

**NORTH CAROLINA STATE HISTORIC PRESERVATION OFFICE**  
Office of Archives and History  
Department of Cultural Resources

**NATIONAL REGISTER OF HISTORIC PLACES**

**Hoots Milling Company Roller Mill**

Winston-Salem, Forsyth County, FY4259, Listed 05/19/2014  
Nomination by Heather Fearnbach  
Photographs by Heather Fearnbach, November 2013



South elevation



North elevation

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

**National Register of Historic Places  
Registration Form**

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

**1. Name of Property**

historic name Hoots Milling Company Roller Mill  
other names/site number Charles A. Bunn Company Office and Warehouse

**2. Location**

street & number 1151 Canal Drive **N/A** not for publication  
city or town Winston-Salem **N/A** vicinity  
state North Carolina code NC county Forsyth code 067 zip code 27101

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set for in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. (See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date  
North Carolina Department of Cultural Resources  
\_\_\_\_\_  
State or Federal agency and bureau

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

\_\_\_\_\_  
Signature of certifying official/Title Date  
\_\_\_\_\_  
State or Federal agency and bureau

**4. National Park Service Certification**

I hereby certify that the property is:	Signature of the Keeper	Date of Action
<input type="checkbox"/> entered in the National Register. <input type="checkbox"/> See continuation sheet	_____	_____
<input type="checkbox"/> determined eligible for the National Register. <input type="checkbox"/> See continuation sheet	_____	_____
<input type="checkbox"/> determined not eligible for the National Register.	_____	_____
<input type="checkbox"/> removed from the National Register.	_____	_____
<input type="checkbox"/> other, (explain:) _____ _____ _____	_____	_____

Hoots Milling Company Roller Mill

Name of Property

Forsyth County, NC

County and State

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply)

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

**Category of Property**

(Check only one box)

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

**Number of Resources within Property**

(Do not include previously listed resources in count.)

Contributing	Noncontributing	
2	1	buildings
0	0	sites
0	0	structures
0	0	objects
2	1	Total

**Name of related multiple property listing**

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

N/A

**Number of Contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

INDUSTRY: Manufacturing Facility

INDUSTRY: Industrial Storage

**Current Functions**

(Enter categories from instructions)

VACANT: Not in use

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

Other: Heavy timber mill construction

**Materials**

(Enter categories from instructions)

foundation CONCRETE

walls Weatherboards

METAL

roof METAL

other

**Narrative Description**

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

Hoots Milling Company Roller Mill

Name of Property

Forsyth County, NC

County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

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

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

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

**Areas of Significance**

(Enter categories from instructions)

Architecture

**Period of Significance**

ca. 1935-ca. 1937

**Significant Dates**

ca. 1935

ca. 1937

(Complete if Criterion B is marked)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Unknown

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

**Bibliography**

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

**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository: \_\_\_\_\_

Hoots Milling Company Roller Mill

Name of Property

Forsyth County, NC

County and State

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## 10. Geographical Data

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**Acreeage of Property** Approximately one-half acre

### UTM References

(Place additional UTM references on a continuation sheet.)

See Latitude/Longitude coordinates continuation sheet, Section 10, page 17

1	<u>          </u>	<u>          </u>	<u>          </u>	3	<u>          </u>	<u>          </u>	<u>          </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>          </u>	<u>          </u>	<u>          </u>	4	<u>          </u>	<u>          </u>	<u>          </u>

See continuation sheet

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

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## 11. Form Prepared By

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name/title Heather Fearnbach

organization Fearnbach History Services, Inc.

date 11/30/2013

street & number 3334 Nottingham Road

telephone 336-765-2661

city or town Winston-Salem

state NC

zip code 27104

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### Additional Documentation

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Submit the following items with the completed form:

#### Continuation Sheets

#### Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

#### Photographs

Representative **black and white photographs** of the property.

#### Additional items

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

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### Property Owner

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

name West End Mill Works, LLC

street & number 1151 Canal Drive

telephone (336) 608-0370

city or town Winston-Salem

state NC

zip code 27101

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**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listing. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P. O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20303.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 1 Hoots Milling Company Roller Mill  
Forsyth County, NC

## Section 7. Narrative Description

### Setting

Hoots Milling Company Roller Mill is located in the commercial corridor flanking Northwest Boulevard in Winston-Salem, Forsyth County, North Carolina. The mill and warehouse stand on a .41-acre tax parcel at 1151 Canal Drive. Immediately north, a narrow lot that contained a railroad spur line until the late twentieth century now provides a swath of green space. One-story masonry buildings to the west, north, and east function as stores, showrooms, offices, and warehouses. South of the roller mill, Canal Drive dead-ends into a gravel parking area that spans much of the distance between the mill parcel and Peters Creek. The National Register-listed West End Historic District is south of the creek and the downtown business district farther southeast. The former Chatham Manufacturing Company – Western Electric Company plant, also on the National Register, is situated upon a six-acre tract east of Thurmond Street. The Methodist Children's Home, comprised of residential, educational, religious, and agricultural buildings as well as fields, pastures, and woods, occupies a 201-acre campus on Northwest Boulevard's north side.

### Hoots Milling Company Roller Mill, circa 1935, circa 1937 addition

Hoots Milling Company Roller Mill encompasses a two-story heavy timber and frame mill erected around 1935 and an attached two-story heavy timber and frame warehouse to the east that tripled the operation's square footage circa 1937.<sup>1</sup> A flat-roofed one-story 1950s warehouse projects from the two-story warehouse's southeast corner, filling the space between that building and a one-story, front-gable-roofed, frame, 1930s warehouse that was originally free-standing. The circa 1935 mill and circa 1937 warehouse have always been functionally connected, but there is no interior access between the circa 1937, 1930s, and 1950s warehouses.

