

(Oct. 1990)

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 Borden Manufacturing Company
other names/site number Goldsboro Cotton Mills; Wayne Cotton Mills

2. Location

street & number 800 and 801 North William Street n/a not for publication
city or town Goldsboro n/a vicinity
state North Carolina code NC county Wayne code 191 zip code 27530

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.)
Jeffrey Crow SHPO 12/10/04
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:
 entered in the National Register.
 See continuation sheet
 determined eligible for the National Register.
 See continuation sheet
 determined not eligible for the National Register.
 removed from the National Register.
 other, explain:)

Signature of the Keeper Date of Action

Borden Manufacturing Company
Name of Property

Wayne County, North Carolina
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

Number of Resources within Property
(Do not include previously listed resources in count.)

- | | |
|---|---|
| <input checked="" type="checkbox"/> private | <input checked="" type="checkbox"/> building(s) |
| <input type="checkbox"/> public-local | <input type="checkbox"/> district |
| <input type="checkbox"/> public-State | <input type="checkbox"/> site |
| <input type="checkbox"/> public-Federal | <input type="checkbox"/> structure |
| | <input type="checkbox"/> object |

Contributing	Noncontributing	
7	1	buildings
0	0	sites
5	3	structures
0	0	objects
12	4	Total

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

Number of Contributing resources previously listed in the National Register

n/a

n/a

6. Function or Use

Historic Functions

(Enter categories from instructions)

INDUSTRY/PROCESSING/EXTRACTION/
manufacturing facility
INDUSTRY/PROCESSING/EXTRACTION/
waterworks

Current Functions

(Enter categories from instructions)

INDUSTRY/PROCESSING/EXTRACTION/
industrial storage

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN/Italianate-influenced
OTHER: heavy-timber industrial construction

Materials

(Enter categories from instructions)

foundation BRICK
walls BRICK
METAL/Aluminum
METAL/Steel
roof ASPHALT
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.)

- [x] 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.
[x] 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: n/a

- [] 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)

INDUSTRY
ARCHITECTURE

Period of Significance

1892 - 1954

Significant Dates

1892, 1900, 1904

Significant Person

(Complete if Criterion B is marked)

n/a

Cultural Affiliation

n/a

Architect/Builder

Rose, David J., Contractor

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

Primary location of additional data:

- [x] State Historic Preservation Office
[] Other State Agency
[] Federal Agency
[] Local Government
[x] University
[x] Other

Name of repository: Southern Historical Collection and North Carolina Collection, UNC-Chapel Hill

- # recorded by Historic American Engineering Record #

Borden Manufacturing Company
Name of Property

Wayne County, North Carolina
County and State

10. Geographical Data

Acreage of Property 11.78 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>18</u>	<u>228700</u>	<u>3920730</u>
	Zone	Easting	Northing
2	<u>18</u>	<u>228640</u>	<u>3920580</u>

3	<u>18</u>	<u>228640</u>	<u>3920640</u>
	Zone	Easting	Northing
4	<u>18</u>	<u>228420</u>	<u>3920780</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.)

11. Form Prepared By

name/title Sarah Woodard
organization Edwards-Pitman Environmental, Inc. date September 8, 2004
street & number Post Office Box 1171 telephone 919/682-2211
city or town Durham state NC zip code 27702

Additional Documentation

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.)

Property Owner

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

name _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____

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

Borden Manufacturing Company
Wayne County, North Carolina

7. Narrative Description

The Borden Manufacturing Company is located on North William Street in Goldsboro, North Carolina, a few blocks north of the central business district. Goldsboro, the seat of Wayne County, is situated in North Carolina's Sandhills. As the region's name implies, soil in the Goldsboro area is light in color and somewhat sandy, providing fertile ground for cotton and peanut cultivation. The terrain is generally flat. Just to the west of Goldsboro, the Neuse River and Little River converge.

The blocks immediately adjacent to the Borden Manufacturing Company are industrial in nature, with some open parcels where both industrial buildings and mill houses have been demolished. To the north are open fields, a few roadside businesses flanking North William Street, and a few mill houses historically associated with the Borden plant. A scrap metal facility operates to the west and space that is more open lies to the east. To the south are railroad tracks and light industrial buildings that give way to churches and businesses as one travels south towards downtown Goldsboro.

The nominated property includes nearly twelve acres. North William Street bisects the nominated area from north to south and a small parking lot occupies space between the Goldsboro Cotton Mills building (1) and North William Street. A paved parking lot occupies the eastern side of the property. The northern edge is a grassy open space on the eastern tract, while on the western parcel the boundary runs between the north end of the 1900 mill building (8) and a modern freestanding, metal warehouse-type building. A water tower (9) stands at the northwest corner of the boundary. From the water tower, the western boundary extends south along the edge of a gravel parking lot and grassy strips between the nominated mill buildings and a late nineteenth-century mattress factory. The southern boundary is Royall and Atlantic Avenues.¹ Grassed areas with crepe myrtles run along North William Street, between the street and buildings, and crepe myrtles and Bradford pear trees grow along the western wall (side elevation) of the Goldsboro Cotton Mills building (1).

The Borden Manufacturing Company complex comprises two primary buildings, the 1892 Goldsboro Cotton Mills building and the 1900 Borden Manufacturing Company building. The two-story brick buildings flank North William Street, immediately north of the street's intersection with Royall and Atlantic Avenues. Goldsboro Cotton Mills stands on the east side of North William and Borden Manufacturing Company stands on the

¹ The entire street was known as Royall Avenue until the early twentieth century. At some point during the first decades of the twentieth century, the name was changed so that currently, the street is Atlantic Avenue to the east of North William Street; it is called Royall Avenue to the west of North William Street.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

Borden Manufacturing Company
Wayne County, North Carolina

west side of North William. Originally separate factories; Borden Manufacturing Company purchased the Goldsboro Cotton Mills property at auction in 1904 after the owner, Wayne Cotton Mills, went into receivership.² Thereafter, the two properties collectively formed the Borden Manufacturing Company.

The earliest section of the Goldsboro Cotton Mills building was built during 1892, between February, when the company purchased land for the project, and August, when the company mortgaged the lot on which the mill was situated.³ During the century, following its construction, Goldsboro Mills, its successor in 1895, Wayne Cotton Mills, and later Borden Manufacturing Company made several additions to the building, mostly on the northern end. In 1994, Borden constructed a brick, one-story office building about ten feet east of the northernmost section of the mill building. Despite its close proximity, this building is now on an independent parcel of land and is not included in this nomination.

The 1900 Borden Manufacturing Company building occupies land at the northwest corner of North William Street and Atlantic Avenue. As at the Goldsboro Cotton Mills building, owners attached various additions to the Borden building. Several smaller auxiliary structures and buildings are located west of the Borden building. Also to the west of the Borden plant stands the Royall and Borden Mattress Factory (sometimes spelled "Royal"), an attached string of brick and frame buildings constructed between circa 1900 and the 1950s. The earliest section dates from around 1900. It was built on land sold to the Royall and Borden firm in 1899, but later sections were constructed on the Borden Manufacturing Company tract.⁴ In some places, only a few feet separate mattress factory buildings and Borden Manufacturing Company buildings. The owners subdivided the property in 1938 so that the mattress factory is now on its own parcel and is not included in this nomination.⁵ The water tank, however, stands on a parcel that was originally part of the Borden Manufacturing Company land, but came under joint

² Wayne Cotton Mills by receivers to Borden Manufacturing Company, April 25, 1904, Wayne County Deed Book 83, page 383.

³ Arnold and Eunice Borden to Goldsboro Cotton Mills, February 11, 1892, Wayne County Deed Book 63, page 350 and Wayne County Deed Book 65, page 258; Goldsboro Cotton Mills to F. A. Daniels, August 1, 1892, Wayne County Deed Book 62, page 597.

⁴ Arnold and Eunice Borden to George C. Royall and John L. Borden, partners in Royall and Borden Mattress Factory, December 8, 1899, Wayne County Deed Book 74, page 276.

⁵ Borden Manufacturing Company to Mebane-Royall Company [previously Royall and Borden], March 5, 1938, Wayne County Deed Book 250, page 71.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 3

Borden Manufacturing Company
Wayne County, North Carolina

ownership and use by both the mattress factory and Borden Manufacturing after the subdivision of 1938.⁶ This nomination includes the water tank parcel.

Inventory List

For clarity, buildings and structures on the eastern lot will include "Goldsboro" in their names. Buildings and structures on the western lot will include "Borden" in their names. Each inventory entry is numbered and keyed to the accompanying sketch plan of the site. Where additions are described, they are numbered with the building's number plus a letter.

Resources considered contributing are those that retain their historical and architectural integrity and were constructed during the property's period of significance, 1892 to 1954.

The windows in most of the buildings, most notably in the two main mill buildings, have been bricked-in. This treatment, however, did not destroy or interfere with other architectural elements, such as the brick window hoods and projecting brick courses that highlight the windows on the Goldsboro Cotton Mills building. In addition, the enclosure of the windows was completed with brick that is slightly different in color and texture from the original brick. While the actual windows are no longer in place, the buildings' window openings remain to clearly define the buildings' original fenestrations.

