

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

NATIONAL REGISTER OF HISTORIC PLACES

Eno Cotton Mill

Hillsborough, Orange County, OR1300, Listed 9/1/2011

Nomination by Cathleen Edge and Carrie Ehrfurth

Photographs by Cathleen Edge, February 2009



West Elevation



East 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 any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

=====

1. Name of Property

=====

Historic name: Eno Cotton Mill

other names/site number: Eno Plant

=====

2. Location

=====

Street & number: 437 Dimmocks Mill Road not for publication N/A

City or town: Hillsborough vicinity N/A

State: North Carolina code NC county Orange code 135 zip code 27278

=====

3. State/Federal Agency Certification

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

Signature of certifying official

Date

North Carolina Department of Cultural Resources

State or Federal Agency or Tribal government

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

Signature of commenting official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

entered in the National Register

See continuation sheet

determined eligible for the National Register

See continuation sheet

removed from the National Register

other, (explain)

5. Classification

Ownership of Property (Check as many boxes as apply)

private

public-local

public-State

public-Federal

Category of Property (Check only one box)

building(s)

district

site

structure

object

Number of Resources within Property

Contributing	Noncontributing	
<u>2</u>	<u>4</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>1</u>	<u>8</u>	structures
<u>0</u>	<u>0</u>	objects
<u>3</u>	<u>13</u>	Total

Number of contributing resources previously listed in the National Register 0

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

N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: INDUSTRY/PROCESSING Sub: Manufacturing Facility

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Current Functions (Enter categories from instructions)

Cat: COMMERCIAL/TRADE Sub: Business

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)

Italianate

Other: Slow-burn Heavy Timber Construction

Materials (Enter categories from instructions)

foundation	<u>BRICK</u>
roof	<u>RUBBER</u>

walls	<u>BRICK</u>
other	_____

Narrative Description

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

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)

Areas of Significance

(Enter categories from instructions)

INDUSTRY

ARCHITECTURE

Period of Significance

1896-1961

Significant Dates

1896, 1904, 1908, 1917, 1923

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

UNKNOWN

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

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

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

9. Major Bibliographical References

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

Previous documentation on file (NPS)

___ preliminary determination of individual listing (36 CFR 67) has been requested.

___ previously listed in the National Register

___ previously determined eligible by the National Register

___ designated a National Historic Landmark

___ recorded by Historic American Buildings Survey # _____

___ recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

___ State Historic Preservation Office

___ Other State agency

___ Federal agency

___ Local government

University

Other

Name of repository: Wilson Library, North Carolina Collection, University of North Carolina-Chapel Hill; Orange County Historical Museum; Orange County Library

10. Geographical Data

Acreage of Property approximately 17.587 acres

UTM References (Place additional UTM references on a continuation sheet)

Zone	Easting	Northing	Zone	Easting	Northing	Zone	Easting	Northing			
1	<u>17</u>	<u>669720</u>	<u>3993160</u>	3	<u>17</u>	<u>670060</u>	<u>3993000</u>	5	<u>17</u>	<u>669760</u>	<u>3993010</u>
2	<u>17</u>	<u>669920</u>	<u>3993200</u>	4	<u>17</u>	<u>669900</u>	<u>3992920</u>				

Verbal Boundary Description

(See the description of the boundaries of the property on continuation sheet, Section 10.)

Boundary Justification

(See the explanation why the boundaries were selected on a continuation sheet, Section 10.)

11. Form Prepared By

name/title Cathleen Edge and Carrie Ehrfurth

organization Hedgehog Holdings, LLC

date March 30, 2011

street & number PO Box 12929

telephone 919-755-2250

city or town Raleigh

state NC

zip code 27605

=====
Additional Documentation
=====

Submit the following items with the completed form:

Continuation Sheets

See Sections 7, 8, 9, and 10.

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- An Orange County, NC Tax Map indicating the National Register boundary location.
- A Map Key and Floor Plan indicating construction dates and Contributing/Non-contributing status.

Photographs

Representative photographs of the property.

Additional items

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

=====
Property Owner
=====

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

name Eno River Development Company

street & number 437 Dimmocks Mill Road telephone 919-732-1488

city or town Hillsborough state NC zip code 27278
=====

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

Estimated Burden Statement: Public reporting burden for this form is estimated to range from approximately 18 hours to 36 hours depending on several factors including, but not limited to, how much documentation may already exist on the type of property being nominated and whether the property is being nominated as part of a Multiple Property Documentation Form. In most cases, it is estimated to average 36 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form to meet minimum National Register documentation requirements. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, 1849 C St., NW, Washington, DC 20240.

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Continuation Sheet

Section 7 Page 1

Eno Cotton Mill
Orange County, North Carolina

Setting

The Eno Cotton Mill is located on just over seventeen acres in the West Hillsborough neighborhood in Hillsborough, North Carolina, less than a mile south of the historic downtown. The building complex that makes up the historic textile mill sits on a slight rise in the topography, situated between the Norfolk and Southern Railroad corridor to the north and the Eno River and Occoneechee Mountain to the south and southeast. The northern boundary of the property is bordered by Dimmocks Mill Road, running along the property line, parallel to the railroad tracks. North of the mill, across the railroad tracks, is the Bellevue Manufacturing Company mill, a small commercial strip, as well as a residential neighborhood consisting primarily of frame dwellings from both the Bellevue Manufacturing Company's mill village and those homes moved from the Eno Cotton Mill's four mill villages. Eno Mountain Road/Allison Street borders the property to the west. The land to the west was formally the location of three mill villages, but now it is vacant save two industrial warehouses. The south, southwest, and east edges of the property are bordered by two parks—Occoneechee State Park to the south and west and Gold Park to the east.

The mill is in the general form of a large rectangle with a small brick office to the north, two moderately sized, single-story brick buildings to the west, the brick Dye House building to the south, and another concrete block warehouse to the south. The original Main Mill, constructed in 1896, was oriented on a northwest-southeast axis with a northeast front façade and corner tower. Since its initial construction, however, the original Main Mill has been surrounded by later additions built throughout the mill's history. The original façade is no longer visible.

The overall construction of the Eno Cotton Mill is typical of textile mills built during the late nineteenth century where safety and efficiency were the primary concerns rather than architectural beauty. All of the buildings at Eno Cotton Mill were built in the commercial Italianate style and are typical of slow-burn construction. Like other textile mills of this style and construction type, the brick walls were punctuated by large segmental-arched wood double- and triple-hung sash windows. Decorative brickwork can be seen on many of the original buildings at the cornices. The brick walls are load-bearing, heavy timbers were used in the interior structure, and floors and ceilings were constructed of wood.

While the mill was in operation from 1896 to 1986, it saw many changes, including additions, the closing in of windows and doors, the creation of new openings, the replacement of select facades, and roof alterations. However, the mill complex, as a whole does retain its historical integrity.

The following description of the mill complex is organized around three sections of the main building: the original 1896 main mill [A], the 1904 expansion [B], and the 1917 building [C], followed by the other buildings and structures on the site (the 1908 dye house [D] and those labeled as [E], such as the office and warehouses). Within the

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description of each section or building, the original building and subsequent additions will be described chronologically. See the attached floor plan for the location of the areas described and labeled using a letter/numeric code.

Main Mill Building

Contributing Building

1896, 1904, c. 1917, c. 1923, c. 1971

Main Mill [A1-A6] and additions [A7-A13]

When Eno Cotton Mill began operation in 1896, the plant consisted of a main mill building [A1], a lapper room [A2], an opening and picker room [A3], an engine room [A4] with a belt room [A5] a condenser room [A6], and a store house (no longer exists). The main building and smaller rooms are all brick, typical of slow-burn mill construction, and they were all built in the Italianate style exhibiting hallmarks of that style, such as brick corbelled and denticulated cornices, wood brackets under the eaves, and projecting brick drip molding above the windows. Despite several additions that obscure the majority of the main mill and portions of the smaller rooms, the brick walls of the 1896 sections remain intact.

The main mill [A1], which includes the lapper room [A2], has twenty-seven bays, and historic photos show eleven-foot-tall fifteen-over-fifteen double-hung wood sash windows with fixed segmental-arched ten-light transoms lining the west and east walls. Nine windows line the south wall, but the north façade was removed during the construction of a c. 1923 addition [A7]. All of the window openings have been in-filled with brick. The main mill is a two-story building with a shallow gabled roof supported by heavy timber beams and posts, and wood decking, all of which remain. A four-story tower with a hipped roof with wide, bracketed eaves and round-arched windows was originally located at the southeast corner of the building. It was later removed, likely during the construction of the 1971 infill addition [C3].