Peters Creek, city street right-of-way, and the railroad spur line dictated the mill lot size and shape and guided the complex's configuration. The slightly wider mill occupies the parcel's deepest section at its west end. The tract becomes narrower as it moves northeast, with the warehouses angled slightly to remain within property lines. For the ease of description, the following narrative refers to cardinal directions as if the buildings stood on a true east-west axis.

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<sup>1</sup> Hoots purchased seven lots east of his original holdings from Chatham Manufacturing Company on November 30, 1937, and likely erected the warehouse soon after. Forsyth County Plat Book 4, p. 197; Deed Book 338, p. 173; Deed Book 424, p. 237.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 2 Hoots Milling Company Roller Mill  
Forsyth County, NC

## Exterior

Zeno Hoots built the two-story roller mill and warehouse using heavy timbers and dimensional lumber cut and sawn on his family's Yadkin County farm.<sup>2</sup> Wide horizontal boards and sheet metal siding sheath the building's balloon frame walls, which rest on a formed concrete foundation. Although the metal wall cladding and roofing installed at different times varies slightly in appearance, the consistent material type unifies the long, rectangular building's two parts, as does the shed-roofed loading dock supported by square wood posts that extends across much of the south elevation.

The mill's most significant remaining feature related to its original function is the gabled grain elevator that rises above the side-gable roof and is stenciled with the subsequent property owner's business name, "Chas. A. Bunn Co.," on its north elevation. The structure's metal siding is attached to diagonal sheathing boards. Metal-clad wood shutters secure the east and west elevations' central window openings.

Near the roof's northeast corner in close proximity to the grain elevator, a brick stovepipe chimney contains a flue that allowed for a first-floor heating stove at that location. Two matching chimneys on the south elevation served the mill's open first-story room and the circa 1937 warehouse's original first-floor office. There is no indication that a stove warmed the primary grain processing area on the mill's main level, reflecting an effort to protect against igniting highly combustible flour dust.

Poured concrete fills the loading dock foundation walls adjacent to the mill's north elevation, creating a landing almost three feet lower than the double-leaf vertical board door. To the east, large metal sliding doors served the no-longer-extant warehouse loading dock adjacent to the railroad. Two of the four door openings have been enclosed and covered with sheet metal. The warehouse's north wall is set back approximately ten-and-one-half feet from the mill's north elevation, manifesting a one-bay difference in width. A dramatic grade change north of the warehouse requires a bridge spanning the chasm between the building's foundation and the former railroad spur line embankment.

The mill's west elevation and the warehouse's east elevation have little fenestration. One small rectangular window pierces the west gable, while the two second-story, double-hung, six-over-six wood sash windows at the warehouse's east end have been boarded up.

Near the south elevation's center, concrete block steps and wood stairs with a wood handrail provide access to the loading dock, which retains a thick board floor. Sliding wood doors, a single-leaf office entrance, and six-over-six wood sash windows pierce the first-story walls. Small square windows at the second-story level illuminate the interior. A one-bay-wide metal-shed-roofed canopy supported by steel

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<sup>2</sup> Charles L. Bunn, discussion with Terry Hartman, April 2011.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 3 Hoots Milling Company Roller Mill  
Forsyth County, NC

posts and trusses projects from the circa 1937 warehouse's easternmost bay adjacent to a second-floor plywood sliding door.

## Interior

Hoots Milling Company Roller Mill comprises a heavy timber wood post and beam structure supporting the mill and warehouse's dimensional lumber wall, floor, and roof systems. The plan is largely open and the structure exposed throughout the building. Frame partition walls sheathed with materials ranging from beadboard, drywall, and cardboard to vertical boards delineate a few small offices, storage closets, and rest rooms.

The circa 1935 mill's first story is one open room with a poured concrete floor in its northeast section adjacent to the exposed formed concrete foundation wall. In the remaining floor sections, 3 3/4"-wide and 1 1/2"-thick boards span the floor joists. A wood stair in the corridor to the east at the intersection of the mill and the circa 1937 warehouse addition encompasses one step leading to a bottom landing and a straight run to the north with steep risers and narrow treads. Wood railings secure the stairwell opening.

A fire blackened and charred some of the circa 1935 mill's second story and grain elevator framing but did not weaken the heavy timber wood post and beam structure, which is visible throughout the open room. Floor boards with a 3 3/4" width and 3/4" thickness cover 8"-wide and 3/4"-inch thick wood planks installed at a 45-degree angle to the floor joists. The wall studs, wide horizontal exterior sheathing boards, rafters, and roof nailing strips are exposed with the exception of a small restroom at the southwest corner, where beadboard covers the walls and ceiling. Adjacent to the restroom, a wood-framed "cage" enclosed with metal mesh provided a lockable storage area. A wood work table and shelving are attached to studs on the south elevation.

A steep wood ladder stair with wood railings securing the upper run rises to the south from the brick stovepipe chimney on what was the circa 1935 building's east elevation, providing access to the grain elevator. At that level, an eight-step wood ladder stair leads to the window on the west wall. In order to facilitate the gravity-dependent aspect of the mill equipment's function, the adjacent platform is about four feet shorter. Wood chutes conveyed the flour between levels and a four-step wooden ladder connects the two spaces. Large bins for storing outgoing product were likely located on the second floor near the doors' opening onto the north-facing railroad loading dock, while farmers may have unloaded corn and wheat into first-floor bins on the building's south side. As the Charles A. Bunn Company removed the mill machinery in the 1950s, its configuration is unknown.