Both original mill buildings have seen substantial additions on their northern elevations. In both cases, however, the newer late twentieth century construction is one-story in height and with walls built of materials (either metal or brick) that differ visually from the walls of the original buildings. The additions to the Goldsboro Cotton Mills building are further minimized by their location slightly down a slope from the original building.

1. **Goldsboro Cotton Mills, 1892** **Contributing Building**

The Goldsboro Cotton Mills occupies the northeast corner of the intersection of Royall Avenue and North William Street. (Royall Avenue is called Atlantic Avenue to the west of North William Street.) First called the Goldsboro Cotton Mills, it became known as the Wayne Cotton Mills after the Wayne Cotton Mills Company purchased the plant in 1895. The Atlantic and North Carolina Railroad right-of-way (now part of the Norfolk Western

⁶ Deed and Agreement between Mebane-Royall Company and Borden Manufacturing Company, March 5, 1938, Wayne County Deed Book 250, page 72.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 4

Borden Manufacturing Company
Wayne County, North Carolina

system) runs parallel to the south side of Royall Avenue, and when the mill was built, a siding was extended north across Royall, passing directly in front of the Goldsboro Cotton Mills building and terminating just to the east. This siding has been removed. Goldsboro Cotton Mills is a two-story, gable-front, brick building, originally nine bays wide and, by 1914, approximately sixteen bays long.

South Elevation: A three-story square tower, three bays in width, is centered on the south (front) façade. In place by 1896, this tower is an addition, constructed of brick, which is different in color from that used for the body of the building. Inside the tower, the presence of the original front door opening and original window openings embellished with corbelling also indicates the tower is an addition. A 1914 engraving and a circa 1910 photograph show a four-story tower with a hipped-roof, but Hurricane Hazel destroyed the top of the tower in 1954.⁷ Repairs created the current crenellated parapet. The front door, now altered with the installation of a smaller, metal door, and the window openings, now filled with brick, feature segmental arches. Brick corbelling extends around the building on the south, east, and west elevations at the height of the window lintels at both the first and second floor levels. The corbelling connects with the segmental arches of the window and door openings. A narrow wooden cornice along the rake of the façade and along the eaves of the side elevations features small carved brackets.

Two small, early brick additions were made to the Goldsboro Mill between 1896 and 1901. One extends from the west elevation, flush with the façade (south) (**1a**). This one-story brick room has segmental arched windows, of which three brick-filled bays remain on the addition's north (rear) elevation. A later addition (**1b**), made between 1924 and 1950 extends along the façade from the west side of the tower along the south elevation of this addition. The second early addition (**1c**) dates from circa 1900 and is on the eastern side of the building, also flush with the façade. This brick, one-story section has a shed roof and a stepped parapet on the south elevation. Segmental arched windows once pierced the brick walls, but here, too, they have been filled with brick. A concrete landing with a flat-roof metal canopy was added to the façade of this addition after 1950.

East Elevation: The east elevation has undergone numerous changes over the past century. Sanborn Maps illustrate a nearly constantly fluctuating footprint on this side, with at least three additions between 1896 and 1908. Changes between 1908 and 1913

⁷ Ed Borden, telephone interview by the author, June 16, 2004.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 5

Borden Manufacturing Company
Wayne County, North Carolina

resulted in more additions and either the removal and construction of newer additions or the incorporation of older additions into newer arrangements. All of these were one-story in height with brick walls. These rooms housed heating equipment and the plant's engines. Therefore, as walls shifted, the smokestack, which stands against the east elevation moved farther to the north at least once. Today, between the circa 1900 addition (1c) and the smokestack (2), stand a conglomeration of one- and two-story additions.

Moving north from the circa 1900 addition (1c) are several additions on the east elevation. The Air Conditioning Room (1d), a one-story, brick room with louvered vents built into its east wall, was erected in 1965. A large air conditioning unit rests on the roof from which rectangular metal ducts lead down into the room and into the circa 1900 addition (1c). North of the Air Conditioning Room, and nearly identical to it, is the 1970 Air Filter Room (1e). It also features louvered vents in the east wall and a large air conditioning unit on the roof.

Continuing north along the east elevation, the next addition is the circa 1910 Engine Room (1f). This room is called the Canteen on a 1995 survey of the property, but it appears to be an engine room added between 1908 and 1913. A stepped, brick parapet and wall separates the south wall of the engine room from the north wall of the air filter room. The two-story addition features bricked-in segmental arch window openings and a round-arch door opening on the east elevation. Two small windows and three doors have been installed in this elevation. Wide, shaped raftertails project along the eaves of the shed roof. To the north of the Engine Room is the circa 1905 Air Conditioning Room (1g). This two-story addition is of brick construction and has a flat roof. It may be an altered one-story room added between 1903 and 1908 that housed heating equipment for use during winter months. Several openings on the east elevation have been bricked-in, and today, only a louvered vent punctuates the east wall.

North Elevation and Additions to the North: Between 1908 and 1913 a substantial two-story section (1h) added approximately 165 feet to the north elevation of the 1892 building. Devoid of the Italianate brackets found on the 1892 building, this section continued the use of segmental arch windows. Large, shaped rafter tails punctuate the eaves. This addition includes an Opener Room. Noted as an Air Compressor Room on the 1995 survey, this room housed a machine that opened bales of cotton. The south elevation of this addition features wide, shaped raftertails and bricked-in segmental arch windows. The east elevation exhibits a stepped parapet with tile coping.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 6

Borden Manufacturing Company
Wayne County, North Carolina

Adjacent to the northeast corner of the Opener Room is a one-story, brick cotton warehouse added to the site as a freestanding building between 1901 and 1908 **(1i)**. The warehouse, called a "packing and shipping addition" on the 1995 survey, still stands but 1965 and 1972 additions obscure its east, west, and north elevations.

The 1965 addition **(1j)** west of the warehouse added a winding and spinning room, and it was connected to the north elevation of the mill as it appeared by 1913. The walls are brick and windowless with a nearly flat roof. The one-story building stands above a full basement.

In 1995, a spinning addition **(1k)** was added to the north elevation of the 1965 winding and spinning room. Its north and west elevations are windowless brick walls while the east elevation is concrete block with a concrete block projection that houses an air filter room.

To the east of the cotton warehouse **(1i)**, the 1972 addition **(1l)** housed an opener room. Vertical wood and metal sheathing cover the one-story exterior. Transfer truck loading docks are on the north elevation.

To the east of the 1972 opener room is a 1989 one-story metal warehouse addition **(1m)** with a low-pitched gabled roof and transfer truck loading docks on the south elevation. To the north of this space is a one-story 1992 warehouse addition **(1n)** of similar metal construction with a low-pitched gable roof.

Collectively, these mid- and late twentieth-century additions constitute a large part of the building's current footprint. However, their low, horizontal profile and location on the rear of the building minimize their impact on the older sections and their visibility from the public right-of-way.

West Elevation: The west elevation extends along North William Street. The southern section of the west elevation was built in 1892. Bricked-in segmental arch windows pierce the wall and are trimmed with a projecting brick course which conforms to the segmental arches of the windows as it runs along the building at the level of the tops of the second and first floor windows. Small brackets trim the eaves. Between 1908 and 1913, a three-story, square, brick tower **(1o)** was added to the west elevation of the original 1892 building. A partially bricked-in round arch doorway occupies the tower's first-story bay, and a bricked-in segmental arch window is located at the second floor

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 7

Borden Manufacturing Company
Wayne County, North Carolina

level. Above this window, a wide corbelled brick cornice encircles the tower. Above this corbelling, windows with denticulated brick hoods are on the tower's south, west, and north elevations. A wide, corbelled brick cornice above these windows terminates at a brick parapet. Immediately north of this tower, the pedestrian bridge, which connects the Goldsboro and Borden buildings, enters the Goldsboro building's west wall.

Continuing north along the west elevation, the two-story wall dates from between 1908 and 1913 (**1h**). It features segmental arch windows and shaped, raftertails. To the north of this section, the west elevation becomes one-story in height with solid, windowless brick walls capped. This section of the west elevation was created by additions in 1965 and 1995 (**1j and 1k**).

Interior of Goldsboro Cotton Mills and Additions: The interior of the 1892 Goldsboro Cotton Mills is largely unaltered. The building has one open space on each level with wooden plank floors, exposed brick walls, and heavy, square, chamfered posts supporting heavy timber beams that carry the upper level flooring and, on the second floor, the roof system. In a few locations, round metal posts have been added between the original pillars. The floor between the levels is nearly six inches thick and conforms to slow burn technology that required layering planks of wood. Upstairs, in the 1892 section, the roof truss system is exposed. To the north, where the mill was enlarged between 1908 and 1913 (**1h**), the ceiling is dropped to the level of the beams. On the south elevation, the front tower contains a wooden stair with a solid beaded board baluster capped with a molded railing. The north interior wall of the tower is the original south façade of the 1892 building. The 1892 front door opening and bricked-in window openings are visible on this wall and reveal that the decorative corbelling seen on the exterior continued across the entire façade.