The single-story brick opening and picker room [A3] extends off the southwest side of the main mill building. Unlike the other original 1896 structures, this section has a flat roof, but it still exhibits the corbelled and denticulated cornice. Historic photos show that this building originally had segmental-arched windows and doors on the southeast and south elevations. The south wall was removed during the construction of a c. 1923 addition [A8], but the openings and their brick hoods on the southeast elevation are still evident. The door opening has been widened to accommodate a set of double steel doors, and the window has been bricked in. The c. 1923 addition [A8] was an expansion of the opening and picker room and was similar in terms of size, style, and construction. It also had a segmental-arched window and door on the southeast elevation, and while the window hood and opening (bricked in) remain, the original door opening was removed to accommodate a new set of double metal doors.

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This likely happened when the c. 1943 addition [A10] was constructed. This c. 1943 addition is also a single-story brick structure with a flat roof.

The brick Italianate-style 1896 engine room [A4] with an adjoining belt room [A5] and condenser room [A6] is connected to the main mill building near the south end of the southwest elevation of the main mill building. The engine room [A4] is a one-story brick building with denticulated cornice brickwork, a front-gable roof, and a basement. Historic photos show that this building had two eleven-foot-tall fifteen-over-fifteen double-hung wood sash windows under segmental-arched fixed ten-light transoms that flanked a center door with an eighteen-light transom. These openings have been filled in, but they are visible. Other alterations include a metal covered walkway that extends across the southeast elevation and a c. 1970 concrete block [A13] single-story storage shed along the north elevation.

The three-story belt room [A5] which is connected to the north side of the engine room was also constructed in the Italianate style, but unlike the main mill or engine room, this section has a hipped roof with a shed dormer on its west slope. Historic photos show that this section once had a hipped roof with a monitor, but the monitor has been lost. The historic photos also show that there were once three double-hung wood sash windows with segmental-arched fixed transoms that alternated with two arched double-door openings with fixed multi-light transoms. All of the openings have been reworked and closed in over the years. The decorative brick work at the cornice remains. The interior spaces of the belt room exhibit square, flared concrete mushroom posts, concrete floors, and heavy timber wood decking under the roof.

The condenser room [A6] is a two-story brick Italianate-style building with a hipped roof. It is connected to southeast side of the engine room. Historic photos show that it once had two eleven-foot-tall twelve-over-twelve double-hung wood sash windows with segmental-arched fixed eight-light transoms that flanked an arched center double-door with a multi-light transom. One window opening was reworked to accommodate a new aluminum and glass storefront door, and the original door and other window were bricked in. Those openings remain visible. Heavy timber beams and wood decking were used to construct this open space, but the building, which was likely a single-story building originally, has been divided into two floors with an exterior set of wood stairs to the new outer door.

Historic photos show two original, round brick steam stacks. One of them stood at the north corner of the belt room [A5]. This stack was removed when an elevator tower added to the belt room. The other steam stack (a contributing structure) still stands on the south side of the engine room [A4] and was re-pointed in 1994. Its elaborately corbelled top was shortened by several feet at some point after 1974.

In c. 1923, an addition [A7] was built north of the lapper room [A2] and opening and picker room [A3]. This two-story addition was constructed to match the styling of the original main mill, but it is slightly taller than the original main mill, and the roof slopes slightly where it joins the lapper room [A2]. Like the main mill, this addition has a

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shallow gable roof. The southeast and northwest elevations are fifteen bays long, and historic photos show double-hung sash windows like those on the original main mill. Those window openings have been filled with brick, and the north elevation was brick veneered, probably in the 1970s. The north side features three loading docks that were likely added in the late 1980s when the mill was converted to warehouse and flex space. Along the southwest elevation, a few of the filled window openings are visible between subsequent additions (a c. 1931 two-story windowless brick addition [A9] and a c. 1976 single-story brick addition [A12]) and the c. 1923 elevator tower and waste engine room [A9] (subsequently covered in white corrugated metal).

A two-story brick addition to the main mill was built in c. 1971 [A11]. It has a flat roof and a few small windows. A metal exterior set of stairs on this addition's west elevation provides access to the roof. Near this addition, on the south side of the main mill's rear restroom tower, a small one-story concrete block storage addition was added c. 1970 [A14].

1904 expansion [B1, B2, B3]

Two additional sections were added in 1904 to the southwest end of the original mill [A1]. A one-story brick structure [B1] with a saw-tooth roof was built for weaving. It is twenty-seven bays long and nine bays wide and measures 237' by 103'. Historic photos show windows that matched the main mill windows. Typical of standard mill construction, the interior of the building consists of wide open spaces, interrupted only by the two rows of wood support posts on the main level. The saw-tooth roof was replaced with a flat roof in 1940, likely to help new heating and cooling systems control for humidity.

An additional brick section [B2] with a shallow gable roof, also constructed in 1904, sits to the west of the weave shed [B1] and shares a twenty-four-inch-thick brick wall. This large three-story structure on a basement is twenty-four bays long and six bays wide and measures 196' by 56'. Much like the 1896 buildings, the large three-story structure had eleven-foot-tall fifteen-over-fifteen double-hung wood sash with segmental-arched fixed transoms and projecting brick drip molding. However, this building lacks the decorative features such as the corbelled denticulated cornice. A long loading dock with a flat metal roof extends along the ground floor of the west façade. On this floor, too, a few of the original window openings were reopened and smaller modern double-hung windows and vinyl siding were installed. On the southeast end of this building is a two-stage stair tower with vinyl-sided diagonal connectors. A one-story, brick shed-roofed building (32' by 44') is attached to the north end [B3], and it has a large round-arched opening that has been filled in with brick. An elevated walkway extends from the north end of the three-story section [B2] to the southwest elevation of the main mill [A1]. This walkway is shown on the 1904 Sanborn map.

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1917 Weaving House, not extant [C1], and additions [C2 –C7]

A building for weaving [C1] was constructed circa 1917 which ran parallel to the 1896 and 1904 buildings, across the railroad siding tracks. Prior to the loss of the weaving house to fire in 1987, the space between it and the main mill was enclosed [C4] in c. 1971. The area where the weaving house [C1] once stood now serves as a gravel parking lot for the mill complex. Only remnants of the weaving house foundation, a c. 1971 small, brick, shed-roofed addition [C2] (a non-contributing structure), and a brick loading dock covered with a modern flat metal-roof [C3] attached to the south end of the east elevation of the 1971 infill section at the south end of the empty space remain. The west wall of the small addition [C2] was part of the east wall of the weaving house, and bricked in window openings are still present in this section of wall and on the east wall of the infill section [C4], which is actually the exposed west interior wall of the weaving house.

The two-story infill section [C4] has steel post and I-beam construction and a shallow metal decking gable roof, and added 60,000 square feet to the mill complex. A three-story brick elevator tower sits at the south corner of this enclosure, within the footprint of the 1904 section [B1]. In the early 1970s, the entire north façade of the mill was veneered to give the appearance of a continuous structure instead of a mishmash of the three different sections. No windows exist on the northwest or southeast walls of the infill addition [C4]. A large loading bay door was added to the northwest façade, likely in the mid-1980s after mill operations stopped.

Around 1971, another addition of over 12,000 square feet [C5] was built off the northwest exterior wall of the 1917 weaving house [C1]. This single-story brick addition has a flat roof, a single entrance on the northwest elevation, and a loading bay garage door on the northeast elevation. Two small single-story brick additions [C6 and C7] were made to this section in c. 1985, and they function as office space. The larger of the two additions [C6] has four single-pane square windows, an entry on the northeast elevation, and a large three-pane black aluminum store-front window on the southeast elevation. The smaller addition is largely blind save a single metal door on the northeast elevation.

1908 Weave House and Dye Shed, [D1, D2, D3]

Contributing Building

1908, 1923

A weave house [D1] and dye shed [D2] were constructed in 1908 southeast of the 1904 sections [B1 and B2]. A new weave house was added in 1923 [D3] on the southwest elevation to provide additional space for weaving. The one-story brick building sits southeast of the entire main complex and is composed of three rooms under a shallow gable roof and covers approximately 17,500 square feet.

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On the northeast side of the weave house [D1], there are seven segmental-arched window openings with projecting brick drip molding above. Historic photos show that the original windows were fifteen over fifteen, double-hung wood sash windows. The openings were bricked up, but some of the openings have been partially opened, and modern black aluminum-framed plate-glass windows have been installed in those openings. The original openings are still visible. On the northwest elevation, two similar infilled openings can be seen, as well as a modern door that is connected to the 1904 section by a covered walkway. Historic photos show that the southwest elevation had seven window openings similar to those on the other sides of the building and one double-door opening. Currently, only four of the original infilled openings are visible due to alteration in the 1980s when new aluminum doors and windows were installed. This elevation now has three aluminum-framed glass doors and two aluminum-framed plate-glass windows. The two doors on the east end of this elevation are sheltered by cloth awnings.

