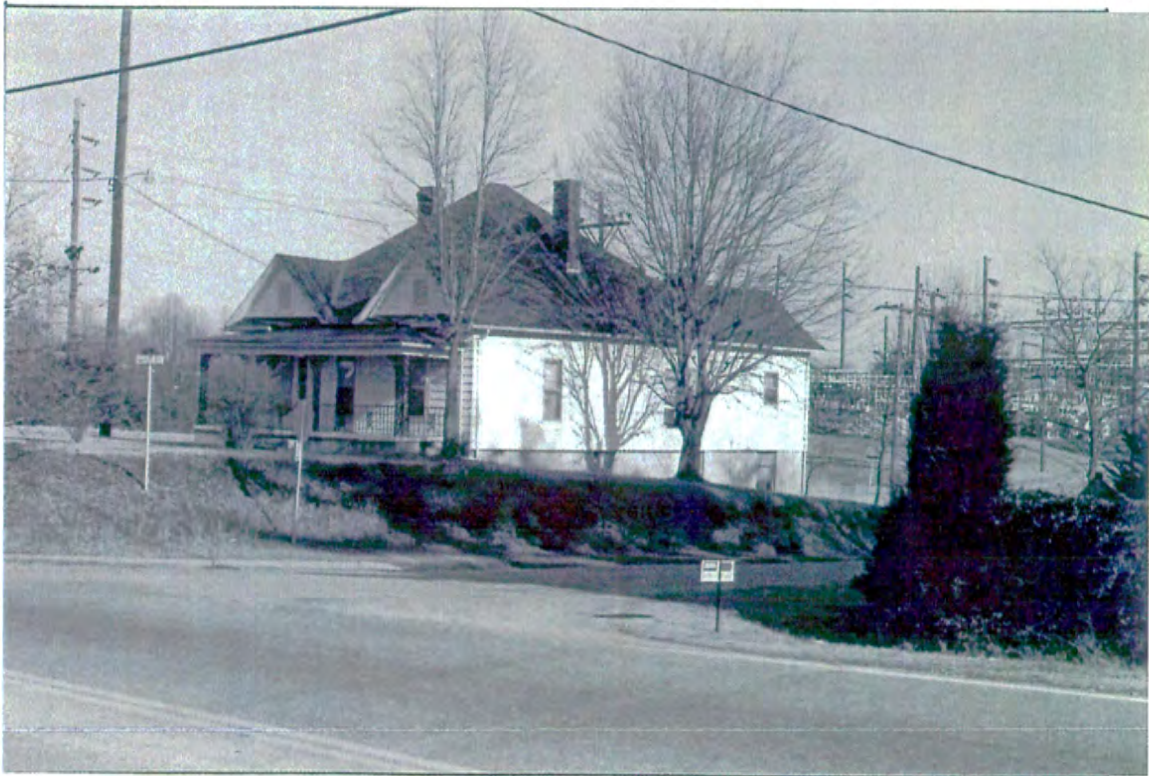
10. Frame office.



11. Frame duplex.



12. House.



13. House.





14. House.



15. Storage building.



16. House.



17. Lumber mill (former).