The interiors of the additions on the southeast and southwest corners of the 1892 building (**1a, 1b, and 1c**) feature exposed brick walls, or in some locations, vertical wood veneer paneling. Most of these rooms were converted to offices during the mid-twentieth century. The interior walls of the 1965 and 1995 additions (**1j and 1k**) are exposed brick with tapered I-beams acting as posts to support an exposed I-beam roofing system. The original warehouse space (**1i**) retains original exposed brick walls over which an I-beam structural system was imposed during renovations in 1965. The metal warehouse additions (**1l, 1m, and 1n**) are identical, with the exterior vertical metal sheathing exposed to the interior and I-beam structural systems supporting the walls and roof.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 8

Borden Manufacturing Company
Wayne County, North Carolina

2. Goldsboro Smokestack, ca. 1905
Contributing Structure

The Goldsboro building's smokestack stands in a recessed space between additions on the building's east side. Based on Sanborn Maps, the current smokestack was built between 1901 and 1908. It is eighty feet in height. The brick cylinder tapers gently from its base to a flaring corbelled brick cap.

3. Goldsboro Boiler Room, ca. 1940
Contributing Building

Located immediately north of the smokestack, the boiler room is a diminutive, gable roof, building clad in square metal panels welded together. The boiler is "convertible" meaning it can use electricity or coal as fuel.

4. Goldsboro Cooling Tower, ca. 1985
Noncontributing Structure

Square, metal cooling tower housing fans. About ten feet tall with a fifteen-foot square footprint.

5. Goldsboro Cooling Tower, ca. 1985
Noncontributing Structure

Identical to the cooling tower described above.

6. Goldsboro Carolina Power and Light Substation, ca. 1980
Noncontributing Structure

The substation consists of several transformers and wooden power poles supporting the electrical lines that connect the substation to the mill buildings. First illustrated on the 1950 Sanborn Map.

7. Borden-Goldsboro Pedestrian Bridge, ca. 1940
Contributing Structure

The Borden-Goldsboro Pedestrian Bridge provides a pedestrian passage between the two buildings at the second story level above North William Street. The bridge is seven feet wide. It has a gabled roof and is clad in metal sheathing. It rides on I-beams supported with I-beam posts and braces.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 9

Borden Manufacturing Company
Wayne County, North Carolina

**8. Borden Manufacturing Company, 1900
Contributing Building**

The Borden Manufacturing Company occupies the northwest corner of the intersection of Atlantic Avenue and North William Street. The Atlantic and North Carolina Railroad corridor runs parallel to Atlantic Avenue and when the mill was built, a siding was extended across Atlantic, curving north, passing along the west elevation of the 1900 mill building. Parts of this siding are intact. The Borden Manufacturing Company is a two-story, side-gable, brick building facing east on North William Street. The façade was originally asymmetrical with fourteen bays extending north of a projecting square tower and fewer bays extending south. Although ghost marks or other physical evidence on the building do not exist, Sanborn Maps and a 1914 drawing of the complex indicate that an addition (**8a**) was made to the south elevation around 1914. A monitor roof, which originally ran along the roof ridge of the 1900 building, was removed between 1918 and 1924. By 1914, the building was eight bays deep and twenty-nine bays wide with a low-pitched, side-gable roof and a three-story tower on the east façade.

East Elevation: A square tower stands at the center of the east (front) elevation. The tower has bricked-in segmental arch windows on all three elevations of the first and second floor, except the façade of the first floor where a round arch front doorway has been bricked in. At the cornice line of the mill building and between the tower's second and third floors is a wide corbelled cornice above which are bricked-in rectangular panels which were either very small windows or vents. Above these panels is a narrow band of corbelling. Two bricked-in round arch windows within a corbelled recessed panel occupy three elevations of the third floor. Another wide corbelled cornice surmounts the tower. Original corner blocks and crenellation that were part of the cap's composition were destroyed during Hurricane Hazel in 1954.⁸ Wide, shaped raftertails punctuate the eaves on the east elevation. Immediately north of the tower, the mid-twentieth century pedestrian bridge extends east to the Goldsboro building.

Moving north of the 1900 building is the one-story Opener Room (**8b**) added between 1901 and 1908. This section matches the original section in design and is finished with brick walls, shaped raftertails, bricked-in segmental arch windows and a stepped parapet on the north elevation.

⁸ Ed Borden interview.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 10

Borden Manufacturing Company
Wayne County, North Carolina

Additions to the North: To the north of the Opener Room are a series of metal warehouse additions. The southernmost (**8c**), attached to the north end of the 1901-1908 opener room, was built in 1960 and replaced a circa 1900 cotton warehouse. The warehouse has a low-pitched gable roof and vertical metal sheathing. Attached to its north elevation is an identical metal warehouse built in 1965 (**8d**). A year later, another metal warehouse (**8e**) was added to the north. Together, these three sections present a long, windowless metal wall to North William Street.

Another metal warehouse, built in 1987, stands independently to the north of the 1966 warehouse section. This building houses Godwin Hardware and Door Company and is not included in the nomination.

West Elevation: The west elevation faces a courtyard created by the conditioning room and storage buildings to the south and mattress factory buildings to the west. As an elevation mostly hidden from public view, numerous additions occurred on this side of the building. At the southern end of the building, a narrow one-story hyphen connects the mill to the circa 1915 conditioning room. Moving north along the west elevation, segmental arch window openings have been bricked in. Wide, shaped raftertails line the eaves. A two-story, two-bay projection, original to the building, housed restrooms and features bricked-in, hooded, round arch windows on both levels.

Five bays north of the projection is a one-story, brick addition (**8f**) probably made in the 1950s. It has a gently sloping shed roof and one door on its south elevation. Also on this addition's south elevation stands a wooden, shed-roof addition (**8i**) in the corner between this addition and the main mill building. Attached to the north of the 1950s brick addition (**8f**) is an original one-story room illustrated on the 1901 Sanborn Map as an engine room (**8g**). Parapets extend above its shed roofline on its north and south ends while the west elevation features louvered vents, which replaced original fenestration features. Shaped raftertails project from the eaves. To the north of this space is an original, lower, one-story, brick room also with a parapet and raftertails (**8h**). It appears this addition's west elevation was historically windowless. Extending north from this room's north wall, a metal canopy runs the length of the 1960s metal warehouses. These warehouses have large garage doors symmetrically aligned with their gable roofs on the west elevation. A concrete loading dock runs along the west elevation of the original circa 1900 engine room.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 11

Borden Manufacturing Company
Wayne County, North Carolina

Interior of Borden Manufacturing Company and Additions: The interior of the Borden building's original 1900 room is a large open space on both levels with chamfered, square posts supporting heavy timber beams. Some metal columns have been added for additional support. The floors are wooden, tongue-and-groove planks and the ceilings are beaded board above the beams. Walls are exposed brick. No seam between the original 1900 section and the circa 1914 addition to the south (**8a**) is visible. The east tower houses a stair entirely encased in modern paneling, except for the molded railing. The opener room (**8b**), attached to the north end of the 1900 building, features exposed brick interior walls and an exposed wooden roof truss. Like the metal warehouses at the Goldsboro plant, the metal warehouses on the north end of the Borden building (**8c, 8d, and 8e**) are identical with exposed metal sheathing attached to the exposed I-beam posts and rafters.

9. Borden Water Tank, ca. 1930
Contributing Structure

The Borden Water Tank was constructed between 1924, at which time it is absent from the Sanborn Map, and 1938 when the land it stands on was the subject of a deed giving equal half interests in the "water tank and the land upon which the same is situated" to Borden and the Mebane-Royal Company (formerly Royall and Borden Mattress Company).⁹ The water tank is seventy-five feet tall with a fifty thousand gallon tank. The tank is a metal cylinder between a bowl-shaped bottom and conical roof. It stands on a braced metal tower structure with four legs and a pipe extending from the bottom of the tank into the ground.

10. Borden Pump House, ca. 1980
Noncontributing Building

One-story, concrete block building with a gently sloped shed roof and a double leaf metal door.

11. Borden Auto Garage, ca. 1915
Contributing Building

The Borden Auto Garage, called a carpentry shop on the 1995 survey, was built between 1913 and 1918 and is located to the east of the mattress factory buildings. Oriented to the east, it is a one-story, brick, gable-front building with stepped parapets on both gable

⁹ Deed and Agreement between Mebane-Royal Company and Borden Manufacturing Company, March 5, 1938, Wayne County Deed Book 250, page 72.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 12

Borden Manufacturing Company
Wayne County, North Carolina

ends. A separate, one-story, rectangular brick building (11a) was built at the same time to the south. A frame hyphen now connects these two buildings. A frame, gabled addition, made after 1950, stands on the garage's south elevation.

12. Borden Reservoir, ca. 1900
Contributing Structure

The reservoir is a rectangular, concrete-lined pit encircled by a later twentieth century chain link fence. It has a capacity of 100,000 gallons.

13. Borden Reservoir Pump House, ca. 1920
Contributing Building

Located at the southeast corner of the reservoir, the pump house is a small, one-story brick building sheltering the reservoir's pumping equipment. The roof is partially caved in and several segmental arch windows have been bricked in.

