



Historic Resources Commission

Meeting Agenda

July 14, 2015 at 6:00pm
Council Chambers, 201 S Main St

1. Approve minutes of the May 12, 2015 meeting
2. Court Square Historic District Façade Grant 2014-2015 Update and initiation of 2015-2016 applications.
2. Oneida Mill Local Historic Landmark. Request by Pumpkin Hill Mill, LLC for a designation of the Oneida Mill located at 219 West Harden Street as a Local Historic Landmark.
3. Perfect Part (COA1502). Request by Shannon Carver for a Certificate of Appropriateness to reface existing signage, add a new vinyl window sign, and repaint an existing metal awning at 12 NE Court Square.

A complete agenda packet is available at www.cityofgraham.com

HISTORIC RESOURCES COMMISSION

Tuesday, May 12, 2015

The Historic Resources Commission held a called meeting on Tuesday May 12, 2015 at 6:00 p.m. in the Council Chambers of the Graham Municipal Building. Commission Members present were Helen Sharpe, Grace Baldwin, Lauren Nance, and Cary Worthy via telephone. Members absent were Larry Brooks, Brenda Sykes and Denise Baker. Staff members present were Nathan Page, Interim City Planner, Michael Leinwand, Special Projects Coordinator and Martha Johnson, Zoning/Inspections Technician.

Lauren Nance called the meeting to order and explained the function of the Commission.

1. Approve minutes of the May 14, 2015 meeting. Helen Sharpe made a motion for approval, second by Grace Baldwin. All voted aye.
2. Allstate Illuminated Sign (COA1501). Request by Eric Hambly for a Certificate of Appropriateness to reface existing signage on a pole sign at 128 E Elm Street, and to replace the sign on the lintel. Eric Hambly from Casco Signs Inc. spoke explaining the changes. Mr. Hambly said they are proposing a monument reface and plate letters on the wall of the building. There will be a few modifications and they will also remove the telephone number.

It was the consensus of the Commission the modifications did look good. Mr. Leinwand asked if the pole would be the same color as the face of the sign and Mr. Hambly replied yes. Ms. Nance commented the application and pictures had nice presentation. Helen Sharpe made a motion to approve, second by Grace Baldwin. All voted aye.

Mr. Page stated he had received another comment sheet from an individual that lives in the North Main Street Historic District. This person wasn't sure if they wanted to be a part of this new district. The comment sheets are now six yes, six no and two maybes.

Michael Leinwand contacted the N C State Historic Preservation Office. Their staff has more expertise and is more familiar with local and national districts throughout the entire state. Mr. Leinwand said they would be willing to come and speak to our Commission to give the pros and cons, and provide some educational information. After that, if you wish to have a public meeting, they might visit the area and possibly come to that meeting. Mr. Leinwand said he would contact them and give them some dates when they could come. Mr. Page asked if they wanted to have a special meeting or have it at the quarterly meeting. There was much discussion about how to proceed. It was decided that the Commission will have a meeting first with the State Historic Preservation Office staff to discuss and answer their questions.

Nathan Page brought everyone up to date on the status of the façade grant applicants.

The Commission had a discussion about absenteeism. There was expressed concerns for lack of dedication. It was mentioned that the emails back and forth should be to everyone so all members be aware if someone wasn't able to attend. That way the other Commission members could possibly put forth extra effort to attend if possible in order to have a quorum.

With no further business the meeting was adjourned.

Respectfully Submitted,
Martha Johnson

Year	Number of Completed Projects	Total Cost of Work	Total Paid by City	Total Private Sector Investment	% Private Sector Investment	Budgeted but Budgeted	not used
TOTAL	50	\$226,841	\$74,582	\$152,260	67%	\$115,000	\$40,418
2004-2005	3	\$10,760	\$4,800	\$5,960	55%	\$10,000	\$5,200
2005-2006	10	\$38,393	\$8,500	\$29,893	78%	\$10,000	\$1,500
2006-2007	3	\$3,435	\$1,511	\$1,925	56%	\$10,000	\$8,490
2007-2008	3	\$18,083	\$4,500	\$13,583	75%	\$10,000	\$5,500
2008-2009	4	\$12,550	\$6,250	\$6,300	50%	\$10,000	\$3,750
2009-2010	3	\$9,038	\$4,337	\$4,702	52%	\$10,000	\$5,663
2010-2011	3	\$7,100	\$3,550	\$3,550	50%	\$10,000	\$6,450
2011-2012	3	\$15,003	\$7,292	\$7,711	51%	\$10,000	\$2,708
2012-2013	4	\$52,620	\$9,620	\$43,000	82%	\$10,000	\$380
2013-2014	7	\$28,994	\$14,223	\$14,771	51%	\$15,000	\$777
2014-2015	7	\$30,864	\$10,000	\$20,864	68%	\$10,000	\$0