The 1937 warehouse's first floor is open with the exception of the offices accessed from the south loading dock and through interior doors. The area received mid-twentieth-century updates including

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 4 Hoots Milling Company Roller Mill  
Forsyth County, NC

knotty pine wall paneling, Celotex ceiling tiles, commercial carpeting, and hollow-core doors. In the east office, which appears to be the earliest room, a large steel safe bearing the Charles A. Bunn Company's name is recessed in the north wall. The current owner removed a later floor covering to expose the original narrow board floor in 2012. Beadboard covers the warehouse side of the office's east wall and its doors comprise six glazed panes over three horizontal raised panels, indicating that it was part of the original Hoots construction. A conveyor belt installed by the Bunn Company rises along the east office's north wall to the second floor.

The warehouse's upper level retains an exposed heavy timber wood post and beam structure and a floor comprised of 3 3/4"-wide and 1 1/2"-thick boards identical to those on the first story. The wall studs, wide horizontal exterior sheathing boards, and rafters and roof nailing strips are visible. The plan is open with the exception of a small, one-bay-wide office and storage closet created by frame partition walls enclosed with drywall. The room is located near the south elevation's center. Exposed electrical conduit houses wiring for the lights and outlets throughout the building.

## **Warehouse, 1930s, contributing building**

A one-story, metal-sided, front-gable-roofed, 1930s warehouse stands east of the 1937 warehouse. Weatherboards sheathe the building's south-facing front gable. Concrete steps lead to the concrete stoop outside its primary entrance, which is a wood sliding door sheltered by a metal-shed-roofed canopy. On the building's east elevation, salvaged early-twentieth-century wood garage doors with multi-paned glazed upper sections and vertical-paneled lower sections slide on a steel track.<sup>3</sup> This modification and the installation of four multi-pane wood windows on the north elevation occurred in 2012. At that time, property owners also added insulation between some wall framing as well as flush board and plywood wall sheathing in a few locations. The floors are unfinished wide wood boards. There is no interior access between the circa 1937, 1930s, and 1950s warehouses.

## **Warehouse, 1950s, noncontributing building**

Steel posts, beams, and trusses create the flat-roofed, one-story, 1950s warehouse that spans the distance between the 1937 warehouse and the 1930s warehouse. The interior is open, revealing wood board roof decking, metal siding, and a poured concrete floor. Two high, rectangular, three-part, aluminum-framed windows pierce the north elevation. There is no interior access between the circa 1937, 1930s, and 1950s warehouses.

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<sup>3</sup> The historic wood garage doors were among the building materials found stored on site in 2011. Four sections have been hung in the opening on the shed's east elevation created by the current owners during the building's renovation, which includes a kitchenette at the north end.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 8 Page 5 Hoots Milling Company Roller Mill  
Forsyth County, NC

## Section 8. Statement of Significance

Hoots Milling Company Roller Mill is locally significant under Criterion C for Architecture as an intact example of traditional roller mill design. The mill and warehouse's construction method reflects the perseverance of heavy timber post and beam structural members used in combination with dimensional lumber wall, floor, and roof systems. Fire-resistant metal wall cladding and roofing unifies the long, rectangular building's two parts, as does the shed-roofed loading dock supported by square wood posts that extends across much of the south elevation. The mill's most significant feature related to its original function is the gabled grain elevator that rises above the side-gable roof. The complex includes a one-story, metal-sided, front-gable-roofed, 1930s warehouse that stands east of the circa 1937 warehouse as well as a one-story flat-roofed 1950s warehouse that spans the distance between the two earlier buildings. The property's period of significance ends circa 1937 upon Zeno Hoots' completion of the adjacent warehouse that tripled the building's size. Hoots Milling Company Roller Mill is Winston-Salem's sole surviving facility erected in the twentieth-century to process and store grain.

## Historical Background

### **An Industrial Corridor Emerges Northwest of Downtown Winston-Salem**

Civil engineer A. F. Dean laid out Roland Park, a residential subdivision north of the West End neighborhood, for Winston-Salem businessmen R. O. Apple, W. A. Blair, and W. L. Ferrell in April 1915. The plat encompassed 130 small lots on West End Boulevard's north side, Bridge Street's east side, and flanking Valley View Street, which became Northwest Boulevard, and North Summit Street, now Manly Street. Rapid housing development did not ensue, however, perhaps due to much of the land's proximity to the Peters Creek floodplain. The 1917 Sanborn map indicates that only two dwellings stood on the property at West End Boulevard and Manly's Street's northeast corner by that time. In September 1927, civil engineers Hinshaw and Marshall re-mapped the subdivision's central section to illustrate the lots purchased by the Prudence Company. As land outside the central business district was more affordable and railroad spur lines provided convenient transportation, entrepreneurs including Zeno D. Hoots soon procured some of the land for industrial use. Chatham Manufacturing Company, which had operated a plant to the east since 1907, acquired much of the still-vacant Roland Park acreage from the Prudence Company in December 1934 as a buffer for their complex.<sup>4</sup>

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<sup>4</sup> Forsyth County Plat Book 1, p. 68; Plat Book 4, p. 197; Deed Book 371, p. 185.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 8 Page 6 Hoots Milling Company Roller Mill  
Forsyth County, NC

## Hoots Brothers - Hoots Milling Company

Hoots Milling Company, which erected the roller mill in this industrial corridor around 1935, evolved in conjunction with Hoots Brothers, an earlier business also owned and managed by Yadkin County natives Zeno Daniel Hoots and his older brother Guy Andrew Hoots. When Zeno and his wife Lula moved to Winston-Salem in 1923, they retained the Forbush Township farm where the Hoots family operated a flour and feed mill. Zeno and Guy Hoots initially concentrated on marketing their product in Winston-Salem rather than processing it, partnering with James G. Messick and Leonard J. Messick to create the Messick-Hoots Company. The men sold feed from a building on North Liberty Street near the Norfolk and Western Railway for several years, but parted ways by 1929. The Messicks then opened a grocery and feed store on North Trade Street, while Zeno and Guy Hoots established Hoots Brothers, a wholesale feed distributorship at the intersection of Linden and Liberty Streets. Guy Hoots also assumed the oversight of Ino Milling Company on Reynolda Road around 1929. The 1931 city directory lists Zeno and Guy Hoots as the concern's proprietors but that arrangement lasted only a year.<sup>5</sup>