14. Borden Railroad Siding Tracks, ca. 1900
Contributing Structure

Extended from the Atlantic and North Carolina Railroad mainline to the north across Atlantic Avenue, the siding was installed at the time Borden Manufacturing Company was built. The remaining segment begins between the circa 1915 conditioning room (15) and the circa 1920 storage building (16) and extends north to a terminus a few yards north of the reservoir (12).

15. Borden Conditioning Room, ca. 1915
Contributing Building

Noted on the 1995 survey as a lab, the conditioning room was built between 1913 and 1918. Because spinning cotton into thread or yarn requires very low humidity, the resulting yarn was placed in a conditioning room to regain moisture content before being distributed for use in weaving plants. A narrow hyphen connects the conditioning room to the main mill building. The flat-roof, one-story, brick building has been altered with bricked in windows on the north and south elevations. The west and east elevations feature wide freight door openings, although the hyphen obscures the opening on the east side. Inside, the space was subdivided in the mid- or late twentieth century to create a narrow hallway running along the interior of the north elevation and a rectangular room to the south. Vertical wood paneling covers the partition wall and the walls in the narrow room. The north, east, and west walls of the hallway are exposed brick.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 13

Borden Manufacturing Company
Wayne County, North Carolina

16. **Borden Storage Building, ca. 1920**
Contributing Building

The storage building is called a waste house on the 1995 survey. The one-story building's most distinctive feature is its trapezoidal footprint. The north, south, and west walls create right angles at the northwest and southwest corners, but the east elevation slants to conform to the contour of the railroad siding, which runs between it and the conditioning room to the east. A narrow wooden footbridge crosses the rail line and connects the conditioning room and storage room. Above the footbridge is a metal structure that carries a pipe between the two buildings. The storage building's east elevation features a central bricked-in doorway flanked by two wide freight openings that remain intact. Ghost marks above the doorways indicate a shelter ran along this elevation, probably to shade a railroad platform. The east elevation also features a stepped parapet. Segmental arch windows on the south elevation have been bricked in while the north and west elevations were windowless. The storage building interior is an open room with exposed brick walls. Three square posts are spaced down the middle of the room and support braces, which support the exposed, wooden roof truss.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 1

Borden Manufacturing Company
Wayne County, North Carolina

8. Statement of Significance

Summary

Borden Manufacturing Company, consisting primarily of the 1892 Goldsboro Cotton Mills building and the 1900 Borden Manufacturing Company building, is locally significant under Criterion A in the area of Industry and Criterion C in the area of Architecture. On November 14, 1891, George M. Jacocks, Joseph B. Jacocks, Alvin D. Drew, George M. Flemming, T. F. Allen, and Jacob McDonald formed the Goldsboro Cotton Mills, known as Wayne Cotton Mills after 1895. By the fall of 1892, the company operated in a two-story, brick building. In 1900, several Goldsboro businessmen and investors, some of whom were associated with Wayne Cotton Mills, formed the Borden Manufacturing Company and constructed a building directly across the street from Wayne (formerly Goldsboro) Cotton Mills. In 1904, Borden Manufacturing Company purchased the Wayne Cotton Mills property. Numerous additions and changes, including the bricking-in of all the facilities' window openings, were made to maintain the facility's viability, but both historic exteriors and interiors are intact. The window openings are enclosed with brick of a different shade and texture from that used on the mill buildings' walls. As a result, the buildings' fenestrations remain well-defined. The Borden Manufacturing Company complex was the most successful of the three pre-World War II textile ventures in Goldsboro. The other two were the Argus Knitting Mills, which operated from 1890 until about 1895 and the Goldsboro Knitting Mill, which ran from 1907 to 1909. From 1909 until the late 1920s, Durham Hosiery Mills operated its number five factory in the Goldsboro Knitting Mill buildings. Organized around the turn of the twentieth century, located on the edge of a town along a railroad (the Atlantic and North Carolina Railroad), and producing yarn rather than cloth, the Borden Manufacturing Company buildings vividly illustrate the typical organization and function of a New South-era textile mill in a North Carolina railroad town. Despite some modernization, the Borden Manufacturing Company's buildings are intact examples of the textile mill designs employed in the late nineteenth and early twentieth centuries in North Carolina and comparisons between the two primary buildings illustrate the evolution of "slow burn" mill design. Additionally, the mill is Goldsboro's only extant, pre-World War II textile plant. Its period of significance extends from 1892, when Goldsboro Cotton Mills was built, to 1954. Although the mill continued to operate after 1954, the mill does not meet Criterion Consideration G and therefore, the fifty-year date for National Register eligibility is the end of the period of significance. The nominated area includes twelve contributing resources and four noncontributing resources on nearly twelve acres.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 2

Borden Manufacturing Company
Wayne County, North Carolina

Criterion A: Industrial Context

Textile Industry in North Carolina

Michael Schenck, a German immigrant, produced yarn at North Carolina's first cotton mill near Lincolnton beginning in 1813. Five years later, Joel Battle organized a mill on the Tar River at what later became Rocky Mount, and in 1825, George McNeil built a yarn mill near Fayetteville. A few more factories joined their ranks and by 1840, twenty-five textile plants operated in the state, thirteen of which were located in the Piedmont where fast moving streams and rivers generated gear-turning horsepower. Still, most textile production occurred in the New England states, with one city alone, Lowell, Massachusetts, home to more mills, four times the number of spindles, and eight times the number of looms in 1845 than the entire state of North Carolina.¹

Following the Civil War, economic recovery and industrialization came slowly. Water as the primary power source for mills necessitated locations on river or stream banks, often in isolated areas accessible only by rutted and treacherous roads. As late as 1890, ninety-one mills across the state turned out cotton yarn, but water operated almost eighty percent of those and bound them to a creek side, usually in the state's Piedmont.² This situation, however, was about to change.

Still foundering after the Civil War, the South in the 1880s eagerly accepted a new philosophy that demanded a "New South." Newspapers in Charleston, Atlanta, Charlotte, and Louisville and the *Manufacturers' Record*, a periodical dedicated to the "triumphs of Southern capitalism," led the charge.³ The South, these advocates prophesied, could and would emerge as the country's leading manufacturing region with more factories than fields and more roads than rows, and over the course of a few decades, the vision was realized at least figuratively. New South initiatives improved schools, sanitation, and transportation and started the process of urbanization, but the movement focused mainly on industrial development and in North Carolina, specifically on textile mills. Advocates frequently repeated, "bring the mills to the cotton," encouraging local entrepreneurs to invest and Northern developers to move their industrial operations south, saving the cost of transporting raw cotton to northern

¹ Brent Glass, *The Textile Industry in North Carolina: A History* (Raleigh: Division of Archives and History, North Carolina Department of Cultural Resources, 1992), 11-12; William S. Powell, *North Carolina Through Four Centuries* (Chapel Hill: University of North Carolina Press, 1989), 315.

² Glass, 14.

³ Glass, 31.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 3

Borden Manufacturing Company
Wayne County, North Carolina

factories.⁴ Low labor costs also tempted Northern industrialists who could hire from a vast pool of poor farmers eager to forsake rocky fields for a regular paycheck and a solid house within the mill's village.⁵ At many mill-owned villages, particularly by the first decades of the twentieth century, operatives also enjoyed electricity, indoor plumbing, and paved streets, amenities still decades away from the rural farms they left.⁶

Technological advances made adhering to New South ideals possible. Steam engines freed mills from geographic constraints by turning gears and belts without an immediately adjacent water source. As the nineteenth century came to a close, steam powered more and more mills until electricity came into common use. Meanwhile, a web of railroads spread across the state. Track mileage in North Carolina more than doubled, from fifteen hundred miles to four thousand miles between 1880 and 1900. Railroads also consolidated during this period, creating a streamlined and efficient transportation network.⁷

New South promoters used steam, electricity, and rail lines to create a new industrial economy. Daniel Augustus Tompkins (1851-1914) was an especially effective leader. A South Carolina-born engineer, Tompkins acted as a sales representative for several Northern companies that built textile mill equipment. In 1883, he set up his own foundry and mill engineering and design firm in Charlotte. Above all, however, he was a champion of the New South, speaking and writing tirelessly on the subject, generating several textbooks on textile manufacturing, and helping to establish the School of Textiles at North Carolina Agricultural and Mechanical College (now North Carolina State University).⁸

Other designers and engineers also enjoyed success. Stuart Cramer, a former Tompkins associate, planned or equipped one third of all mills in the South.⁹ He patented

⁴ Thomas Hanchett, *Sorting Out the New South City: Race, Class, and Urban Development in Charlotte, 1875-1975* (Chapel Hill: University of North Carolina Press, 1998), 48.

⁵ Broadus Mitchell, *The Rise of Cotton Mills in the South* (Baltimore: Johns Hopkins University Press, 1921; reprint, Columbia: University of South Carolina Press, 2001), 224 (page references are to reprint edition).

⁶ Paul Blanshard, "Servants of the Spindle II: The Mill Village," *The New Republic*, September 28, 1927, 143.