Date of Award	Completed	Applicant	Address	Description of Work	Estimate	Awarded	Invoiced	Paid by City	Notes	Paid
9/24/2014	4/10/2015	Alamance Farmers' Mutual Insurance Co.	128 W Harden St	Replace windows on west side of building	\$13,653	\$1,800	\$13,653	\$1,800		x
9/24/2014	10/14/2014	Charles C. Thompson, III	11 NW Court Sq	Remove awning and install new	\$1,472	\$736	\$1,571	\$736		x
9/24/2014	7/1/2015	Graham Cinema, LLC	119 N Main St	Repair marquee and front of cinema above marquee; repair electrical for original lights	\$7,189	\$3,595	\$7,189	\$3,595	extended to 6/1/15	x
9/24/2014	4/30/2015	Court Square Development Group, LLC	22 NE Court Sq	Replace fabric on awnings for Graham Soda Shop	\$4,973	\$2,487	\$4,973	\$2,487	extended to 6/1/15	x
9/24/2014	5/7/2015	Court Square Development Group, LLC	18 NE Court Sq	Install new awnings for Fret Sounds	\$2,134	\$782	\$2,134	\$782	extended to 6/1/15	x
		Court Square Development Group, LLC	123-127 E Elm St	Install new awnings for Farm Services building	\$4,681	\$0				
9/24/2014	7/1/2015	Chuck Talley	22 NW Court Sq	Replace sign for Court Square Florist	\$672	\$300	\$672	\$300	extended to 6/1/15	x
9/24/2014	7/1/2015	Chuck Talley	28 NW Court Sq	Replace sign for Barrister Café	\$672	\$300	\$672	\$300	extended to 6/1/15	x
Totals						\$10,000	\$30,864	\$10,000		



Application for HISTORIC LANDMARK DESIGNATION

P.O. Drawer 357
201 South Main Street
Graham, NC 27253
(336) 570-6705
Fax (336) 570-6703
www.cityofgraham.com

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CITY OF GRAHAM
INS. 7 PZ

The City Council, only upon a favorable recommendation from the Historic Resources Commission, may designate a structure or site as a local historic landmark. Regulations for designation of historic landmarks can be found in Article IV, Division 10, Historic Resources, of the *Development Ordinance*.

Property

Name: Oneida Mill

Street address or other description of the property's location:

219 West Harden, Graham

Tax Map#: 145558 GPIN: 8884056108

Property Owner: Jay Burke Rentals, Inc.

Mailing Address: 170SE Court Square, Suite 202

City, State, Zip: Graham, NC 27253

Phone # (336) 269-7878

Applicant

Name: Pumpkin Hill Mill LLC

☐ Property Owner Other ☒ Contracted Purchaser

Mailing Address: 463 1/2 Carolina Circle

City, State, Zip: Winston Salem, NC 27104

Phone # (336) 499-1963

Email: admin@thirdwavehousing.com

I, the applicant, hereby request that the property described in this application and in the attached report be designated as a historic landmark by the City of Graham, North Carolina.

[Signature]
Signature of Applicant

6/2/2015
Date

Significance

Briefly describe the structure or site's significance:

please see attached National Register of Historic Places Registration Form which was approved by the National Park Service in June of 2014

This application must be accompanied by a report on the historic, architectural, prehistorical, educational or cultural significance of each building, structure, site, area or object proposed for designation. The report shall include the suggested minimum standards set forth by the State Historic Preservation Office.