Despite the economic challenges of the Great Depression, Zeno Hoots elected in 1931 to acquire eight parcels of the Prudence Company's property flanked by Summit and Bridge Streets to the east and west, a railroad siding to the north, and Peters Creek and West End Boulevard to the south. Hoots Brothers moved to that location in 1932 after constructing a one-story brick warehouse at what is now 915 Bridge Street from which they sold wholesale feed. At that time, Winston-Salem's other feed dealers included the Camel City Feed Store, Cox's Seed Store, and J. G. Messick and Son, all on North Trade Street; and S. E. Hauser and Company on North Cherry Street. Perhaps in response to the competition, Zeno Hoots erected a two-story frame roller mill east of the warehouse and purchased seven lots east of his original holdings from Chatham Manufacturing Company on November 30, 1937, to allow for the building's expansion. City directories identify Hoots Brothers as a wholesale feed vendor from 1933 until 1937, when Zeno Hoots leased his Bridge Street warehouse to Ballard and Ballard Company, who marketed feed and flour.<sup>6</sup> Ballard and Ballard continued to occupy the 915

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<sup>5</sup> Forsyth Roller Mills stood on North Church Street near Fifth Street. The city's other three flour and grist mills—Ino Milling Company, Payne Milling Company on Waughtown Street, and Southside Roller Mills at Haled and Glendale Streets' southwest corner—were located in outlying areas. City directories indicate that Luther C. Hobson managed Ino Milling Company in 1923 and Ino Service Station in 1926, when there is no listing for the mill. Lindsay G. Tate operated Ino Milling Company in 1933. *Miller's and Hill's Winston-Salem City Directories, 1923-1937*; Charles L. Bunn, discussion with Terry Hartman, April 2011.

<sup>6</sup> Feed distributors purchased product from a number of companies. S. E. Hauser sold mixed wheat feed from the Atlanta Milling Company at his store, for example. Ballard and Ballard Company, S. E. Hauser and Company, W. G. White and Company, Piedmont Seed Company, Hauser Brothers, and Hauser and Moser were Winston-Salem flour and feed distributors in 1930. *The Bulletin of the North Carolina Department of Agriculture*, Raleigh, April 1923, p. 24; Major A. R. Lawrence, compiler, *Winston-Salem, North Carolina: Booklet No. II* (Winston-Salem: Industrial Commission of

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 8 Page 7 Hoots Milling Company Roller Mill  
Forsyth County, NC

Bridge Street warehouse in 1938, while Hoots Brothers sold flour and feed from a location on North Patterson Avenue beyond the city limits. Hoots Milling Company on Canal Drive is first listed among Winston-Salem's flour mills in 1939, along with Forsyth Roller Mills at 525 North Church Street, Southside Roller Mills on Haled Street, and Winston Roller Mills at 627 Waughtown Road.<sup>7</sup>

The Canal Drive/Northwest Boulevard area developed steadily given the affordable land and close proximity to downtown and a railroad spur line. Likely inspired by successful neighboring entrepreneurs and the need to generate additional income, Zeno Hoots further diversified his business concerns by building an approximately 15,800-square-foot warehouse north of the railroad spur at what is now 918 Bridge Street in 1948. Ballard and Ballard Company leased the building until 1951, followed by Grocery Supply Company, Inc. Zeno Hoots continued to process and sell flour, grains, and feed at the Canal Drive mill until December 15, 1954, when he conveyed that property to Charles A. Bunn. Hoots retained ownership of the 1932 warehouse, but leased it to Bunn, as indicated by an advertisement for "Charles A. Bunn Co., Food Brokers," which provides a Bridge and Canal Street address for Bunn's office and warehouse.<sup>8</sup>

Mr. Bunn, in partnership with his son Charles L. Bunn and Lester Graham Johnson, utilized the roller mill to store their wholesale grocery business's inventory. They thus removed the milling equipment and installed a conveyor belt and an elevator to facilitate moving heavy loads. The company supplied products to entities including Food Lion, Food Fair, and the Joyce Brothers. McNair Construction Company purchased the property in 1973 and used it as a building materials warehouse until 2010.<sup>9</sup>

Zeno Hoots bought 3.20 acres at the northwest corner of the North Liberty Street and Akron Drive intersection from the Norfolk and Western Railway on September 23, 1958, and constructed a

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Winston-Salem, Inc., 1930), 22; Forsyth County Plat Book 4, p. 197; Deed Book 338, p. 173; Deed Book 424, p. 237; *Hill's Winston-Salem City Directories*, 1933-1939; Charles L. Bunn, discussion with Terry Hartman, April 2011.

<sup>7</sup> Forsyth Roller Mills Company also owned the former S. J. Nissen wagon factory at 310 East Third Street from April 1937 until March 1939, utilizing it as a warehouse until company president A. L. Butner assumed the building's ownership upon the grain milling business's dissolution. *Hill's Winston-Salem City Directory*, 1939; Forsyth County Deed Book 411, p. 152; Deed Book 412, p. 171; Deed Book 447, p. 222; Deed Book 479, p. 313.

<sup>8</sup> In 1954, its last year of operation at the Canal Drive location, Hoots Brothers was the sole wholesale flour dealer included in the Winston-Salem city directory. In May 1961, Zeno Hoots transferred his Forsyth County real estate (encompassing ten parcels including the 1932 warehouse, which was tract three) to his five children, retaining a life estate in the property. *Hill's Winston-Salem City Directories*, 1938-1954; Sanborn Map Company, Winston-Salem, Volume 1A, Sheet 85, December 1950 update to the June 1924 map; Forsyth County Deed Book 699, p. 353; Deed Book 824, p. 484; Deed Book 1043, pp. 1644-1647; "Charles A. Bunn Co., Food Brokers" advertisement in *Masonry in Winston-Salem* (Winston-Salem: Bradford Printing Service, 1955), p. 43.