⁷ Glass, 32.

⁸ Mildred Gwin Andrews, *The Men and the Mills* (Macon, GA: Mercer University Press, 1987), 26; Glass, 23-33; Hanchett, 50; and Howard Bunyan Clay, "Daniel Augustus Tompkins: An American Bourbon," (Ph.D. diss., University of North Carolina, Chapel Hill, 1950), 25 and 103.

⁹ Andrews, 27.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 4

Borden Manufacturing Company
Wayne County, North Carolina

more than sixty textile inventions and coined the term “air conditioning.”¹⁰ Robert I. Dalton, a former Cramer employee, designed over one hundred mills while W. B. Smith Whaley found success in South Carolina as both a mill engineer and a mill owner.¹¹

In 1885, there were only sixty textile mills in North Carolina, but by 1915 that number stood at 318. Spindles increased from two hundred thousand to well over three million and looms grew in number from 2,500 to over 65,000 in just three decades. Most of these mills and operatives produced lower grade yarns or thread to be woven into cloth at Northern plants.¹² Over time, however, many began milling higher grades, and some plants added weaving departments, usually evidenced by the presence of a monitor roof or sawtooth roof designed to increase interior lighting.¹³

Fire safety and paternalism on the part of mill owners also influenced mill architecture and their locations. Insurance companies demanded “slow burning construction” to slow the spread of fire while mill promoters, such as D. A. Tompkins, spread ideas about mill villages and operative control. Tompkins advocated building mills “one to four miles away from a city and let the company build and own the houses the employees live in.”¹⁴ This strategy avoided local property taxes, local governmental jurisdiction, and allowed mill owners to maintain social and economic control over their workers.¹⁵ Tompkins also felt that living near downtown would corrupt workers, as would indoor plumbing or housing more spacious than one room per operative.¹⁶

Worldwide demand for American fabric increased as conflicts in Europe intensified during the 1910s. During and after World War I, North Carolina’s textile industry expanded rapidly with new mills and expansions to existing facilities. Technological advances created smooth-running and efficient operations. Mills that had not already added weaving departments did so and as the quantity increased so too did the quality of yarns and fabric. In addition to cotton yarn and cloth, hosiery production, which started in North Carolina in 1894 in Durham, spread so that by 1914, North

¹⁰ Ibid.; Air Conditioning and Refrigeration Institute website, www.ari.org/consumer/history/timeline.html accessed on June 9, 2004.

¹¹ Andrews, 29, 31.

¹² Glass, 34-35.

¹³ Alice Galenson, “The Migration of the Cotton Textile Industry from New England to the South: 1880-1930” (Ph.D. diss., Cornell University, 1975), 4.

¹⁴ D. A. Tompkins, address quoted in George Tayloe Winston, *A Builder of the New South, Being the Story of the Life and Works of Daniel Augustus Tompkins* (Garden City, NY: Doubleday, Page and Company, 1920), 127.

¹⁵ Glass, 42.

¹⁶ D.A. Tompkins, *Cotton Mill Commercial Features: A Textbook for the use of Textile Schools and Investors* (Charlotte: D.A. Tompkins, 1899), 34.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 5

Borden Manufacturing Company
Wayne County, North Carolina

Carolina ranked fourth in the nation in production. The state's seventy-four hosiery mills employed almost eight thousand operatives who turned out nearly nine million dollars worth of goods. In 1923, North Carolina overtook Massachusetts to lead the nation in textile production.¹⁷

Individual mills in the state, however, competed fiercely with one another creating a vicious and unstable economic atmosphere. Additionally, rising hemlines in the 1920s meant less material was needed to make dresses and increasingly consumers favored new synthetic fabrics over cotton. As a result, the industry was falling on hard times before the stock market crash of 1929. The Great Depression only made matters worse.¹⁸

In an effort to stay afloat, mill owners enacted wage cuts, occasional layoffs, and "stretch-outs" in which workers were forced to do more work at a faster pace. As a result, many textile workers continued to receive a paycheck throughout the Depression, but that paycheck was considerably less than it had ever been, and it was earned for doing a great deal more work.¹⁹ Harder work for lower pay fostered dissatisfaction, and labor unrest within the textile industry marked the decade of the 1930s more than actual joblessness.

After World War II and throughout the middle decades of the twentieth century, mills diversified and generally moved towards producing a complete product, from raw cotton to finished fabric and in some cases, all the way to clothing or other products ready for sale.²⁰ Employment in textile mills climbed to a peak of 293,600 in North Carolina in 1973, but began a rapid descent as automation and foreign competition forced more than eight hundred textile mills to close nationwide between 1975 and 1985.²¹ Since 1973, North Carolina's textile and apparel industry lost more than sixty percent of its workers so that by 2002, less than ninety thousand North Carolinians worked in the state's textile mills. In July 2003, the largest layoff in North Carolina's history and the largest textile layoff in the country's history, put fifty-five hundred of the state's textile employees out of work when Pillowtex, the successor to Kannapolis's Cannon Mills, closed.²²

¹⁷ Glass, 44, 56, 57, and 60.

¹⁸ Glass, 61-62.

¹⁹ Bryant Simon, "Prelude to the New Deal: The Political Response of South Carolina Textile Workers to the Great Depression, 1929-1933," in *Race, Class, and Community in Southern Labor History*, eds. Gary M. Fink and Merl E. Reed (Tuscaloosa: The University of Alabama Press, 1994), 42-43.

²⁰ Glass, 79.

²¹ Glass, 100.

²² North Carolina Employment Security Commission, labor statistics accessed via <http://eslmi12.esc.state.nc.us/ew/EWResults.asp>, which is reached by searching from

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 6

Borden Manufacturing Company
Wayne County, North Carolina

Industrial Significance of the Borden Manufacturing Company

The Goldsboro Cotton Mills and Borden Manufacturing Company, known collectively today as Borden Manufacturing Company, followed the same path as many textile firms in North Carolina. The companies constructed their buildings at the height of the New South movement on the edge of a town, adjacent to a rail corridor, using the technologies of the day, and their owners expanded them as the industry changed during the twentieth century. However, unlike many textile plants that larger firms purchased during the second half of the twentieth century or that folded with intense competition during the 1980s, Borden remained a productive, family-owned textile mill until 1997 and did not close until 1999.

Although the city of Goldsboro is not in the state's Piedmont region, where most textile industrial growth occurred, it was a well-situated rail hub. Located in Wayne County in North Carolina's Sandhills region, Goldsboro's first settlement occurred in the 1830s, when Arnold and Maria Borden built a hotel to serve the Wilmington and Weldon Railroad, which reached the area in 1838.²³ By 1847, Goldsboro, named for rail engineer Matthew Goldsborough, displaced Waynesborough, located just to the west on the Neuse River, as Wayne County's seat.²⁴ At that time, Goldsboro's corporate limits roughly followed Beech Street on the north, William Street on the east, Pine Street to the south, and James and George Streets on the west with the railroad bisecting the town on Center Street.²⁵ In 1856, the North Carolina Railroad was finished, linking Goldsboro with Charlotte via Raleigh and Greensboro. Two years later, under the name Atlantic and North Carolina Railroad, this line was extended east to Morehead City. As a result, Goldsboro was advantageously located at the intersection of the state's major east-west

<http://eslmi12.esc.state.nc.us/ew/EWSZNAICS.asp?Report=1&Year=2002&Period=00&AreaTyname=State&areatype=01&stfips=37>; "North Carolina Communities Deal with Massive Job Losses," article on the North Carolina League of Municipalities website, accessed via <http://www.nclm.org/A1%20Center%20Page%20News/Archived%20News%20stories/ncjoblosses.htm>, on June 10, 2004.

²³ Centennial Committee, *Goldsboro Centennial Celebration: 1847-1947*, Official Souvenir Program (Goldsboro: Centennial Committee, 1947), 25. The Wilmington and Weldon became the Atlantic Coast Line Railroad in 1871. ACL merged with Seaboard Air Line Railroad in 1967; Seaboard and Chessie System Railroad formed CSX in 1978.

²⁴ Johnson and Norwood, 81.