Historic photos show a monitor on the roof of the dye house [D2], but it no longer remains. Instead, there are six skylights in the roof. The northwest and southeast walls have been veneered utilizing bricks similar to those seen in other 1970s alterations at Eno Cotton Mill. The east elevation has six windows and the north elevation, which faces the 1904 mill buildings, has over twelve openings. All of the windows in this section of the building were fifteen-over-fifteen double-hung wood sash with segmental arched openings. These windows did not have the fixed transoms over the windows and all have been bricked in. On the interior, two rows of steel posts run the length of this section.

The 1923 addition to the dye house [D3] was built on a concrete foundation. The northwest, southwest, and southeast elevations all have bricked in window openings. The northwest and southeast elevations each have eight bricked in window openings and one bricked in door. On each of those elevations, one smaller modern window has been installed within the original openings. A modern loading bay door has been installed in the door opening on the northwest elevation as well. Four modern aluminum-framed plate-glass windows were installed in the four center window openings on the southwest elevations, likely in the mid-1980s. On the interior, the original heavy timber beams and roof decking are supported by a single row of steel posts.

Steam Stack

Contributing Structure

1896

See description above in 1896 Main Mill Building entry on page 7:3.

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Shed-roofed Addition [C2]

Non-contributing Structure
c. 1971

See description above in 1917 Weaving House entry on page 7:5.

Warehouse [E1]

Non-contributing Building
1975

This single-story building with a flat roof is nestled into the hillside on the southeast end of the main mill complex. It is constructed out of small square concrete blocks, and it is connected to the c. 1971 infill addition [C4] by a metal covered walkway. The northwest and northeast elevations of the building are blind; the southwest elevation has an aluminum-framed glass double-door and an aluminum-framed plate-glass window. The southeast elevation has a concrete loading dock that extends along the south half of this wall. A loading bay door and single metal door are on the southeast elevation as well.

Equipment or Riser shed [E2]

Non-contributing Structure
c. 1971

This small single-story brick building with a flat roof has one door on the northwest side. The rest of the walls are blind.

Riser shed [E3]

Non-contributing Structure
c. 1971

This is a small low brick shed-roofed structure that likely covers pipes that served one of the gravity fed water silos.

Electrical Buildings [E4, E6], Solar Panel Enclosure [E5]

Non-contributing Structures (3)
c. 1986

A small brick building [E4] houses the electrical equipment that collects the power generated by the solar panels in the adjacent fenced area [E5]. Large conduits connect the [E4] electrical building to a similar small brick building with a flat roof [E6] that is situated between the north end additions to the 1917 weaving room [C6 and C7].

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Mill Office [E7]

Non-contributing Building
c. 1970

A two-story stand alone office building [E7] was constructed in c. 1970 north of the 1917 weaving room [C1]. Constructed of brick, the office stands in the northeast section of the property right on Dimmocks Mill Road. The building contains 1,330 square feet and is a simple square building with a flat roof and no architectural detail. A concrete stoop stands on the east end of the north façade, and a covered walkway extends from the south elevation and connects to the c. 1971 addition [C5] to the weaving room [C1]. The interior is divided into reception and office spaces with wood paneling on the walls throughout.

Warehouse [E8] and Warehouse [E9]

Non-contributing Buildings (2)
1950, 1976, c. 2008

A single story, flat roofed brick building that stands on the northeast side of the main mill complex [E8]. The majority of the building's walls are blind, but the southeast elevation has loading bay doors and a small brick connector to the adjacent warehouse [E9]. Warehouse [E9] was constructed in 1950 and is located across from the 1923 opening and picker room and additions [A3, A4, and A5]. This is a one-and-a-half-story brick building with a double front-gable roof. The south half of the southeast elevation has a metal stairway leading up from the parking lot to a main entrance that is an aluminum-frame glass door. The stairway connects to a metal porch that extends across half of this section of the building, and it gives access to the upper story as well. An awning extends out above the door, and there are four aluminum frame windows, also covered by a metal awning, high above the door as well. A one-over-one sash window, covered by an awning, is to the left of the door. On the west half of the southwest elevation, there are two aluminum-framed, eight-paned windows.

The northeast side of the building has a concrete ramp that extends along the side of the building and provides access to two doors and a loading dock door. The west half of this building is nearly twice as long as the south half, and the northwest side of the west half of this building is where the brick connector runs between the 1976 Warehouse [E8] and the 1950 Warehouse [E9]. The southwest side of the longer west half of the building has an aluminum door and window system that is covered by a large metal awning. The northwest side of the south half of this building has a single door and a large aluminum-framed twenty-pane window system in it. The southwest side of this building is blind. The interior of this building is open with metal posts. The upper story is a loft-style floor and looks down onto the lower level. Both buildings were

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heavily altered in c. 2008 to accommodate their current use as an industrial bakery and food preparation center.

Riser Shed [E10]

Non-contributing Structure
c. 1923

A small one-story brick shed-roof structure sits between the opening and picker room and its addition [A3, A4, and A5] and the belt room [A5]. It covers plumbing for part of the sprinkler system for the mill.

Gatehouse [E11]

Non-contributing Structure
c. 1980

A small metal and glass building with a flat roof sits at the entrance to the southeast parking lot. This building houses the guard for the gated fence that extends across the parking lot driveway.

Integrity Assessment

Today, all of the buildings are known as the Hillsborough Business Center where a variety of businesses lease space and operate. There have been many alterations and additions made to the buildings over the course of the Eno Cotton Mill Company's history to accommodate changes in the textile industry. The mill retains its historic integrity as the majority of the historic building fabric remains present and the mill complex is still able to convey its significance as a late nineteenth-century Italianate-style textile mill with twentieth-century buildings and additions.

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Summary Statement of Significance

Eno Cotton Mill, located on the corner of Dimmocks Mill Road (State Road 1396) and Eno Mountain Road/Allison Street, was constructed in 1896. It was built one mile west of Hillsborough, North Carolina, along the north bank of the Eno River and on the south side of the Norfolk Southern Railroad corridor. Founded by local entrepreneurs Allen L. Ruffin and James H. Webb Jr., Eno Cotton Mill was the first textile mill both in Hillsborough and in what is today known as Orange County. The still extant Bellevue Manufacturing Company, built one block to the northeast c.1909¹, and Eno Cotton Mill formed an industrial area and led to an industrial boom in the county seat. Eno Cotton Mill operated under the Webb and Ruffin families until Cone Mills Corporation purchased the mill in 1952. Eno Cotton Mill meets National Register Criterion A for its significant contribution to industry in both Orange County and Hillsborough from 1896 through the first half of the twentieth century. Eno Cotton Mill also meets Criterion C for its distinctive turn-of-the-century textile mill construction, incorporating the “slow-burn construction” of brick and heavy timber prescribed by factory insurance companies of the period and the industrial Italianate style, characterized by its corbelled brickwork, arched window and door openings, and low gabled-roof. Eno Cotton Mill has local significance and its period of significance is 1896, the date of construction for the main mill building, to 1961. While the mill was in operation until 1986, the post-1961 industrial use is not of exceptional significance.

Historical Background of Eno Cotton Mill

1896-1913: Eno Cotton Mill Established

The history of the Eno Cotton Mill is the story of an innovative joint venture between two gentlemen from prominent Hillsborough families. James H. Webb Jr. (1868-1927) and Allen Jones Ruffin (1857-1911) are from two of the longest established families in Hillsborough. The families had close working relationships with each other and with other prominent families in Hillsborough.

The Eno Cotton Mill was chartered by a special act of the North Carolina General Assembly in 1896. The founders and principal stockholders were Allen J. Ruffin, George A. Durham, and James Webb Jr. Capital stock was listed in the 1895 journal *Fibre & Fabric* as \$100,000 with A. J. Ruffin and James Webb Jr. named as the first two stockholders. With this capital, construction of a two-story building began. The location of the mill was imperative to its success. The nearby Eno River provided a power source for the new mill and the North Carolina Railroad and the Southern Railway

¹ Lamprakos, Michele and Edwin Belk. “Bellevue Manufacturing Company” National Register Nomination. North Carolina Department of Cultural Resources, 2003.

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Company provided transportation of raw cotton to the mill and carried finished products away for distribution. Labor was drawn from Orange County, Alamance County, and other neighboring counties.