<sup>9</sup> Charles L. Bunn, discussion with Terry Hartman, April 2011. Charles L. Bunn, born October 7, 1924, died on June 29, 2012. He partnered with his father in 1946 after completing World War II service as a United States Army cryptographer and courier. Bunn retired from the food brokerage business in 1986. "Charles Lee Bunn," obituary, *Winston-Salem Journal*, July 1, 2012.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 8 Page 8 Hoots Milling Company Roller Mill  
Forsyth County, NC

warehouse and office from which he operated his flour and feed distribution business with the assistance of his sons, Zeno Jr. and John, until his death in 1967. The land, once part of Samuel A. Ogburn's farm, is adjacent to the Z. Smith Reynolds airport and the bridge that carries Akron Drive over the railroad corridor. The Hoots family retained ownership of the property, renting the warehouse to various tenants, until November 2003, when they sold it to Golden Leaf Partners, LLC.<sup>10</sup>

## Flour Milling Overview

Processing wheat into flour for human consumption evolved from crushing kernels with pestles in wide, often stone, mortars to using man and animal-turned grinding stones to produce large quantities of finer, lighter flour. Millers typically employed heavy circular stones installed close to each other in a flat, parallel fashion to pulverize grain. The use of hydraulics to operate mill equipment became possible with the water wheel's development, re-engineered by the Roman architect Vitruvius around 19 B. C. into a form known as the undershot. Further experimentation resulted in the much more efficient overshot water wheel's conception, which better utilized gravitational momentum to turn the gears and axles that rotated grinding stones. In order to increase power generation capability, many millers dammed streams, creating ponds to store water before channeling it through races to water wheels.<sup>11</sup>

Flour milling technology remained substantially unchanged for many years. Iranian millers are thought to be the first to harness wind utilized in combination with grinding systems similar to those in water-powered mills circa 1000 A. D. In the seventeenth century, the process spread to the nascent American colonies where European settlers erected a Jamestown grain mill by 1621 and a Massachusetts windmill in 1631.<sup>12</sup>

Newport, Delaware, native Oliver Evans greatly advanced American milling in the late eighteenth century. His innovations, rooted in skills learned during apprenticeships to a wheelwright and wagon maker, included a mechanized system that introduced the concept of grain elevators, chutes, conveyor belts, and hopper bins, replacing a manual production line where men had carried, shoveled, sifted, and mixed grain by hand. Evans installed his flour-grinding equipment in a water-powered mill in the Wilmington, Delaware, vicinity in 1782. Designed to dramatically improve efficiency and reduce labor costs, the five-machine-system coupled with the high-pressure steam engine he patented in 1790

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<sup>10</sup> Airport Partners, LLC acquired the southern 1.76 acres in January 2007. Triad Roofing Company, Inc. extensively renovated the office space and utilizes the warehouse and the adjacent fenced parking lot for materials storage. Forsyth County Deed Book 771, p. 375; Deed Book 2722, p. 524; Deed Book 2425, p. 3059; death certificate.

<sup>11</sup> Fran Gage, "Wheat into Flour: A Story of Milling," *Gastronomica: The Journal of Food and Culture*, Vol. 6, No. 1 (Winter 2006), pp. 84, 87; Grimsley T. Hobbs, *Exploring the Old Mills of North Carolina* (Chapel Hill: The Provincial Press, 1985), 9-10, 14-15.

<sup>12</sup> *Ibid.*, 88-89.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 8 Page 9 Hoots Milling Company Roller Mill  
Forsyth County, NC

revolutionized the milling process. Evans outlined the production line components in his 1795 publication, *The Young Mill-Wright and Miller's Guide*, but they did not become widely used until the 1810s. It would be sixty years before further improvements reshaped the American flour industry.<sup>13</sup>

In 1871, Minneapolis milling magnate Cadwallader C. Washburn imported a French purifier, a type of sifting equipment comprised of silk mesh screens used in conjunction with flat grindstones to produce very finely ground flour. Washburn and others adopted this multi-step process and further increased efficiency by purchasing Hungarian-made iron rollers to crush wheat kernels. The rapid rotation of such rollers installed side-by-side at narrow intervals generated considerable heat, while purifiers and rotating cloth sieves called bolting reels that separated bran from wheat kernels produced significant quantities of combustible flour dust, resulting in a volatile atmosphere. American millers adopted the technology slowly. A Milwaukee roller mill opened in 1876, but the endeavor failed due to its lack of automation. Even following roller introduction, large facilities such as the 1874 Washburn 'A' Mill in Minneapolis employed millstones in the final grinding stages. After a spark ignited flour dust in 1878, resulting in an explosion that leveled that building as well as five neighboring mills, Washburn improved ventilation and added more steel rollers to the replacement structure completed in 1880, setting a new standard for the industry. Pillsbury soon followed suit in their Minneapolis complex, installing only steel rollers in the 1881 Excelsior Mill and the 1884 building that became the nation's largest flour milling operation.<sup>14</sup>

## Industrial Architecture and Roller Mill Context

North Carolina's early milling operations depended on hydraulic power, making locations along the Haw, Deep, and Catawba Rivers, where slate formations create falls and rapids, ideal for manufacturing. Entrepreneurs such as German merchant Michael Schenck, who erected a sawmill, grist mill, and several ironworks in Lincoln County before hiring ironworkers Absolom Warwick and Michael Beam to construct North Carolina's first cotton mill in 1813, achieved great success with their undertakings. Industrial architectural design during this period was influenced by the need to accommodate machinery in a manner that would allow for the most efficient interaction with the power source and utilization of natural light and ventilation. Many of North Carolina's early millers