²⁵ Johnson and Norwood, 110

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 7

Borden Manufacturing Company
Wayne County, North Carolina

and north-south rail routes before the Civil War.²⁶

Following the Civil War and three devastating fires in 1869, 1871, and 1884, Goldsboro experienced renewed economic growth as shops, offices, and a few small factories opened their doors between 1880 and 1890. These included the Wayne Agricultural Works, which built implements for the area's farmers, the Goldsboro [cotton] Oil Mill, Goldsboro Rice Mill, Goldsboro Furniture Factory, Johnson Lumber Mill, Underhill Lumber Mill, and Enterprise Lumber Mill, each of which processed the region's agricultural products of timber, cotton seeds, and rice into useful goods.²⁷

The short life of the city's first textile mill started during this period of statewide and city-wide industrial and commercial growth. In August 1890, J. B. Edgerton, P. H. Joyner, and W. T. Yelverton formed Argus Knitting Mills to "manufacture and sell knit goods consisting of men's half hose, ladies, misses, and children's hose and such other knit goods as the management of the corporation may want."²⁸ Illustrated on the 1891 Sanborn Map as a one-story building with a monitor roof on Walnut Street between John and William Streets, the Argus Knitting Mills was constructed sometime in late 1890 or early 1891. The 1896 Sanborn Map shows the Argus Printing Company occupying the same building, meaning that, at most, Argus operated for five years as a textile mill.²⁹

On November 14, 1891, just over a year after the Argus Knitting Mills started, George M. Jacocks, Joseph B. Jacocks, Alvin D. Drew, George M. Flemming, T. F. Allen, and Jacob McDonald formed the Goldsboro Cotton Mills.³⁰ On February 11, 1892, the company purchased two lots of two acres each from Arnold and Eunice Borden "in consideration of One Dollar and the erection of a Cotton Factory near Goldsboro."³¹ By August, when the company mortgaged one of the lots, the building had been constructed.³² Following some of the recommendations of the day, the owners chose a location on the edge of the city's limits with access to the Atlantic and North Carolina

²⁶ Johnson and Norwood, 213; Powell, 289. The Atlantic and North Carolina and the North Carolina Railroad became part of the Norfolk and Southern Railroad in 1906. Southern Railway absorbed N&S in 1974; Southern merged with Norfolk and Western Railroad to form Norfolk Southern Corporation in 1982.

²⁷ Frank A. Daniels, *History of Wayne County* (Goldsboro: Frank A. Daniels, 1914), 34; Centennial Committee, 27.

²⁸ Argus Knitting Mills Articles of Incorporation, August 16, 1890, Wayne County Records of Corporations, vol. 1, page 477, (microfilm), State Archives, Raleigh, N.C.

²⁹ Sanborn Fire Insurance Maps, Goldsboro, 1891 and 1896.

³⁰ Goldsboro Cotton Mills Articles of Incorporation, November 14, 1891, Wayne County Records of Corporations, vol. 1, page 493, (microfilm), State Archives, Raleigh, N.C.

³¹ Arnold and Eunice Borden to Goldsboro Cotton Mills, February 11, 1892, Wayne County Deed Book 63, page 350 and Wayne County Deed Book 65, page 258.

³² Goldsboro Cotton Mills to F. A. Daniels, August 1, 1892, Wayne County Deed Book 62, page 597.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 8

Borden Manufacturing Company
Wayne County, North Carolina

Railroad, and employed the “slow burn” technologies of heavy interior framing, brick walls, and thick flooring in its construction.

In October 1892, a court order forced the sale of the mortgaged lot.³³ Louis D. Gulley purchased that parcel under receivership in October and bought the other one in February 1893, but he, too, encountered financial problems.³⁴ In April 1894, Gulley mortgaged one lot to Edward Beach, and in December, he sold the other lot to W. K. Parker “with the buildings thereon and all the machinery and appliances therein.”³⁵ Although Gulley satisfied the mortgage with Beach in February 1895, Beach was the sole owner by September 1895.³⁶

In August 1895, Edwin B. Borden, Henry Weil, Solomon Weil, and Henry Lee formed the Wayne Cotton Mills with an initial capital investment of sixty thousand dollars.³⁷ Edwin Borden, son of Arnold and Maria Borden, founded Goldsboro’s branch of Wilmington’s Bank of New Hanover in 1870. From that point forward, he was instrumental in banking, as well as local government and religious affairs in Goldsboro. Edwin and his first wife, Georgiana Whitfield, had eight children, of whom several emerged as business leaders in the town and enjoyed connections with the Mordecai family of Raleigh and the Hanes family of Winston-Salem.³⁸ Additionally, the Bordens’ ancestors, Arnold and Maria Borden, had arrived in Wayne County in 1820 from Fall River, Massachusetts, and according to a circa 1900 newspaper article, Goldsboro’s Bordens maintained a “connection with the big [textile] factories of Fall River, where a branch of the family reside.”³⁹ Brothers Henry and Solomon Weil were “prominent men of affairs of Goldsboro, who are progressive and public spirited and deeply interested in the prosperity of Goldsboro.” As such, they and two more brothers operated H. Weil and Brothers, a “gigantic” department store in downtown Goldsboro. Formed in 1864, Weil Brothers remained open as late as 1948 when fire destroyed the building.⁴⁰

In 1895, the newly-formed Wayne Cotton Mills purchased four parcels of land,

³³ F. A. Daniels (Receiver) to L. D. Gulley, October 19, 1892, Wayne County Deed Book 63, page 518.

³⁴ Ibid.; L. D. Gulley to Sol Weil (mortgage), February 23, 1893, Wayne County Deed Book 66, page 182.

³⁵ L. D. Gulley to Edward C. Beach, April 13, 1894, Wayne County Deed Book 66, page 320; L. D. Gulley to W. K. Parker, December 12, 1894, Wayne County Deed Book 68, page 397.

³⁶ Edward C. Beach to Wayne Cotton Mills, September 4, 1895, Wayne County Deed Book 66, page 564.

³⁷ Wayne Cotton Mills Articles of Incorporation, August 9, 1895, Wayne County Records of Corporations, vol. 1, page 528, (microfilm) State Archives, Raleigh, N.C.

³⁸ Johnson and Norwood, 170-171 and appendix.

³⁹ *Goldsboro Daily Argus*, undated article (early 1900), in Borden Manufacturing Company clipping collection, provided by Lee Borden.

⁴⁰ *City of Goldsboro 1914*, C. E. Weaver Series: Illustrated Cities (Richmond, VA: Central Publishing Company, 1914), 8; Johnson and Norwood, appendix.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 9

Borden Manufacturing Company
Wayne County, North Carolina

ranging in size from two to slightly more than twenty-three acres, from land owners Edward C. Beach, Arnold Borden (Edwin Borden's son), W. K. Parker, and Henry Weil.⁴¹ The Beach tract was "the land upon which is situated the Cotton Mills lately operated by E.C. Beach, party of the first part, and L. D. Gulley," and the Parker land was "the lot conveyed to the Goldsboro Cotton Mills by Arnold and Eunice Borden together with the buildings thereon." Based on the company's stated purpose in its articles of corporation, Wayne Cotton Mills converted the mill from a spinning operation to a spinning and weaving plant for the "manufacture and sale of all such products and fabrics of cotton, wool, and other textile material."⁴²

Wayne Cotton Mills did not operate like many of its contemporaries. Unlike most textile mills in North Carolina, the factory did not provide housing for its operatives, although the company's charter expressly empowered Wayne to purchase "all real estates necessary for providing houses for the employees." Additionally, Wayne produced fabric at a time when most North Carolina mills only spun yarn. In 1896, the building housed thirty-six hundred spindles with carding and spinning on the second floor and weaving on the first.⁴³

On March 20, 1900, more than eight years after the formation of Goldsboro Cotton Mills and five years after the establishment of Wayne Cotton Mills (housed in the former Goldsboro building), a group of businessmen, primarily from the Borden family, elected Edwin B. Borden (one of the entrepreneurs involved with Wayne Cotton Mills), Nathan Schwab, K. J. (Kimbrough Jones) Davis, Charles Dewey, W. H. Borden (Edwin's brother) and Edwin's sons Frank K. Borden, John L. Borden, and Edwin B. Borden Jr. as the first directors of the Borden Manufacturing Company. The new directors authorized a site selection committee of F. K. Borden, J. L. Borden, and K. J. Davis to purchase property for the facility.⁴⁴ On June 21, 1900, Borden Manufacturing Company bought three acres on the northwest corner of Atlantic Avenue and North William Street from

⁴¹ Edward C. Beach et al to Wayne Cotton Mills, September 4, 1895, Wayne County Deed Book 66, page 564; Arnold Borden et al. to Wayne Cotton Mills, September 4, 1895, Wayne County Deed Book, 66, page 565; W. K. Parker et al. to Wayne Cotton Mills, September 3, 1895, Wayne County Deed Book 66, page 569; Henry Weil et al. to Wayne Cotton Mills, November 4, 1895, Wayne County Deed Book 66, page 570.

⁴² Wayne Cotton Mills Articles of Incorporation, August 9, 1895, Wayne County Records of Corporations, vol. 1, page 528, (microfilm) State Archives, Raleigh, N.C.

⁴³ Sanborn Fire Insurance Map, Goldsboro, 1896; Wayne Cotton Mills Articles of Incorporation, August 9, 1895, Wayne County Records of Corporations, vol. 1, page 528, (microfilm) State Archives, Raleigh, N.C.