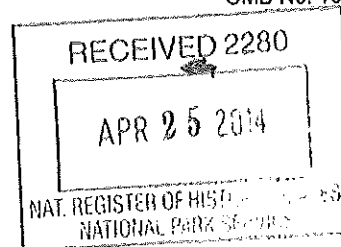
FOR OFFICE USE ONLY

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Fee \$

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



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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 Oneida Cotton Mills and Scott-Mebane Manufacturing Company Complex

other names/site number Scott and Donnell Mill

2. Location

street & number 219 West Harden Street and 220 West Harden Street n/a ☐ not for publication

city or town Graham n/a ☐ vicinity

state North Carolina code NC county Alamance code 001 zip code 27253

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.)

Kevin Cherry, SHPO
Signature of certifying official/Title

4/16/2014
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

Edson H. Beall

6.9.14

Oneida Cotton Mills and Scott-Mebane Manufacturing Company Complex
Name of Property

Alamance County, North Carolina
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property
(Check only one box)

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

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

Contributing	Noncontributing	
4	2	buildings
0	0	sites
1	1	structures
0	0	objects
5	3	Total

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

n/a

Number of Contributing resources previously listed in the National Register

n/a

6. Function or Use

Historic Functions
(Enter categories from instructions)

INDUSTRY/manufacturing facility

COMMERCE/TRADE/business

COMMERCE/TRADE/warehouse

Current Functions

(Enter categories from instructions)

VACANT/NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions)

Other: Slow-burn construction

Materials

(Enter categories from instructions)

foundation Brick

walls Brick

Wood

roof Foam

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.)

- ☐ 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.

Areas of Significance

(Enter categories from Instructions)

Architecture

Period of Significance

1882-1931

Significant Dates

1882; ca. 1898; ca. 1900; 1931

Significant Person

(Complete if Criterion B is marked)

n/a

Cultural Affiliation

n/a

Architect/Builder

Bain, William Carter, builder, Oneida Cotton Mills

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository: _____

Oneida Cotton Mills and Scott-Mebane Manufacturing Company Complex
Name of Property

Alamance County, North Carolina
County and State

10. Geographical Data

Acreage of Property 7.66 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	17	6433820	3992810
	Zone	Easting	Northing
2			

3	Zone	Easting	Northing
4			

☐ 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 Jennifer Martin Mitchell
organization MdM Historical Consultants Inc. date December 10, 2013
street & number Post Office Box 1399 telephone 919-368-1602
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 Jay Burke
street & number 2914 S NC 87 telephone
city or town Graham state NC zip code 27253

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 Reduction 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

Oneida Cotton Mills and Scott-Mebane Manufacturing Company Complex
Alamance County, North Carolina

Description

The Oneida Cotton Mills and Scott-Mebane Manufacturing Company Complex is a small historic district composed of two historic industrial concerns. Oneida Cotton Mills, the first cotton mill established in Graham, Alamance County, North Carolina, stands on a 6.8-acre site on the north side of West Harden Street. Scott-Mebane Manufacturing Company occupies .8195 acres directly across West Harden Street and south of the cotton mill complex. In their early histories, the mill and manufacturing company were both associated with Lynn Banks Holt, who was a son of Edwin Michael "E. M." Holt, a textile pioneer in North Carolina. Oneida Cotton Mills, which is contained by a chain link fence, is bounded on the south by West Harden Street, Oneida Street to the west, West Market Street to the north, and North Maple Street to the east. Scott-Mebane Manufacturing Company is on the south side of West Harden Street, directly across from Oneida Cotton Mills. The Graham Courthouse Square Historic District (NR, 1983) is immediately to the southeast, with part of its boundary extending along the south side of West Harden Street opposite Oneida Cotton Mill. The North Main Street Historic District (NR, 1999) is just to the northeast of the property. The southwest edge of that district extends along a small portion of the north side of West Market Street, just to the west of North Maple Street.