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<sup>13</sup> Theodore R. Hazen, Master Miller (mill operator), Millwright, Curator of Molinology, Site Supervisor, and Lead Interpreter, Pierce Mill, Rock Creek Park, National Park Service, National Capital Region, The Department of the Interior, "Flour Milling in America: A General Overview," <http://www.angelfire.com/folk/molinologist/america.html>, accessed in April 2013; "Oliver Evans," [http://www.pbs.org/wgbh/theymadeamerica/whomade/evans\\_hi.html](http://www.pbs.org/wgbh/theymadeamerica/whomade/evans_hi.html), accessed in April 2013; Walter Harry Green Armytage, "Oliver Evans," <http://www.britannica.com/EBchecked/topic/196952/Oliver-Evans>, accessed in April 2013.

<sup>14</sup> Swiss engineer Jakob Sulzberger utilized steel rollers to pulverize grain in 1834 and the technology spread to England, Scotland, and Ireland by 1869. Americans sought to capitalize on roller demand by streamlining the design. In 1880, Neenah, Wisconsin, native John Stevens patented the chilled steel rollers that he had invented in 1874. Fran Gage, "Wheat into Flour," p. 90; Theodore R. Hazen, "Flour Milling in America: A General Overview."

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 10 Hoots Milling Company Roller Mill  
Forsyth County, NC

adapted existing frame buildings to serve their needs. Such structures, which usually had rough-sawn wood floors and wood shingle roofs, often resembled large residential or agricultural buildings as they were typically located in rural settings along the rivers and streams that generated their power. Heavy timbers allowed for building stability despite equipment vibrations, and the dense wood used for the framing was more fire resistant than sawn lumber. However, frame mills were still extremely susceptible to fire and few nineteenth-century North Carolina examples survive.<sup>15</sup>

Many industrial buildings erected by the mid-nineteenth century were of “slow-burn” masonry construction, with brick walls, heavy timber framing, gabled roofs, large windows, and metal fire doors. Flour and grist mill construction was often even more utilitarian and less expensive, comprising framing systems clad with metal siding and roofing to shelter the equipment required to process wheat and corn. Unlike textile mills, where projecting stair towers, large operable windows and transoms, and monitor roofs provided mill workers with light and ventilation, flour and grist mills had little fenestration. Efforts to minimize fire risk frequently included the use of galvanized-sheet-metal clad solid-core-wood doors. Water reservoirs and elevated water tanks supplied automatic sprinkler systems in many industrial complexes. By the late nineteenth century, steam, gas, and electric power generation allowed milling operations of all types to move to urban areas with larger potential employee pools and closer proximity to railroad lines, thus facilitating increased production and distribution.<sup>16</sup>

Late nineteenth century innovations greatly improved wheat and corn milling technology by replacing heavy, unwieldy grindstones with steel rollers that produced more finely ground flour and meal at a much faster rate. Many millers installed rollers in operations that had previously employed grinding stones, while others built structures intended specifically for rollers and the associated equipment.<sup>17</sup> Necessary roller mill machinery includes conveyors to transport the grain from storage bins or silos to rollers, typically installed in pairs on stands at a higher elevation than the other equipment. Grain first passes through corrugated rollers that turn toward each other and begin breaking the endosperm and then moves down through chutes to mechanized sifters, which shake the particles through successively finer screens. After purifiers further separate the flour by density, subsequent sets of smooth rollers at progressively closer proximity to each other further reduce particle size. At the end of this process, depending on the desired final product, vitamins and minerals or whole wheat elements such as bran and germ might be mixed in prior to the flour packaging.<sup>18</sup>

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<sup>15</sup> Brent D. Glass, *The Textile Industry in North Carolina: A History* (Raleigh: Division of Archives and History, North Carolina Department of Cultural Resources, 1992), 7, 14-17; Historian William Pierson, analysis by Betsy Hunter Bradley in *The Works: The Industrial Architecture of the United States* (Oxford: Oxford University Press, 1999), VIII, 16-17.

<sup>16</sup> Ibid.

<sup>17</sup> Ibid., Grimsley T. Hobbs, *Exploring the Old Mills of North Carolina*, p. 19.

<sup>18</sup> Gage, “Wheat into Flour,” pp. 91-92.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 8 Page 11 Hoots Milling Company Roller Mill  
Forsyth County, NC

North Carolina's first identified roller mill, constructed in 1879 by John D. and Thomas J. Grimes one block west of Lexington's Main Street, manifested this technology. The brothers soon expanded the four-story, steam-powered, frame building with a four-story brick addition that still stands as a testament to their success. The mill operated until around 1960 and has been listed in the National Register since 2002.<sup>19</sup> Another such enterprise, the China Grove Roller Mill in Rowan County, was also initially housed in a frame building, but the company erected a three-story brick edifice designed by millwrights Lipe and Corriher in 1903. The complex, added to the National Register in 1983, processed wheat and corn until 1995.<sup>20</sup>

## Forsyth County Roller Mill Architectural Context

Forsyth County retains only a few nineteenth and twentieth-century buildings erected to facilitate flour, grist, or feed production. Heavy timber structures with frame walls sheathed with metal siding minimized equipment vibration and mitigated fire danger. Milling practices changed little during the twentieth century's first half, requiring complexes with room not only for processing equipment, but also large grain bins or silos and warehouses for product storage and distribution. Hoots Milling Company Roller Mill is Winston-Salem's sole surviving twentieth-century structure of this type.