⁴⁴ Henry Mueir, with updates by unnamed authors, Borden Manufacturing Company history, unpublished manuscript based on company records and minutes, dated January 1989, provided by the Borden family via Lee Borden. Hereafter cited as Borden manuscript.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 10

Borden Manufacturing Company
Wayne County, North Carolina

Arnold and Eunice Borden, Edwin's son and daughter-in-law. A few months later, the company purchased another four acres to the north from the Bordens.⁴⁵ By July, the site selection committee named D. J. (David J.) Rose as the project's general contractor. The company also contracted with Rose and two others, a Mr. Fussell and Mr. Woodall, to build twenty-three houses for operatives.⁴⁶

Rose, a Johnston County native, started a construction business in Wayne County in 1888 before moving to Rocky Mount in 1892. With partners Samuel S. Toler and W. G. Stephenson, D. J. Rose and Company became Rocky Mount's most prolific builders and one of the largest contracting companies in North Carolina. Rose and Company specialized in commercial and public buildings, such as the Emerson Railroad Shops, Masonic Temple, Post Office, and several tobacco warehouses in Rocky Mount and the Hood Brothers Building in Smithfield, but they also built the Phillips House at Oak Forest in Nash County.⁴⁷

When Borden Manufacturing Company announced plans to build a mill in Goldsboro in 1900, a reporter described plans for up-to-date equipment to turn out "the best quality of yarns that the best machinery of the day can spin; and this means that the new mill will have no superior in the country at large." The Borden family business acumen assured success and "inestimably greater things for Goldsboro" including "profitable employment for hundreds, cozy homes to the workers, a lucrative market town for the farmers, cash customers for the merchants etc. – making the hours of the day joyous with the music of its myriad spindles and feeding the heart of the night with fire from the smokestacks of its busy engines."⁴⁸

Borden started operating with five thousand spindles, one opener to open bales of cotton, two pickers to pick and beat cotton to remove dirt and break up clumps of cotton, fifteen cards to comb the cotton and remove short fibers, eighteen spinning frames to spin cotton into thread or yarn, and four winding machines to wind yarn onto cones or tubes for use at a weaving facility. With this equipment, Borden, like most of North Carolina's textile mills, produced cotton yarn, which was woven into fabric at another plant. In

⁴⁵ Arnold and Eunice Borden to Borden Manufacturing Company, June 21, 1900, Wayne County Deed Book 74, page 399; Arnold and Eunice Borden to Borden Manufacturing Company, November 4, 1904, Wayne County Deed Book 86, page 390.

⁴⁶ Borden manuscript.

⁴⁷ Kate Mearns, *Central City Historic Buildings Inventory, Rocky Mount, N.C.* (Rocky Mount Central Cities Revitalization Corporation, 1979), appendix; Beth Pearsall, "Rocky Mount Electric Power Plant," National Register Nomination, 1982, section 8, page 1.

⁴⁸ *Goldsboro Daily Argus*, undated article (early 1900), in Borden Manufacturing Company clipping collection, provided by the Borden family via Lee Borden.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 11

Borden Manufacturing Company
Wayne County, North Carolina

1902, the company added three thousand spindles.⁴⁹

By early 1904, Wayne Cotton Mills, still occupying the former Goldsboro Cotton Mills building, was faltering. In February of that year, a superior court justice ordered the auction of the plant. On March 21, R. K. Borden, representing Borden Manufacturing Company, placed a winning bid of eighteen thousand dollars for the Goldsboro property. Borden officially took ownership in April.⁵⁰

Borden installed new equipment and operated the former spinning and weaving mill as a spinning mill. Steam powered both plants until 1918 when the company converted to electricity. The original Borden facility and the former Goldsboro Cotton Mills functioned separately, each producing yarn from raw cotton, but in 1936, a modernization project combined the plants, concentrating all the carding equipment in the Borden building and moving all the spinning and winding machinery to the Goldsboro building.⁵¹

Meanwhile, the Goldsboro Knitting Mill set up Goldsboro's only other pre-World War II textile concern in 1907, but in 1909, as part of a rapid expansion during the first decade of the twentieth century, Durham Hosiery Mills purchased it and made it their number five plant.⁵² The building stood at the corner of Center and East Ash Streets in a complex that included a one-story, hip roof building, two one-story flat roof buildings, a water tower, a dye house, and a two-story stretching and looping room. The plant operated with steam and electricity and produced cotton hosiery. In 1914, Durham Hosiery built factory number six, called an "annex" to number five on the 1918 Sanborn Map, on West Elm Street near South George Street in Goldsboro. Around 1929, Durham Hosiery Mill closed their Goldsboro facilities, and by 1950, Wayne Motor Company, a car dealership, occupied the downtown buildings of mill number five.⁵³

Borden Manufacturing Company modernized and expanded throughout the twentieth century. By 1982, the company's spindles had increased from 5,000 in 1900 to 40,000. New machinery increased production from 185,000 pounds of yarn per week with 335 employees to 400,000 pounds per week with fewer than 200 operatives.⁵⁴

In 1997, Borden Manufacturing Company, still family-owned, sold the facility to

⁴⁹ Borden manuscript.

⁵⁰ Wayne Cotton Mills, by Receivers, to Borden Manufacturing Company, April 25, 1904, Wayne County Deed Book 83, page 383.

⁵¹ Borden manuscript.

⁵² Daniels, 34; William Kenneth Boyd, *The Story of Durham* (Durham: Duke University Press, 1927), 124.

⁵³ Sanborn Fire Insurance Maps, Goldsboro, 1918 and 1950; Boyd, 124; Goldsboro City Directories, 1928 and 1930.

⁵⁴ Borden manuscript.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 12

Borden Manufacturing Company
Wayne County, North Carolina

Borden Yard Real Estate Company, a subsidiary of Forum Financial Corporation based Toronto. By 1999, the new owners had closed the mill. In March 2000, members of the Borden family, acting as BAP Partners, purchased the property from the Canadian company.⁵⁵

Architectural Context

Textile Mill Design in North Carolina

Prior to the Civil War, mills in North Carolina, regardless of what they processed (cotton, corn, or wheat), appeared similar to one another. They were usually two-story buildings with gabled roofs perched on a creek's edge. Builders arranged windows and doors without symmetry, placing them solely for the practical purposes of lighting and ventilation. Frame construction with weatherboard siding was the most popular building method, but a few examples were stone, brick, or in rare cases, log. The state's first cotton mill, the 1813 Schenck-Warlick Mill in Lincoln County, was a two-story, frame building with an exterior waterwheel, while John Motley Morehead deviated from the pattern of small-scale, frame mills when he employed stone walls and a monitor roof for his Leaksville Factory, built in 1836 in Rockingham County.⁵⁶

After the Civil War, mill owners constructed larger facilities almost always of brick. Roofs retained steeper pitches, but square towers at least a story taller than the roofline and housing a stair and usually a water tank began appearing on the side elevation. As New South capitalists built more factories across North Carolina, mill owners and mill insurers raised concerns about the financial losses incurred when fire destroyed expensive buildings, machinery, and valuable raw and finished cotton. As a result, mill engineers such as D. A. Tompkins, New England insurance companies, and machinery manufacturers developed construction standards meant to limit fire damage.⁵⁷

Called "slow burn" construction, designs called for thick brick exterior walls and brick interior walls to separate particularly fire-prone rooms, such as engine and boiler rooms, the picker room, and the warehouse, and spaces that might conduct fire to another area, such as the stair tower. Flat or low-pitched roofs eliminated attics where fires often spread rapidly. Towers became a ubiquitous feature disguising water tanks to feed automatic sprinkler systems. Cisterns, reservoirs, and water pumps also helped fight fires.

⁵⁵ Borden Manufacturing Company to Borden Yarn Real Estate Company, February 10, 1997, Wayne County Deed Book 1571, page 245; Borden Yarn Real Estate Company to BAP Partners, March 30, 2000, Wayne County Deed Book 1778, page 910.

⁵⁶ Glass, 7, 11, and 26.

⁵⁷ Glass, 23 and 38; Edward Atkinson, "Slow-Burning Construction," *Century Magazine*, February 1889, 566.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 13

Borden Manufacturing Company
Wayne County, North Carolina

Large windows, along with developments such as steam heat and electric lights, made indoor fires and lanterns unnecessary. Interior construction consisted of heavy timber framing with floors of at least three layers of thick planking.⁵⁸

These standards produced the archetype textile mill built in New England and in the South. In North Carolina, the type is found anywhere a rail line extended, most frequently in Piedmont cities and hamlets but also in mountain and Coastal Plain towns. The two-story building includes one or more square towers, usually attached to the side-gable or long elevation. The building is brick, and large windows illuminate the interior. A flat or only very slightly pitched roof shelters the building, and in some cases, a monitor roof provides more interior lighting, often for a weaving room. While some mills are more elaborate than others, Italianate or Queen Anne brickwork, such as corbelled cornices and window hoods offer minimal decorative expression. D. A. Tompkins found the design “not very attractive from an architectural standpoint.”⁵⁹

Architectural Significance of the Goldsboro Cotton Mills and Borden Manufacturing Company

The Borden Manufacturing Company complex is a significant representative of heavy timber mill construction in North Carolina, and is Goldsboro’s only extant textile mill. The Goldsboro Cotton Mills building retains a relatively steeply pitched roof, reminiscent of antebellum and early post-Civil War mills, however, it also exhibits “slow burn” design. The brick walls and interior heavy timber construction were fire resistant, and electric lights (after the 1890s) and rows of large windows amply illuminated the interior. Two fire hydrants connected to the city’s water system helped protect the building. When the tower was added, at some point before 1896, it hid a ten thousand gallon water tank that fed a Grinnell brand automatic sprinkler system and brought the mill almost completely in line with “slow burn” requirements.⁶⁰

Across North William Street, the Borden Manufacturing Company building, built about eight years after the Goldsboro building, adhered strictly to “slow burn” requirements, and the juxtaposition of the buildings illustrates the move to towers and flat roofs advocated by mill engineers and insurance companies. At the Borden building, two-story brick walls again feature numerous large windows, but here, the very low pitched side-gable roof reduces the chance for fire to spread via the attic. Interior heavy timber

⁵⁸ Frank Eugene Kidder, *The Architect's and Builder's Pocketbook* (New York: John Wiley and Sons, 1908), 687-88; Glass, 38.