Eno Cotton Mill experienced rapid growth within its first years of operation. Under the direction of Thomas H. Webb, the first superintendent and general manager of the newly erected mill, Eno began production in 1897 as a 10,000-spindle yarn mill.² The mill expanded in 1904 to meet the growing opportunity afforded by high cotton prices. A one-story building was constructed to house the first looms intended for weaving chambrays and plaids. In addition, a three-story-on-basement building was constructed to house a dye room, a beaming room, a supply room, and a spinning room. Eno then became incorporated in January 1906, in North Carolina, with an authorized capital stock of \$500,000 divided into shares with a par value of \$100 each.³ This led to further expansion in 1908 when a two-room weave shed and dye house was constructed to the south of the mill complex. An additional 200 looms were also installed in the main mill. By 1909, the capital stock was listed as \$110,000, the number of ring spindles had doubled to 20,000, and 400 narrow looms were weaving gingham.⁴ By 1913, there were 632 looms and 20,000 spindles for the manufacturing of fine dress gingham.

1913-1940s: War Era at the Eno Cotton Mill

Eno Cotton Mill began running a second shift in 1913, both shifts running for twelve hours, to increase production.⁵ To help distribute the extra cloth produced, Eno began selling through Cone Export and Commission Company. Cone Export agreed to sell Eno Cotton Mill products and formed a partnership that would last from 1913 to 1952. The connection to the Cone family was crucial to the survival of Eno Cotton Mill. Without the support of Cone Export and Commission Company, it is highly probably that Eno Cotton Mill would have closed its doors in the first quarter of the twentieth century.

Cone Export was established in 1891 by Moses and Caesar Cone as a Northern selling agent for Southern textiles. Before they went into the fabric production business themselves, the Cone brothers worked with Southern mill owners to market their goods

² Reprint from the May 1935 Issue of Cotton, Atlanta, GA, Vol 9 No 5: "A Leader Of Men – Orange County Historical Museum Research Files – Eno Mill Folder. Thomas H. Webb was James H. Webb Jr.'s younger brother. He later went on to found and become President of the American Cotton Manufacturers' Association in 1935.

³ July 11, 1913 Analysis of Eno Cotton Mill in the Cone Mill Corporation Records #5247, Southern Historical Collection, The Wilson Library, University of North Carolina-Chapel Hill. The original stockholders were James H. Webb Jr., A.J. Ruffin, I. Ruffin, H.M. Webb, George A. Durham, Alice H. Webb, Rebecca E. Webb, and Rebecca Hill.

⁴ Textile World Record, 1908.

⁵ For their protection, girls under 16 were not permitted by the mill to work the second shift. The Chapel Hill Herald 1/3/2002, "Lifelong Resident Remembers the Village that Vanished" by Lois Carol Wheatley (Mills on the Eno Folder at Hillsborough Historical Museum).

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for a commission of five percent.⁶ Their goal was to handle North Carolina's cotton output and keep some of the profits, which had been flowing to the Northern commission houses, and to encourage the diversification of the Southern textile industry. Two years later, in 1893, the Cones entered production when they built Southern Finishing & Warehouse Company in Greensboro, North Carolina, one of the first finishing plants in the South. The Cones' business grew with the construction of Proximity Mill, the Cones' first denim manufacturing plant, in 1895, followed by the construction of Revolution Mill, a flannel production plant, in 1899, and White Oak Mill, another denim plant, in 1905. Proximity Print Works opened in 1912 and was one of the earliest cloth printing facilities in the South.

Cone Export records indicate that in 1913 they found Eno to be "in excellent shape" with an estimated net worth of \$500,000.⁷ The mill carried a considerable surplus, had an established trade on fine dress gingham, and was "looked upon as among the more successful in this vicinity."⁸ Eno management depended on the guidance and financial support of the Cones through the coming tumultuous economic times.

The management of Eno Cotton Mill considered expansion in 1914 but was advised by Caesar Cone to wait. He contended that "while there is no doubt that it would be a most desirable thing to do, it would appear that under existing conditions, it may be best to defer for the present making any increase." Cone suggested Eno practice "extreme conservatism" and try to get the mill running in the "most efficient shape possible."⁹ Eno management took Cone's advice and did not expand the mill at that time.

Eno Cotton Mill and Bellevue were the only two cotton mills in Orange County reporting to the North Carolina Bureau of Labor and Statistics from 1916 through 1920. Based on the data collected, it is clear that Eno and Bellevue went through substantial change during these years. As with other textile mills across the southeast during World War I, the mills grew, wages rose, and the companies modernized. Eno reported capital stock of \$315,700 in 1915. By 1920, the reported capital stock for Eno had grown to \$1,085,000. Eno had 20,000 spindles, 632 looms, and 77 cards in 1916 and the same number of spindles in 1920 but an additional 200 looms. Due to the labor shortage and high demand for cotton caused by the war, the number of employees dropped and wages increased. The overall number of employees decreased from 500

⁶ History of Cone Mills Corporation, <http://www.fundinguniverse.com/company-histories/Cone-Mills-LLC-Company-History.html> (Last accessed November 5, 2009).

⁷ May 12, 1913 General Ledger in the Cone Mill Corporation Records #5247, Southern Historical Collection, The Wilson Library, University of North Carolina-Chapel Hill.

⁸ March 15, 1913 Report in the Cone Mill Corporation Records #5247, Southern Historical Collection, The Wilson Library, University of North Carolina-Chapel Hill.

⁹ June 6, 1914 Letter from Caesar Cone to J. H. Webb in the Cone Mill Corporation Records #5247, Southern Historical Collection, The Wilson Library, University of North Carolina-Chapel Hill.

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to 476, with the number of females employed dropping from 150 to 123 and children under 16 decreasing from 50 to 16. The high average wage for males increased from \$4.00 to \$8.00 a day and wages for females increased from \$1.75 to \$4.00 a day. The numbers dependent, namely family members, on the mill and employees for their livelihood grew after the war from 1200 to 1500. The number of days in production dropped from 312 days to 300 days but the hours a week worked increased from 60 hours a week to 103 as the number of shifts increased from two to three.

Once Eno received permission from their largest shareholder, Cone, to expand the mill, they immediately began construction. A new one-story building was built, circa 1917, specifically for weaving. This building contained approximately 50,000 square feet.¹⁰ Additions were made to the 1896 picker room and to the 1908 dye house. An addition next to the original opening room was built to serve as a new opening room and a new two-story office building was constructed northeast of the mill.

In the first quarter of the twentieth century, North Carolina textile mills experienced labor unrest and strikes. L. H. Sellars, Secretary of Cone Export Commission, references the strikes occurring in Concord and Kannapolis in 1918-1919 in his letters to James H. Webb Jr., but does not fear they will spread and cause the Eno Cotton Mill trouble. He advised Eno's management to "sit steady and watch the situation. If [found] to prove menacing, then decide on whatever action that might be deemed necessary to take."¹¹ There is no record of any strikes or walkouts in either of the textile mills in Hillsborough. Support for unionization was low in Hillsborough and both the mills were established, in large part, to support the local agricultural economy and create jobs for struggling farmers.

The years following the boom created by World War I and leading up to the Great Depression were difficult years for Eno Cotton Mill and for textile mills throughout the country. When cotton prices fell drastically in the 1920s due to the nationwide agriculture depression, James Webb reached out to Cone Export for assistance. Webb was concerned about pricing and feared "very serious losses" if something did not change.¹² The poor cotton conditions continued throughout the 1920s, affecting cotton mills throughout the South. L. H. Sellars commented on the paralyzing effect of the low cotton prices in a letter to Webb on January 27, 1922 and acknowledged "things do not look very rosy for any of us just at the moment."¹³ By July 14, 1922, Webb wrote to

¹⁰1916 Year-End Ledger in the Cone Mill Corporation Records #5247, Southern Historical Collection, The Wilson Library, University of North Carolina-Chapel Hill. The 1916 year-end ledger lists construction assets of \$166,644.48.

¹¹ May 8, 1919 Letter from L. H. Sellars to J. H. Webb in the Cone Mill Corporation Records #5247, Southern Historical Collection, Wilson Library, University of North Carolina - Chapel Hill.

¹² 1920 Letter from J. H. Webb to L. H. Sellars in the Cone Mill Corporation Records #5247, Southern Historical Collection, The Wilson Library, University of North Carolina-Chapel Hill.

¹³ 1920 Letter from L. H. Sellars to J. H. Webb in the Cone Mill Corporation Records #5247, Southern Historical Collection, The Wilson Library, University of North Carolina-Chapel Hill.