Oneida Cotton Mills is located at 219 West Harden Street and faces south. The buildings date from 1882 into the 1940s and all resources are red-brick except for a small shed-roofed bathroom building from the 1940s. The mill complex's buildings are positioned on the south edge of the parcel with their shorter elevations facing the right-of-way. The rear (north) portion of the lot is generally open, but partially covered in grass, asphalt from a former parking lot, and concrete. The remnants of a concrete-lined reservoir are on the west edge of the parcel near Oneida Street. Access to the complex is through gates in a high chain link fence on the West Harden Street or North Market Street sides of the property. A low concrete block wall, with a chain link fence above, spans a portion of the south property line along the sidewalk on West Harden Street and connects the southwest corner of the beaming and quilling rooms to the southeast corner of the Opener Room.

Scott-Mebane Manufacturing Company is located at 220 West Harden Street. It faces north and is directly across West Harden Street from Oneida Cotton Mills. The building is composed of a two-story brick edifice constructed ca. 1900 with an office addition dating to ca. 1906 that was expanded around 1959. An asphalt parking lot is immediately to the west, while a grassy lawn is on the other sides of the building.

Oneida Cotton Mills was constructed in several stages, with the oldest portion, the Scott and Donnell Mill and its auxiliary buildings, dating to 1882. This section of the building, which is situated at the center of the property, had a two- and a three-story square brick tower on its east elevation, which were truncated around 1959 when the building was covered in vertical metal siding and simulated masonry siding. Most of that siding has been removed. It was likely that the siding was applied at the same time air conditioning was installed. The dye house, which is attached to the west side of the original mill, was also constructed in 1882 and has been expanded over time. The original portion of the beaming and quilling rooms, which is attached to the south end of the west side of the Scott and Donnell Mill also dates to 1882. Like the dye house, it was expanded over time as the mill's production expanded.

The next major phase of construction came around 1898 when Lynn Banks Holt more than doubled the size of the complex with the addition of a two-story brick, front-gabled knitting mill (Holt Mill) to the east. It featured a round tower on its southeast corner and two four-story towers on its west elevation; as on the original building, these two west towers were shortened to two stories in ca. 1959. However, the iconic round tower was retained and remains largely intact except

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Section number 7 Page 2

Oneida Cotton Mills and Scott-Mebane Manufacturing Company Complex
Alamance County, North Carolina

where the windows have been bricked in. The Scott-Mebane Manufacturing Company was built on the south side of West Harden Street opposite the mill around 1900. The dye house attached to the original building in the main complex was expanded by 1904. By 1931, an opener room, which is the westernmost building, was added to the complex. Around 1959, a one-story addition was made to the east side of the 1898 Holt Mill. Metal siding and simulated masonry siding were applied at this same time and coincided with the mill's purchase by Kaiser-Roth. Most of that siding has been removed, although some simulated masonry siding remains on the east wall of the Scott and Donnell Mill and the west wall of the Holt Mill.

Inventory

The inventory presents the buildings in chronological order by their construction dates. For each building or structure, a construction date or approximate construction date is provided. These dates are based on local history and Sanborn maps for the years 1893, 1898, 1904, 1910, 1924, 1931, and 1943, which show the evolution of the complex over time. Buildings are listed as contributing if their dates of construction fall within the period of significance and they retain integrity of materials, setting, feeling, association, location, workmanship, and design. Buildings constructed outside the period of significance, including the bathroom building and the small sprinkler building, or ruinous resources, such as the walls of the 1920s cotton warehouse that burned, are noncontributing.

Oneida Cotton Mills

Scott and Donnell Mill
1882, ca. 1959
Contributing Building

Exterior

The long, two-story, brick building was the first constructed in the complex. Metal siding and some of the simulated masonry siding that was put on around 1959 has recently been removed revealing a nearly intact brick exterior. The simulated masonry siding is applied directly to the brick and covers the lower fourth of the exterior on most of the east elevation but will be taken off. Neither the metal or simulated masonry has damaged the brick or mortar. Some of the window bays were also bricked in around 1959.

Overall, the building measures approximately 52 feet by 350 feet with the shorter elevations facing south and north. A low-pitched gabled roof tops the building.