⁵⁹ Glass, 38.

⁶⁰ Sanborn Fire Insurance Map, Goldsboro, 1896.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 14

Borden Manufacturing Company
Wayne County, North Carolina

frame construction would slow the spread of fire. In addition to the large windows, a monitor roof (removed between 1918 and 1924) added more light to the second floor space. A three-story tower on the east elevation housed a stair, but notations on Sanborn Maps do not indicate that the tower ever contained a water tank. Instead, a one hundred thousand gallon reservoir sunk into the ground to the west of the building fed a Grinnell Automatic Sprinkler and a Worthington Underwriter Duplex Fire Pump, with a capacity of seven hundred fifty gallons per minute. Iron fire pails were also located throughout the building.⁶¹

As at most of the textile mill buildings in North Carolina, the window openings in the buildings of the Borden Manufacturing Company complex have been bricked in. This treatment, however, did not destroy or interfere with other architectural elements, such as the brick window hoods and projecting brick courses that highlight the windows on the Goldsboro Cotton Mills building. In addition, the enclosure of the windows was completed with brick that is slightly different in color and texture from the original brick. While the actual windows are no longer in place, the buildings' window openings remain to clearly define the buildings' original fenestrations.

Both original mill buildings have seen substantial additions on their northern elevations. In both cases, however, the newer late twentieth century construction is one-story in height and with walls built of materials (either metal or brick) that differs visually from the walls of the original buildings. The additions to the Goldsboro Cotton Mills building are further minimized by their location slightly down a slope from the original building.

Although the Goldsboro Mills' roofline, the location of its tower, and the fact that the tower was an addition deviate from the standard mill design typical in North Carolina, Borden and Goldsboro, collectively known as Borden Manufacturing Company, are significant examples of their type, with the differences between the buildings and the tower addition to the Goldsboro building illustrating the "slow burn" construction's evolution towards standard towers and flat or nearly flat roofs. While the buildings' windows have been filled with brick and additions were made to maintain the mill's viability, the interiors are mostly unaltered and the complex presents an intact example of late nineteenth and early twentieth century mill design. Additionally, Borden Manufacturing Company was the city's only long-lived textile concern, and the two buildings are Goldsboro's only extant pre-World War II textile mills. As such, they are the best representatives of heavy timber textile mill design in the city.

⁶¹ Sanborn Fire Insurance Map, Goldsboro, 1901.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 1

Borden Manufacturing Company
Wayne County, North Carolina

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 2

Borden Manufacturing Company
Wayne County, North Carolina

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 3

Borden Manufacturing Company
Wayne County, North Carolina

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 10

Page 1

Borden Manufacturing Company
Wayne County, North Carolina

10. Geographical Data

UTM References (continued)

5. zone	easting	northing
18	228440	3920840

6. zone	easting	northing
18	228510	3920800

7. zone	easting	northing
18	228560	3920790

Verbal Boundary Description

The boundary is shown as a bold line on the accompanying Wayne County tax map, drawn at a scale of one inch equals one hundred seventy-six feet. The boundary includes 11.78 acres.

Boundary Justification

The nominated tract contains the land on which the Goldsboro Cotton Mills and the Borden Manufacturing Company stand and the tracts with which the mill buildings were historically associated. Adjacent tracts of open land as well as nearby, but not adjacent, tracts of mill housing were excluded.

Borden
Manufacturing
Company
Goldsboro,
Wayne Co., NC
NE Goldsboro Quad

A:
18/228700/3920750

B:
18/228640/3920580

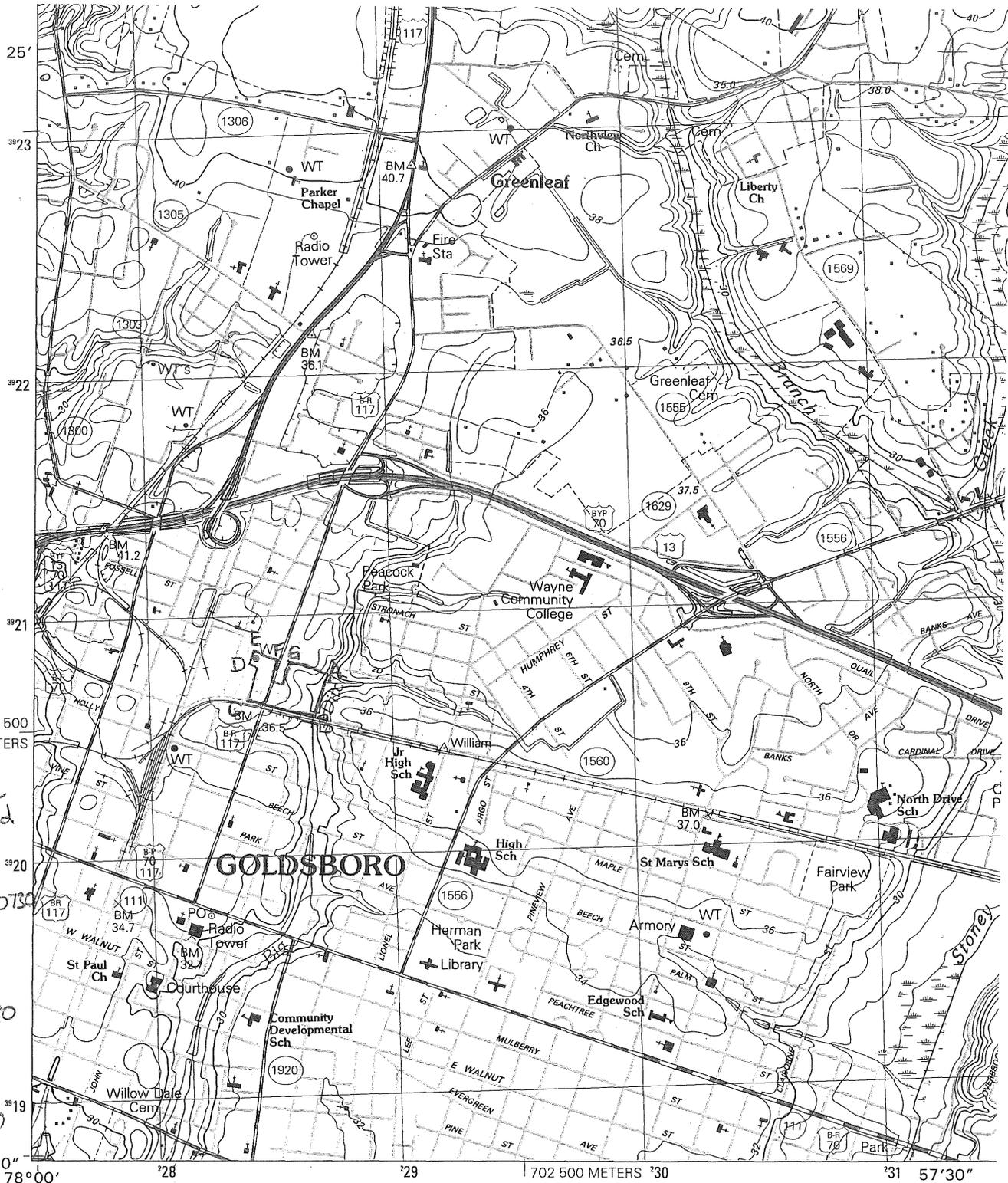
C:
18/228400/3920640

D:
18/228420/3920760

E:
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F:
18/228510/3920900

G:
18/228560/3920990



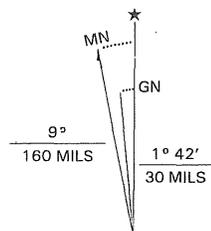
Produced by the United States Geological Survey
in cooperation with the North Carolina Department
of Environment and Natural Resources

Topography compiled by photogrammetric methods from aerial
photographs taken 1977. Planimetry derived from imagery taken
1998 and other sources. Survey control current as of 1979

North American Datum of 1983 (NAD 83). Projection and
1 000-meter grid: Universal Transverse Mercator, zone 18
2 500-meter ticks: North Carolina Coordinate System of 1983

North American Datum of 1927 (NAD 27) is shown by dashed
corner ticks. The values of the shift between NAD 83 and
NAD 27 for 7.5-minute intersections are obtainable from
National Geodetic Survey NADCON software

Landmark buildings verified 1979
Dashed elliptical outline represents Carolina Bay



UTM GRID AND 2001 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET