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Sellars commenting that he was “powerfully discouraged over the conditions and outlook of our business” as they were not selling anything and were not able to deliver even if they could sell something. Webb asked Sellars for suggestions as he felt “it [was] about time to quit.”¹⁴

In April of 1923, Julius Cone raised his workers’ wages in Greensboro causing the management of Eno Cotton Mill to become concerned as to the implications. James Webb knew that Eno would have to raise their wages to remain competitive for labor. Highly concerned, Webb wrote Cone and stated that the wage increase “strikes [them] at a hard time”. For the company to meet the higher wages, “ruthless curtailment seem[ed] necessary.” Webb believed that in order to pay the higher wages, either the organization would have to be broken up, which meant a hardship for the employees, or they would have to stop running as many looms. They were in a better position with gingham, but the overhead costs to run just the gingham looms would be too high with the chambray looms stopped. Webb suggested running just the 3.59 Denims or stop the night run entirely and confine weaving to the production of 21,000 spindles on the day run.¹⁵

Later in 1923, Webb considered selling some of the company’s government Liberty Bonds as a means of raising capital. Cone advised Webb against selling, stating, “There is certainly nothing in your present financial showing indicating other than a very liquid condition...As soon as business recovers to the point, as it eventually will do...A mill that can make the financial showing that you are able to do, is indeed fortunate in being able to show among its assets a substantial amount of the soundest securities known to the world today.”¹⁶ The difficult economy and the lack of improvement in the market for Eno’s products led Cone to feel differently in 1924. Cone asked Webb to sell the bonds because “in times such as the cotton mills of this country are now passing through, it behooves them all to save every penny where it is possible to effect a saving.”¹⁷

In another attempt to raise capital, Joseph “J. C.” C. Webb asked Julius Cone to purchase more shares of Eno Cotton Mill stock. On December 31, 1925, J. C. Webb telegraphed Cox Webb to inform him of Cone’s offer to buy forty percent of the stock of Eno Cotton Mills at \$.75 per share.”¹⁸ Cone was not enthusiastic about investing in the

¹⁴ July 13, 1922 Letter from J. H. Webb to L. H. Sellars in the Cone Mill Corporation Records #5247, Southern Historical Collection, The Wilson Library, University of North Carolina-Chapel Hill.

¹⁵ October 14, 1923 Letter from J. H. Webb to L. H. Sellars and April 23, 1923 in the Cone Mill Corporation Records #5247, Southern Historical Collection, The Wilson Library, University of North Carolina-Chapel Hill.

¹⁶ November, 14 1923 Letter from Julius Cone to J. H. Webb in the Cone Mill Corporation Records #5247, Southern Historical Collection, The Wilson Library, University of North Carolina-Chapel Hill.

¹⁷ April 26, 1924 Letter from L. H. Sellars to J. H. Webb in the Cone Mill Corporation Records #5247, Southern Historical Collection, The Wilson Library, University of North Carolina-Chapel Hill.

¹⁸ Telegraph from J. C. Webb to Cox Webb at 2:45 PTC on December 31, 1925 in the Cone Mill Corporation Records #5247, Southern Historical Collection, The Wilson Library, University of North Carolina-Chapel Hill.

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mill since “no price at which we would buy this stock would offer an attractive investment.” Eno was no different from the other mills groping their way through the rocky economy, but Cone laid his concerns aside and said he would “be willing to become associated with you folks and endeavor to work the mill out, and if possible put it on a profitable basis.”¹⁹ Cone authorized J. C. Webb to buy 4,000 shares of the capital stock from outside investors, those not living in Hillsborough or associated with the mill, at \$.75 a share. Cone hoped to get “Old Eno out of its present rut” and was confident that by working together they would be able to “turn the trick”.²⁰ The shareholders accepted the offer and the Board of Directors approved it unanimously. James and J. C. Webb replied to Cone that they found it “most fortunate to have you gentlemen associated with us in the ownership of this plant.”²¹ Soon after purchasing a controlling share of the company in 1926, the Cones began to make changes to production, including weaving combed yarn broadcloths instead of solely manufacturing yarn-dyed fabrics.

As the 1920s progressed, the situation at Eno Cotton Mill worsened. In January of 1928, the mill started shutting down all the chambray looms from Thursday evening to Monday. The situation continued to worsen and by September 1928, J. C. Webb was ready to sell Eno Cotton Mill. However, instead of selling the mill, on November 19, 1928, J. C. Webb called a meeting to discuss readjusting the Capital Stock structure.²² The resolution passed on December 19, 1928 and was to be the first of two stock restructurings.

The management of Eno Cotton Mill continued to rely on Cone Export and Commission Company through the Great Depression. Although Eno Cotton Mill had been feeling the impact of the down economy for years, the 1930s proved very trying for it and all involved with textile production. Cone Export struggled with improving Eno Cotton Mill, admitting, “we have continued our investigation with a view of trying to work out some plan that will improve conditions at your mill, but I am sure you realize that this is a most difficult problem under existing market conditions...we are now trying to formulate other plans which we are very much in hopes can be worked out in such a way as will bring about some improvement with you...”²³ New machinery was installed

Joseph C. Webb and James Webb Jr. were brothers. J. C. Webb took over as Secretary and Treasurer of Eno Cotton Mill after James Webb, Jr. passed away in 1926.

¹⁹ January 2, 1926 Letter from Julius Cone to J. H. & J. C. Webb in the Cone Mill Corporation Records #5247, Southern Historical Collection, The Wilson Library, University of North Carolina-Chapel Hill.

²⁰ January 4, 1926 Letter from Julius Cone to J. H. & J. C. Webb in the Cone Mill Corporation Records #5247, Southern Historical Collection, The Wilson Library, University of North Carolina-Chapel Hill.

²¹ January 5, 1926 Letter from the Webbs to Julius Cone in the Cone Mill Corporation Records #5247, Southern Historical Collection, The Wilson Library, University of North Carolina-Chapel Hill.

²² September 1928 Letter to Shareholders in the Cone Mill Corporation Records #5247, Southern Historical Collection, The Wilson Library, University of North Carolina-Chapel Hill.

²³ Early 1929 letter from Sellars to J. C. Webb in the Cone Mill Corporation Records #5247, Southern Historical Collection, The Wilson Library, University of North Carolina-Chapel Hill.

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so the mill could change to using combed yarn instead of coarse carded yarn in the hopes of remaining competitive. To counter the large deficit, management reduced wages, taking effect Monday, August 11, 1930. Even management, such as J. C. Webb, was included in the ten percent salary cuts. Notices were posted and J. C. Webb reported to Sellars that he had heard "no unfavorable reaction."

On September 14, 1932, a second proposal to change the Capital Stock structure of the Company was offered, this time from Cone Export and Commission Company. The Directors of Eno Cotton Mill found the offer fair and urged the stockholders to accept it "since it [would] assure the continued operation of the mill." By exchanging First Preferred Stock for Second Preferred Stock, the holders were able to retain their interest if the operations become profitable again. Directors warned that, "the alternative is... receivership and a wiping out of all stock, as the property of the Company will not bring enough to cover its debt."²⁴

The indebtedness of Eno Cotton Mill to Cone Export and Commission Company is evident in this proposal. Before any dividend could be paid to common stock holders, Julius Cone reminded Eno's Directors that the company owed Cone Export \$929,350.97. The Cones had paid Eno's federal tax claim of \$15,000. In addition, Cone Export stated that it would need to advance the mill "approximately \$60,000 for the purchase and installation of new equipment before you can hope to run at a profit."²⁵ Cone Export could not justify carrying Eno's "heavy indebtedness... and in making the further advancements with the capital structure as it now exists."²⁶ After Eno Cotton Mill surrendered stock, Cone Export agreed to carry the current indebtedness and make future advancements to Eno. Cone agreed to "see to it that the Mill continues operation so long as we can see any justifiable hope that it will be able to work out of its present financial condition, and give its stockholders an investment of value."²⁷ With an investment of \$300,000, it was in Cone's best interest that the mill and its stock become of value.²⁸

Eno Cotton Mill continued operating throughout the 1930s producing broadcloth shirting and corduroy. Although textile mills throughout the southeast were experiencing labor unrest during the late 1920s and 1930s, Eno Cotton Mill experienced very little labor disruption. In the 1940s, the mill shifted production in order to meet wartime demands and produce a heavier cloth.