The ten-bay south elevation is topped by a raised brick parapet topped by flat, tile-covered coping; the five westernmost bays front the beaming and quilling rooms (described later). Just below the parapet is a stepped and corbelled brick cornice. A slightly lower section on the east end is divided from the main elevation by a projecting brick pilaster and was the base of the two-story tower that was lowered to one-story. Flat concrete coping tops its parapet. Windows on the south elevation have segmental brick arches, but the slightly projecting sills (probably wood) were removed ca. 1959 when the building was covered in metal. The bottom thirds of the window openings are infilled with concrete block. The upper sashes are twelve lights and one row of four lights remains uncovered in the lower sash. The window on the west

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Oneida Cotton Mills and Scott-Mebane Manufacturing Company Complex
Alamance County, North Carolina

end is missing its sash and is partially filled with plywood. The window on the east end, in what was the tower, has eight lights in its upper sash and is topped by a projecting semi-circular brick arch.

The east elevation of the former tower contains a single-leaf metal door with sidelights. The transom above is covered in wood and the entrance is topped by a three-course header brick semi-circular brick arch. An arched window to the right (north) is topped by a similar arch and retains its wooden upper sash with twelve divided lights; most of the bottom sash is covered in the simulated masonry siding. This elevation of the tower is framed by corner projecting brick pilasters. A portion of the east elevation of the beaming and quilling rooms is visible to the right of the former tower. Its upper half has been uncovered but simulated concrete siding remains on the bottom half. This small section of wall is topped by a flat parapet with tile coping. The wooden brackets under the eaves remain on portions of the rest of the building, including the east elevation. Twelve-light-over-twelve-light double-hung wood sash under segmental-arched lintels are present along the length of the east elevation of the building. A loading dock, with a raised concrete platform and a flat metal roof supported by round metal poles, is located about one-quarter down the length of the elevation from the south end. A set of concrete steps, with a metal railing, leads from the asphalt parking area up to the loading dock. The loading dock entry has been covered with plywood. A sign on the metal framing supporting the dock roof reads, "Yarn Whse. Dock No. 1." Two two-story additions are located near the north end of this elevation, marking the point where the building becomes two-story, one with a shed roof and the other with a raised brick parapet topped by flat, tile-covered coping. Windows in these additions have metal frames and concrete sills. Just to the north, the three-story brick tower, with flat concrete coping, was lowered to two stories before it was covered in the metal and simulated masonry siding. A single-leaf door with boarded over four-light glazing is sheltered by a flat-roofed hood. A brick infilled segmental-arched window opening is located above this door. A similar window is located at the second-story of the north elevation of the tower. The building continues to the north of the tower as a two-story building with segmental-arched wood sash windows on each story; a few wooden sills remain.

The north elevation was the north side of the picker room (first floor) and warping room (second floor) in the late nineteenth century. One twelve-over-twelve wooden window on the east end of the upper level is visible, while the others have been boarded over. Windows on both levels have segmental brick arches, although the lower window arches are laid in two header courses, while the upper window arches are one course of header brick. Window sills are wood. Two center windows on the upper level and a former doorway on the east end of the lower level have been bricked in. This north block displays raised brick parapets with tile coping on its east and west elevations. A concrete ramp running just in front of this elevation leads to the building's rear loading dock.

The twenty-bay west elevation's brick exterior is uncovered. Original windows, identical to those on the rear elevation remain intact. After the dye house, which stands immediately to the west, was expanded, the area between the two buildings was covered with a roof, which is now mostly collapsed. A section of the west elevation of the Scott and Donnell Mill, south of the dye house, is visible near the smokestack. Here windows are covered in wood. The smokestack (described later) is situated between the Scott and Donnell Mill and the south end of the dye house.

Interior

In general, the interior features exposed brick walls, a concrete floor, chamfered vertical wood supports, wood ceilings, and wood joists. In some places, steel beams and round steel posts have been installed for stabilization on the first floor.

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National Park Service

National Register of Historic Places Continuation Sheet

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Oneida Cotton Mills and Scott-Mebane Manufacturing Company Complex
Alamance County, North Carolina

Long continuous banks of hanging fluorescent lights have been installed the length of the interior. Most windows are uncovered so that the metal sash is visible, but others have been boarded up from the inside.