Forsyth County roller mill examples that have experienced remarkably little alteration over decades of continuous use and are listed on the National Register include the 1836 brick Salem Cotton Mill, adapted by Rufus Lenoir Patterson to serve as Wachovia Flour Mills in 1856. The building and the adjacent 1880 brick Arista Cotton Mill now function as the Brookstown Inn, retaining character-defining structural components but little milling equipment. Kernersville's Second Empire-style, brick, 1897 Harmon-Reid Mill, purchased by Danny and Charlene Caudill in the late 1970s to house their electrical contracting business, has been updated accordingly.

In some instances, owners preserved mill components during renovations and ongoing use. Michael and Patricia West's conversion of the 1899 weatherboarded Lehman and Butner Roller Mill in the Bethania Historic District to encompass retail, office, and meeting space displays original materials and milling equipment. Three twentieth-century Forsyth County grain milling complexes are included on the North Carolina Study List, indicating that they are potential National Register candidates: the 1910 frame Lewisville Roller Mill, the 1920 frame Clemmons Milling Company, and the 1933 stone

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<sup>19</sup> *News and Observer* (Raleigh, N.C.), August 24, 1899; Paul Baker Touart, *Building the Backcountry: An Architectural History of Davidson County, North Carolina* (Lexington: The Davidson County Historical Association, 1987), 64; Laura A. W. Phillips, "Grimes Brothers Mill," National Register of Historic Places nomination, 2002.

<sup>20</sup> Davyd Foard Hood, Patricia Dickinson, and Marshall Bullock, "China Grove Roller Mill," National Register of Historic Places nomination, 1983.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 12 Hoots Milling Company Roller Mill  
Forsyth County, NC

Lasater Mill near Clemmons. The late-nineteenth-century frame Walkertown Milling Company complex remains in use, producing livestock feed and serving as a lawn and garden equipment store.

The frame mills are comparable to Hoots Milling Company's roller mill in terms of structure, materials, function, and appearance. The complexes manifest the utilitarian, fire-resistant construction that prevailed in flour and grist mill design from the nineteenth century through the twentieth-century's first decades. All feature heavy timber post and beam structures that support dimensional lumber wall, floor, and roof systems. The complexes each expanded over time, with fire-resistant metal wall cladding and roofing unifying their sections. Long covered loading docks adjacent to ample parking accommodate product transfer.

Jennings family photographs illustrate the evolution of the side-gable-roofed Lewisville Roller Mill, built by James Pearson Sprinkle as Fairview Roller Mills in 1910. By 1926, owner Fielden Hale Jennings had expanded the two-story, weatherboarded, heavy-timber-frame structure with a shed-roofed east addition slightly shorter than the original building. Tall nine-over-nine sash windows illuminated the interior and paneled single- and double-leaf doors provided access to both floors. A shed-roofed loading dock supported by braced square posts extended across the façade's two sections. The mill proprietors subsequently erected one-and-two-story rear and side wings and shed rooms, a shed-roofed grain elevator, and a deep shed-roofed canopy to shelter the original building's south elevation. The Jenningses converted the mill, initially powered by steam generator, to gasoline and then electric power by 1929. The Spout-Waldron Company of Muncie, Pennsylvania, manufactured much of the early machinery.<sup>21</sup>

About six miles to the southeast, Clemmons Milling Company's 1920 section, like other county examples, is a purely utilitarian, frame, side-gable-roofed building sheathed in metal siding and protected by a metal roof. A shed-roofed porch extends across the façade and a shed-roofed wing spans the rear elevation. Owner Jeremy Ezra Brewer constructed a series of gabled and shed additions on the mill's west elevation through the 1940s.<sup>22</sup> Two metal silos stand next to the north elevation.

Another comparable property, the 1911 Southside Roller Mills erected to house brothers John Christian and Samuel L. Spach's Waughtown flour and grist milling business, is no longer extant. However, Sanborn maps and historic photographs provide important information regarding the mill's appearance and operations that allow for a better understanding of similar Forsyth County

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<sup>21</sup> The structure now houses a variety of retail establishments and a coffee shop, making it Lewisville's oldest continuously-utilized commercial edifice. Ruth Jennings, information provided to the Lewisville Historical Society and Heather Fearnbach in 2009; "Lewisville Roller Mills," <http://lewisvillephotos.com/articles/lewisville-roller-mills>, accessed in April 2013.

<sup>22</sup> Ed Brewer, telephone conversation with Heather Fearnbach, May 8, 2008.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 8 Page 13 Hoots Milling Company Roller Mill  
Forsyth County, NC

complexes.<sup>23</sup> By 1917, the three-story, weatherboarded, side-gable-roofed mill comprised a matching eastern addition that was not quite as tall as the main block. Shed-roofed canopies sheltered double-leaf entrances and freight doors at the loading docks fronting Haled Street and the railroad spur line. Milling equipment included a corn sheller in the basement, six roller stands on the first floor, three purifiers and a scourer on the third floor, and two sifters, a reel, a separator, and two scourers on the third floor. A tall grain elevator and four large silos built in 1914, all of fireproof construction, stood on the mill's west side. Two-over-two-sash windows illuminated the interior and a standing-seam metal roof protected the building, which was electrified but had no heat given the fire risk. A sprinkler system served the mill, but not the one-story office that projected from its east elevation or the one-story frame warehouse to the west.<sup>24</sup>

## Hoots Milling Company Roller Mill Architecture

Hoots Milling Company Roller Mill derives significance from its traditional roller mill design. Zeno Hoots built the circa 1935 two-story roller mill and circa 1937 warehouse at 1151 Canal Drive with wood cut and sawn on his family's Yadkin County farm.<sup>25</sup> The construction method reflects the perseverance of heavy timber posts and beams used in combination with dimensional lumber wall, floor, and roof systems. The strong and fire-resistant building comprises dense wood structural members, a formed concrete foundation, thick plank floor boards, and sheet metal siding and roofing. These features minimized equipment vibration and allowed the mill to withstand a fire that caused only superficial damage to its second story. Although the metal cladding utilized at different times varies slightly in appearance, the consistent material composition unifies the long, rectangular building's two parts.