The April 1950 Report to Stockholders states that the mill operated at full capacity of 120 hours weekly in 1949. The net profit was \$263,000, or 5.29% of sales. The increase in sales, which was counter to the general trend in textiles, was due to the government contracts on poplin and oxfords. The contracts accounted for fifty percent of

²⁴ Mills in the Eno River Folder at the Hillsborough Historical Museum

²⁵ Ibid

²⁶ Ibid

²⁷ Ibid

²⁸ Ibid

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production and three-fifths of sales in 1949. The profit on the poplin and oxfords was "more satisfactory than on broadcloth." Broadcloth prices reached their low point during the fourth quarter of 1948 and showed little or no improvement in 1949, forcing management to reduce the number of looms on broadcloth to 100 and shift to other products. To accommodate this change, they shifted the looms to skip-dents, dobby broadcloths and corduroys. Touted as "the most important single item during 1949," the company replaced their spinning equipment with new long draft frames at a cost of \$920,000. The installation began in February and was completed in December. Even though the change depleted their cash supply, the management reported that the mill was "in a much better competitive situation, both as to cost and quality." During 1949, other machinery additions and replacements cost \$70,000 and \$60,000 was spent on building improvements, including rest rooms, a waste house, a warehouse, and new floors.

From a profit standpoint, corduroy operations were most desirable. Consideration was given to purchasing more looms in order to reduce manufacturing costs. By May 1950, Eno expected to be up to 322 looms on Sunwale and Conewale corduroys. The large increase in corduroy production, though profitable, unbalanced the mill and gave "much concern" to the management. "Compared to a loom on broadcloth, one loom on corduroy requires only half as many spinning spindles and approx twenty percent less poundage through the Carding department." If the corduroy looms operated 136 hours per week, the spinning and carding departments worked only 72 to 96 hours per week. "Corduroy costs carried about 3.5 cents per yard to cover under-absorbed overhead because of the idle equipment." An additional 75 looms, which went into production in June, took up a little less than one-half of the surplus spinning.²⁹ Additional equipment and machinery worth \$196,674.14 was added in 1950. In addition, \$48,397.85 was spent on additions to the mill building, including a warehouse built to the west of the 1896 mill.

1952: Sale of Eno Cotton Mill

In 1951, the Board of Directors agreed to sell Eno Cotton Mill to Cone Mills Corporation. On January 1, 1952, in accordance with a plan of liquidation approved by the Board of Directors of the company, Eno Cotton Mills, a wholly owned subsidiary of Cone Mills Corporation, was liquidated and its assets transferred to and liabilities assumed by Cone Mills, Inc.³⁰ After the merger, the mill's name was changed and it became officially known as the Eno Plant. Sydney Green, who had been with Eno Cotton Mill since 1933, became the resident manager. James E. Webb, president of

²⁹ April 10, 1950 Letter to Stockholders in the Cone Mill Corporation Records #5247, Southern Historical Collection, The Wilson Library, University of North Carolina-Chapel Hill.

³⁰ December 31, 1951 Report on Audit by AM Pullen & Company in the Cone Mill Corporation Records #5247, Southern Historical Collection, The Wilson Library, University of North Carolina-Chapel Hill.

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Eno, became a vice president in the Cone organization. The audit conducted for the sale lists on the fixed assets and reserve for depreciation a balance of \$533,621.29 on the mill building, including additions for the year totaling \$15,043.43, and a balance of \$130,243.93 for the mill housing. The net fixed assets equaled \$1,736,753.30 and the company's total net worth was valued at \$2,093,327.94.³¹

According to The Rocky Mount Evening Telegram on January 5, 1952, Cone merged four of its subsidiaries to simplify its corporate structure, and Eno Cotton Mill subsequently became a subsidiary of Proximity Manufacturing Company. Thirty thousand spindles and 676 looms were in operation in 1953, and when operating at capacity, the plant had three shifts a day employing approximately 600 workers, half of which were women.

1952-1984: Cone Mills' Eno Plant

In the late 1950s, Cone's market share was threatened by production in other nations. In order to compete, Cone increased its marketing efforts and streamlined manufacturing operations. Despite their attempts, the company had uneven financial results. They continued to diversify their operations in the 1960s, branching outside the textile industry into furniture and fabrics for home furnishings. They also expanded globally into South America, and also tried to enhance its competitive advantage by moving away from cotton fabrics and into synthetic blends. In 1965, the company moved from all-cotton products to a mix of cotton and synthetic fibers, which brought a higher price.

In 1960, the textile industry was the dominant industry in Hillsborough, providing twenty-five percent of jobs in the Hillsborough Township. Between Eno Plant and Bellevue, 566 people were employed. By 1963, forty percent of its population was employed in textiles, apparel, or furniture. In Orange County, 1078 manufacturing employees are listed as working for thirty-nine establishments, nine of which were located in the Hillsborough vicinity, including the two cotton weaving firms, Eno Plant and Bellevue. In 1963, textile mills ranked first in employment among North Carolina's twenty manufacturing groups, first in total payrolls, but sixteenth in average earnings per worker.³²

Eno Plant continued operating and on August 10, 1968, Cone Mills Corporation celebrated the 70th Anniversary of the Eno Plant. At this time, the plant had 23,104 spindles supplying yarn to 839 looms producing corduroy. These products were then finished at Cone Mill's Granite Plant in Haw River, in Alamance County, and at Union Bleachery, in Greenville, South Carolina. Cone Mills recognized at least six of the 385 people employed at Eno Plant, including Nelia Faucette, Tennie Gravette, Henrietta

³¹ December 31, 1952 Audit in the Cone Mill Corporation Records #5247, Southern Historical Collection, The Wilson Library, University of North Carolina-Chapel Hill.

³² Hillsborough, North Carolina General Development Plan, 1968-1988.

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Hicks, Anna Dixon, Josie Wagner, and Mont Maddox, for working at the plant for 50 years or more.³³

Growing importation of cheap fabrics caused Cone Mills Corporation to struggle throughout the 1970s and kept profits in all their plants down. Cone Mills came to rely heavily on denim and corduroy as they both enjoyed fashion popularity. Eno Plant contributed heavily to the production of corduroy products. Unfortunately, the popularity of corduroy did not last long and with the impact of lower-priced imported goods, Cone Mills were forced to close, convert, or sell ten of its mills between 1977 and 1990. Eno Plant closed its doors in 1984.

1984-Present: Reuse of Eno Cotton Mill

In 1985, McKibben Lane and other partners opened the Hillsborough Business Center (HBC) in the mill to operate as an incubator for new businesses. Daniel McEntire "Mac" Gold, one of the original partners and the owner of Plaidville Mill in Randleman, North Carolina, became the sole owner of the HBC in 1987 and continued to lease mill space to medium-sized industries and incubator companies. Mac Gold's son and daughter-in-law, Alex and Darci Gold, took over the HBC in 1989. The Gold family has been involved with the textile industry for two generations. Mac Gold worked as a textile engineer for mills in New York, North Carolina, and even Buenos Aires. His son and daughter-in-law both have studied textile science and design, and they have worked in textile mills throughout the Piedmont. The Golds lease the mill spaces out to a variety of small businesses including a small textile company, and in 1995, the Golds donated twenty acres of land to the Town of Hillsborough for the creation of a park (Gold Park).

West Hillsborough and Mill Village History

Allen J. Ruffin and James H. Webb, like other textile mill owners at the turn-of-the-century, built Eno Cotton Mill outside of the town's limits to avoid local property taxes and ruling by the local government. As was the norm, the textile owners also built housing for its employees. By separating the mill and its village from the town, mill managers found they would be able to maintain a measure of economic and social control.³⁴ They were also able to create a separate and distinct community from Hillsborough by providing housing, religious and educational facilities, and other services to their employees.

The Eno Cotton Mill and its mill village changed the area dramatically. In conjunction with Bellevue Manufacturing Company and its accompanying village, the area now referred to as West Hillsborough was established. Prior to construction of the

³³ Cone's 70th Anniversary Pamphlet in the Eno Mill Folder at Hillsborough Historical Museum.

³⁴ Brent D. Glass. *The Textile Industry in North Carolina: A History*. Raleigh, NC: Division of Archives and History, North Carolina Department of Cultural Resources, 1992.

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Eno Cotton Mill, very few families lived in the vicinity. After the mill was built, West Hillsborough became a thriving community with its own business district, known as the West End.

As was typical of other textile mills, the Eno Cotton Mill provided housing and other services for its employees to attract families from farms to work in the mills. These houses were rented by the room and one worker had to be provided for each room. By 1906, the Eno Cotton Mills employed 300 people and owned 60 houses, ranging from two to six rooms, on either side of the Eno River. Three of the company owned mill villages, Front Row, Old Hill and New Hill, sat on the same side of the Eno River as the mill. The Mountain Village sat on the other side of the river and was only accessible by a footpath. Heating for the homes was provided by coal stoves. People living away from the village remember seeing a black blanket of smoke lying across the villages on cold winter mornings. The homes did not include indoor plumbing but did have outhouses and hand pumps behind them. In 1915, the rent on a company house was \$0.25 per room per week. The 1924 Sanborn map indicates the number of houses in the village had grown to 100.

Beginning in the 1930s, textile mills in North Carolina began to abandon the mill village system. Thirty-three textile mills sold their villages between 1934 and 1941. By 1939, there were 380 cotton manufacturers in North Carolina, 83 of which had sold their village. Between 1942 and 1949, 17 more mills sold their villages.³⁵ House repairs at this time at Eno were reported at \$19,127.44 for 1948 and \$4,975.88 for 1949. Village rents offset the costs, but only by \$8,570.20 in 1948 and \$8,832.69 in 1949. No additions were built in the Eno villages after 1950.³⁶ By 1953, the number of company provided houses totaled 148.

In March of 1956, Cone Mills Corporation announced the sale of the Eno Plant's mill villages. The approximately 150 homes were sold to employees for \$25 a room and the purchasers were required to move the homes from the company property. On August 1, 1956, the Cones offered the remaining vacant village homes to the public for purchase. Men from Tennessee with flat bed trucks with cross ties came and moved the houses.³⁷ The majority of the homes were moved into West Hillsborough or into rural Orange County outside the town's limits. Bellevue followed in 1957 and sold the homes in its village, but the homes remained where they stood. The removal of the Eno village homes changed the landscape of West Hillsborough dramatically.

In addition to the village houses built by the Eno Cotton Mill they also constructed the Eno Methodist Church. The church was still operational in 2009 with twenty-nine members regularly attending service.³⁸ Originally held on the upper floor of the two-story

³⁵ Herring, 123, 129-131.

³⁶ Ibid, December 31, 1950 Fixed Assets & Reserve for Depreciation

³⁷ *Hillsborough Historical Society Journal*, "The Eno Mill Village." July 1999, pg. 67

³⁸ The People of the United Methodist Church. www.umc.org (Last accessed on November 12, 2009).

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brick building that housed the company store, services were moved to the church's current location in 1908 when Allen Ruffin donated the land north of Eno Street as the site for a church. A structure was built across the railroad from Front Row and is now the present frame structure for the Eno Methodist Church. As was common practice, the church's ministers were on the mill's payroll. Additional rooms were added to the back of Eno Methodist Church in 1920 and were used as classrooms. In 1938, Eno Methodist Church remodeled and moved to the rear of the lot. In 1940, the church had over 140 members.

The church building was used for educational purposes as well, teaching children from the first through the fifth grade until a five-room house, also across from Front Row, was used to house West Hillsborough Elementary. The school caught fire on April 18, 1957 and burned down despite attempts to put the fire out. At the time of the fire, the building had grown to a thirteen-room three-story apartment house.³⁹ A new structure for West Hillsborough Elementary, containing first through sixth grades, was built but closed in 1969, forcing the children of the area to attend school elsewhere.

Industry Context

Hillsborough, North Carolina, the Orange County seat, was one of the most important towns historically in the state of North Carolina. It was the site of political and military activity during the Revolutionary War and the site of the 1788 Constitutional Convention. Hillsborough has been a center of mill activity in North Carolina because of its location on the banks of the Eno River. Before the Civil War there were mills of varying sorts every few miles on the Eno and Little rivers.

A very early attempt to organize a cotton mill located several miles from town on the Eno River failed in 1813 due to lack of capital.⁴⁰ However, in 1852, Mr. Webb and Mr. Douglas completed a cotton factory, Webb & Douglas Cotton, on Little River thirteen miles east of Hillsborough.⁴¹ This first factory was expected to run 100 spindles. On the Eno River, the 1852 Alpha Woolen Mill, the fourth woolen factory in the state, was located about seven miles east of Hillsborough, an establishment for manufacturing wool carding machines and wheat fans was six miles east of Hillsborough, and The Eagle Foundry was located about two miles east of Hillsborough. The few manufacturing firms located in the Hillsborough vicinity before the Civil War established a good foundation and residents were hopeful it would expand and lead to prosperity once the railroad was put in operation.⁴²

³⁹ April 18, 1957 *News of Orange*

⁴⁰ The Hillsborough Manufacturing Co. never became operational (*The Raleigh Minerva*, June 18, 1813).

⁴¹ It is unclear which Webb constructed this factory, but he is most likely related to James H. Webb Jr., co-founder of the Eno Cotton Mill.

⁴² From The Hillsborough Recorder on February 7, 1852 in *History of the Town of Hillsborough 1754-1982* by Allen Alexander Lloyd and Pauline O. Lloyd, 1986.

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While the Civil War slowed Hillsborough's progress, it soon recovered. By 1885, there were at least three companies producing tobacco products in Hillsborough. Col. H. B. Jones owned a smoking tobacco factory that stood just west of the Hillsborough depot. James Webb and Joseph C. Webb established Webb & Company Tobacco ("Webb's") in 1878 across from the courthouse in downtown Hillsborough. The company closed in 1897 shortly after founder James Webb passed away. Another Webb, Mr. R. F. Webb, manufactured window blinds and Rev. John A. McMannen manufactured smut machines (machines which clean the grain) and patent corn shellers.

The earlier cotton factory on the Little River was for small production with a few spindles, but neither carding nor weaving equipment, and is not believed to have survived the Civil War. Industrial textile mills, already present in other Piedmont towns, appeared in for the first time Orange County, in Hillsborough in 1896, with the construction of the Eno Cotton Mill, located one mile southwest of the Orange County Courthouse on a railroad siding.⁴³ The establishment of Eno Cotton Mill came during North Carolina's mill boom. The "Cotton Mill Campaign" of the 1880s and 1890s called for the construction of textile mills throughout the state in an effort to rehabilitate the state's economy, especially in the Piedmont. The campaign led to an average of six new mills being built per year between 1880 and 1900, increasing the number of mills in North Carolina from 33 to 177. The Eno Cotton Mill, like many other textile mills, was the result of community investment. Stock subscriptions were sold to local investors and the construction of the mill was regarded as a sign of community prosperity and progress.⁴⁴

Just as manufacturing firms had lined up along the Eno River so, too, did textile mills spring up along the North Carolina Railroad throughout the Piedmont communities. The North Carolina Railroad Company, authorized in 1848 by the North Carolina legislature, ran from Raleigh, through Durham, Hillsborough, and High Point to Charlotte.⁴⁵ An 1850 survey shows the tracks running just outside Hillsborough's limits with a train station at the corner of Nash Street and Dimmock's Mill Road. Once Eno Cotton Mill was constructed, Southern Railway Company (Danville division) ran a single-end spur onto Eno's property along the west side of the main mill. The railroad carried the supply of raw cotton right to the mill and carried finished products away to markets outside of Hillsborough. A second spur was added after the construction of the

⁴³ The Bureau of Labor and Printing reports only two cotton mills in their 1899 Thirteenth Annual Report. In 1905, the two mills listed in Orange County were Eno Cotton Mills in Hillsborough and Alberta Mills in Chapel Hill.

⁴⁴ The original stockholders were Hillsborough natives: James H. Webb Jr., A. J. Ruffin, I. Ruffin, H. M. Webb, George A. Durham, Alice H. Webb, Rebecca E. Webb, and Rebecca Hill. "Progressive Hillsboro," *Durham Recorder*, July 9, 1907. This article cites the town's "up-to-date" architecture, new macadam roads, and burgeoning textile industry as evidence of the town's progressivism.

⁴⁵ James H. Webb's father, Thomas Webb, was president of the North Carolina Railroad during the Civil War.

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1917 mill building to the east of the main mill, and was located between the two buildings.

Eno Cotton Mill, like other North Carolina manufacturers, such as Anna Cotton Mills in Kings Mountain, and Atherton Mills in Charlotte, produced lower-grade yarn at a relatively lower cost than their Northern counterparts. Typically, mills with weaving departments produced heavy woven goods, such as unbleached cloths, plaids, gingham, denims, toweling, and canton flannel. Eno Cotton Mill spun #12 to #40 yarn in the early years.⁴⁶ In 1904, they began weaving chambrays and plaids and began weaving gingham in 1909.

The textile industry in Hillsborough grew with the construction of the Bellevue Manufacturing Company in 1909. Shepperd Strudwick (1868-1961), established the Bellevue Manufacturing Company. The Webbs and Ruffins had close ties with the Strudwicks, a prominent Hillsborough family. Joseph Cheshire Webb was Secretary and Treasurer of Eno after James H. Webb Jr. but his son, Norfleet Webb, served as Secretary and Treasurer for Bellevue for years and owned 66 shares of Eno Cotton Mills Second Preferred Stock at the time of his passing. In addition, the northern portion of Bellevue's site was acquired from Allen J. Ruffin, who also purchased shares in Bellevue. Throughout their operation, the two mills continued to be connected. During the Great Depression, Eno lent Bellevue a substantial loan and Bellevue stock was given as collateral. The assistance with the creation of Bellevue and the continued support indicate there were shared interests and perhaps a joint-venture strategy.