A shed-roofed loading dock supported by square wood posts extends across much of the south elevation, which accommodated supplier and client traffic. Farmers likely unloaded corn and wheat into first-floor bins on the mill's south side, while large bins used to store outgoing product were probably located on the second floor near the doors opening onto the north-facing railroad loading dock, which is no longer extant. The loading dock on the circa 1937 warehouse's north elevation, used to receive deliveries and ship product, has also been removed.

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<sup>23</sup> Samuel L. Spach and his brother John Christian Spach partnered in the family's longstanding wagon-making industry until 1913, when Samuel elected to focus on other endeavors. He was also a building materials purveyor, operating Southside Lumber Company and thus orchestrating the construction of many area structures. C. E. Weaver, ed. *Winston-Salem, "City of Industry": Illustrated, Historical, Biographical Facts and Figures* (Winston-Salem: Winston Printing Company, 1918), p. 26; "Death of a Well Known Wagon Maker," (John Christian Spach obituary), *Union Republican*, March 23, 1922.

<sup>24</sup> Sanborn Map, 1917, Volume 1, Sheet 97.

<sup>25</sup> Charles L. Bunn, discussion with Terry Hartman, April 2011.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 14 Hoots Milling Company Roller Mill  
Forsyth County, NC

Near the south elevation's center, concrete block steps and wood stairs with a wood handrail provide access to a loading dock with a thick board floor. Sliding wood doors secure wide openings designed to aid product transference. A single-leaf door delineates the office entrance.

Hoots Milling Company Roller Mill, like most flour and grist mills, displays little fenestration. Six-over-six wood sash windows pierce the south elevation's first-story walls. Small square windows at its second-story level illuminate the interior.

The mill's most intact element related to its original function is the gabled grain elevator that rises above the side-gable roof. On the interior, a steep wood ladder stair with wood railings securing the upper run rises to the south from the brick stovepipe chimney on what was the circa 1935 building's east elevation, providing access to the grain elevator. In order to facilitate the gravity-dependent aspect of the mill equipment's function, the adjacent platform is about four feet shorter. Wood chutes conveyed the flour between levels and a four-step wooden ladder connects the two spaces.

Near the roof's northeast corner in close proximity to the grain elevator, a brick stovepipe chimney contains a flue that allowed for a first-floor heating stove at that location. Two matching chimneys on the south elevation served the mill's open first-story room and the circa 1937 warehouse's original first-floor office. There is no indication that a stove warmed the primary grain processing area on the mill's main level, reflecting an effort to protect against igniting highly combustible flour dust.

The utilitarian building's wall studs, wide horizontal exterior sheathing boards, and roof rafters and nailing strips are exposed with the exception of small spaces such as restrooms, offices, and storage closets. The mill's first story is one open room with a poured concrete floor in its northeast section adjacent to the exposed formed concrete foundation wall. In the remaining floor sections of that room and on the circa 1937 warehouse's first and second stories, 3 3/4"-wide and 1 1/2"-thick boards span the floor joists. On the mill's second story, where the floor's double thickness was intended to increase fire-resistance and support a heavy equipment load, an upper layer of 3 3/4"-wide and 3/4" thick floor boards cover 8"-wide and 3/4"-inch thick wood planks installed at a 45-degree angle to the floor joists.

The one-story 1930s warehouse that stands east of the 1937 warehouse displays similar utilitarian construction, encompassing a dimensional lumber frame, metal siding, and a metal front-gable roof. Weatherboards sheathe the building's south-facing gable. Concrete steps lead to the concrete stoop outside its primary entrance, which is a wood sliding door sheltered by a metal-shed-roofed canopy. On the interior, wall studs, rafters, and roof nailing strips are exposed. The floors are unfinished wide wood boards. The owners have added insulation between some wall framing as well as flush board and plywood wall sheathing in a few locations.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number   9   Page  15  Hoots Milling Company Roller Mill  
Forsyth County, NC

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United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 9 Page 16 Hoots Milling Company Roller Mill  
Forsyth County, NC

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United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 10-11 Page 17 Hoots Milling Company Roller Mill  
Forsyth County, NC

## Section 10. Geographical Data

Latitude/Longitude Coordinates

1. Latitude: 36.103675 Longitude: -80.258872

## Verbal Boundary Description

The boundaries of the Hoots Milling Company Roller Mill and warehouses are indicated by the bold line on the enclosed map. Scale: 5/16<sup>th</sup> of an inch equals approximately 31 feet.

## Boundary Justification

Hoots Milling Company Roller Mill occupies a .41-acre tax parcel. The National Register boundary also encompasses the public right-of-way at Canal Drive's east end where the street dead-ends into the gravel parking lot south of the mill.

## Section 11. Additional Documentation

### Photographs

Photographs by Heather Fearnbach, 3334 Nottingham Road, Winston-Salem, NC. Digital images located at the North Carolina SHPO.

1. South elevation, looking northeast, February 12, 2011
2. North elevation, looking southwest, August 7, 2013
3. North elevation, looking southeast, November 28, 2013
4. Ca. 1935 mill, second floor, looking southwest, October 3, 2012
5. Ca. 1937 warehouse, first floor, looking southwest at office and grocery conveyor belt, February 12, 2011
6. Ca. 1937 warehouse, first floor looking east, February 12, 2011
7. Ca. 1937 warehouse, second floor, looking east, October 3, 2012
8. Storage sheds at ca. 1937 warehouse's east end, looking northeast, November 28, 2013
9. West storage shed interior, looking northeast, February 12, 2011