The Eno Cotton Mill was always a larger facility than Bellevue. Looking at the reported figures for 1915 and 1916, for example, it is clear to see how the two compare. Eno reported \$225,000 in assessed value in both real and personal property compared to Bellevue's \$85,000. In 1916, the total reported capital stock for Eno was \$315,700 compared to Bellevue's \$157,800. Eno had 20,000 spindles, 632 looms, and 77 cards compared to Bellevue's 5,000 spindles and 200 looms. Eno employed 500 workers, five times that of Bellevue. In 1916, 1200 people were estimated to be dependent on Eno and its employees for their livelihood versus 200 people dependent on Bellevue. The high average wage for males at Eno was \$4.00. Bellevue paid slightly higher at \$4.50, but both had the same low average wage of \$1.00 for males and females. Females made \$.75 more at Bellevue with an average high wage of \$2.50. Eno operated 6 more days out of the year than Bellevue for a total of 312 days. Both mills operated ten hours during the day for a total work week of 60 hours and paid their employees weekly, which was predominantly the norm throughout North Carolina.

Eno Cotton Mill followed the trend of other North Carolina mills during the two World Wars. Increasing demand for textiles during World War I translated into growth

⁴⁶ North Carolina specialized in "low-numbered" yarns mostly #12 to #24. The numbers reflected the amount of yarn required to weigh one pound, ie. A #20 cotton yarn meant it took 16,800 yards of yarn to weigh one pound.

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and expansion for the mill. Multiple additions were made during and after World War I including the large 1917 weaving room and the large 1923 addition to the original main mill building for spinning. Eno Cotton Mill was not immune to the effects of the Great Depression and was forced to take actions such as a reduction of wages and salaries and stock restructuring.

In the first quarter of the twentieth century, North Carolina textile mills experienced labor unrest and strikes. Although textile mills throughout the southeast were experiencing labor unrest during the late 1920s and 1930s, Eno Cotton Mill experienced very little labor disruption. It is possible that the small town dynamic played a role, causing mill workers to feel a greater sense of loyalty to the mills, which were a integral part of the local economy.

The textile industry was a key component to the World War II effort as the Allied Forces required textile-based products such as parachutes, tents, and uniforms. The United States government demanded that the textile industry fulfill the orders for the Allied Forces, and textile machinery across the country was converted for wartime production. Eno Cotton Mill also felt the effects of World War II. It was forced to shift production in order to meet wartime demands and produce a heavier cloth. Additionally, the mill was faced with a decrease in labor supply as many workers joined the army. The increase in demand and the decrease in labor supply caused wages to rise. After the Second World War, textile mills in the United States faced new competition from plants in war-torn countries that were rebuilding. They were able to install newer and more efficient equipment in the early 1950s which the United States textile mills found it too expensive to update their entire operation. These foreign textile industries would increasingly become greater and greater competition, causing the flight of the textile industry overseas.⁴⁷ The Cone Mills, owner of Eno Plant, responded to the competition by streamlining their manufacturing operations, diversifying their product lines, and expanding overseas. Eno Plant was an industrial anchor in Hillsborough well into the 1960s and 1970s, but they finally closed their doors in 1984.

Architectural Context

Eno Cotton Mill is an example of a late nineteenth-century industrial Italianate-style textile mill constructed during the cotton mill boom in North Carolina. Its design, like that of other mills built in the Piedmont and throughout the southeast at the end of the nineteenth century, was dictated by safety and efficiency before architectural beauty. Northern manufacturers who supplied the machinery and Northern insurance companies determined the criteria for mill construction. Conforming to the standards set by the insurance companies, Eno Cotton Mill adhered to the "slow-burn construction". The risk of fire made this type of construction imperative for textile mills. The mills built in this manner were typically two-story brick structures with gabled and shed roofs, large

⁴⁷ Mildred Gwin Andrews. *The Men and the Mills*. Macon, GA: Mercer University Press, 1987, 177.

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operable windows, and heavy interior timbers. Brick fire walls separated the main mill from other sections where fires were likely to occur, primarily the picker room, the belt room, the warehouse, and the engine or boiler room.⁴⁸ An examination of the 1905 Sanborn map reveals that fire doors and an automatic sprinkler system were also in place at Eno.

Adequate light and ventilation for the working spaces were a necessary functional element in mill buildings. Eno Cotton Mill achieved this with large windows, generally consisting of two lower sliding sash and an upper, segmental-arched transom. Like other mills with weaving departments, Eno Cotton Mill later used 'saw-tooth' roof construction to improve lighting. This roof was used on the 1904 weaving room but was replaced in 1940 with a flat roof set three inches higher. Eno Cotton Mill also made use of monitors in the roofs of the 1908 weaving and dye house and the 1917 weaving room. These monitors were later removed.

The interior of textile mills was standardized to follow the flow of the textile process, with large open spaces that could be used for different manufacturing purposes. The 1896 main section and the 1904 and 1923 additions have large open spaces, exposed brick perimeter walls, wood floors, and wood plank ceilings supported by heavy, exposed timber beams and posts. The 1908 weaving and dye house with a 1923 addition now has concrete floors replacing the earlier wood and no supporting posts, but the space remains open with exposed brick walls. In expectation of growth, mill builders built oversized carding rooms and located the spinning room at the end of the mill to allow for future expansion. This design was followed in the 1896 building. The weaving room addition built in 1904 was constructed at the south end of the 1896 building, which contained the carding room on the first floor. Unlike some mills, Eno had its spinning room located on the second floor of the main mill.⁴⁹

Architectural decoration on these turn-of-the-century mills is often minimal and found particularly on entrances, prominent faces of the building, or on stair towers. The tower was a standard element of industrial architecture and iconography of the textile industry. It was here that builders could be more elaborate, making the tower the focal point. They typically included a decorative roof form or more detailed brickwork. The original stair tower at Eno Cotton Mill was constructed at the southeast corner of the 1896 building. Originally four-stories tall with Italianate-style features, such as bracketed wide eaves, it was topped with a pyramidal roof and had large round-arched multi-paned windows. The tower was removed when the open space between the 1896 building and the 1917 building was enclosed to create more factory space. Italianate stylistic details can be seen in other areas of the Eno Cotton Mill, which serves as a good example of just how well the Italianate styling could be applied to the expanses of

⁴⁸ Brent D. Glass, *The Textile History in North Carolina*, pp. 38.

⁴⁹ According to the 1905 and 1911 Sanborn Maps.

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the slow-burn brick wall.⁵⁰ The smaller 1896 sections – the waste house, engine room, belt room, condenser room, and the exposed west façade of the picker room – have detailed corbelled and denticulated brick cornices. The 1896 and 1904 sections have simple brackets and projecting brick drip molding on most windows and doors. Even though the complex has undergone several additions and changes, including the removal of the stair tower, additions in 1904, 1908, and 1923, and the replacement of the 1896 storehouses with an attached structure in 1923, the overall integrity of the original structures remains and the construction technique and architectural style that make the mill significant are still readily apparent.

The Eno Cotton Mill was built using similar slow-burn construction methods as the mill buildings at Bellevue Manufacturing Company, a nearby mill of the same era located at Nash and Eno streets in Hillsborough. However, the Eno Cotton Mill buildings stand out among these two historic mills, as it contains greater architectural detail and decoration, representing the industrial Italianate style often used in mill buildings of this time, whereas Bellevue is an example of a simple industrial architecture with little decoration.

⁵⁰ Catherine Bishir, *North Carolina Architecture*. Chapel Hill, NC: University of North Carolina Press, 2005, 442-444.

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Verbal Boundary Description

The boundary of the Eno Cotton Mill is shown by the heavy black line around Orange County Property #9864645320 on the accompanying Orange County NC tax map.

Boundary Justification

The nominated parcel is the land historically associated with Eno Cotton Mill and provides an appropriate setting.

Photographs

The following information is common to all the National Register Nomination photographs of Eno Cotton Mill.

Name of Property: Eno Cotton Mill

Location: 437 Dimmocks Mill Road, Hillsborough, Orange County, North Carolina

Name of Photographers: Cathleen Edge and Carrie Ehrfurth

Date of Photographs: See the photo descriptions

Digital negatives located at NC SHPO