A wooden stair with a solid beadboard balustrade leads to the upper floor. It is located on the building's east side in the square tower that was shortened ca. 1959. Windows in the top of the stair have been infilled from the inside with concrete block.

The upper interior is a large open space that has finishes similar to those on the first level except the floor is wooden. Some windows on this level are fitted with plywood or concrete block, but some display their original twelve-over-twelve wooden sash. Access to this level from the lower level is through a heavy, metal sliding door on a metal track located on the east wall. On the west side of the space is a brick passage leading into the dye house. Two temporary offices spaces have been created on this level: one on the west wall and one at the south end. The walls are impermanent and easily removed.

Dye House, Drying Room, and Boiler Room 1882; ca. 1904; ca. 1910

The elongated brick building stands west of and runs parallel to the original mill. The two buildings have always been joined by small brick hyphen and, around ca. 1943, by the addition of a roof, which is now partially collapsed.

Exterior

The dye house is about 170 feet long and about 50 feet wide. Originally, the building was composed of four sections, with the dye house occupying the largest space at the rear, or north, end. It was built in three stages and is nine-bays long. The northernmost section dates to ca. 1910, while the portion just south of it is the original building and dates to 1882. The section south of the original building dates to around ca. 1904. A small portion of the south end of this section is stepped back to the east from the plane of the west elevation. The south end of the dye house terminates at a stepped parapet wall. This section of the dye house had a monitor roof, which appears on the Sanborn maps as late as 1943, but it is longer present.

Originally, two smaller rooms were south of the dye room: a space used both for drying and for cylinders, which were used for opening, blowing, and cleaning of fibers, and a space for drying and to accommodate an engine to power equipment. The latter room was connected to the main mill building by a one-story hyphen. The southern room was square in form and held two boilers.

Now, three sections of different dates are south of the long gabled dye house. The northernmost of these sections is two stories tall with a flat roof and parapet on the north and south sides, with tile coping. This section likely dates to ca. 1893 and was historically used a drying room. South of that is a square brick section with a parapet, with tile coping, on the east and west elevations that likely dates to ca. 1959, when other major updates were made to the mill. The southernmost brick section likely dates to ca. 1904 and is topped by a steep shed roof. It served as a boiler room.

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Oneida Cotton Mills and Scott-Mebane Manufacturing Company Complex
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The east elevation still displays its brick exterior, but segmental-arched windows have been bricked in. This side of the building faces the original mill and a portion of the space between the two buildings was covered with a roof around 1943. Most of that roof has collapsed. A large metal door on a metal track is located on the south end of the east elevation. Immediately to the south of this door is the brick hyphen that has connected the two buildings since 1882. A metal door is on the north side of the hyphen.

The north elevation of the dye house features four modern garage bays with lift doors. The upper gable end and a portion of the elevation surrounding the bays have been covered with vertical corrugated metal siding. The east elevation of the north end of the dye house includes a replacement double-leaf entrance with a concrete lintel and a wood one-over-one sash window to its immediate north. Both are topped by double-coursed segmental arches. A brick wall to the southeast dates to around ca. 1943 and its construction coincided with the installation of the roof between the mill and dye house. A wide opening on the east end of the wall leads into the space between the two buildings.

On the west elevation, the northernmost section is covered in vertical corrugated metal siding because of a fire that compromised the brick. The rest of the western elevation is uncovered brick and features nine bays with openings topped by two-course segmental arches. South of those bays is a garage bay with a flat lintel. The west elevation of the two-story ca. 1893 drying room displays two segmental-arched windows with two-course lintels and wooden sills on the lower level. Two windows on the upper level have wooden sills and flat lintels. The west elevation of the ca. 1959 section features a wooden garage door.

Three elevations (west, south, and east) of the ca. 1904 boiler room are visible. A small bay filled with a wooden vent and topped with a two-course segmental arch pierces the west elevation. Two windows have been infilled with brick; both had two-course segmental arches. The south elevation displays overhanging eaves with rafter tails and has been parged with concrete to about half its height. The east elevation lacks windows and has been parged with concrete in the same manner as the south elevation.

Interior

The large space on the building's north end has a concrete floor, wood rafters and ceiling beams, and exposed brick walls. The space lacks vertical supports, but has a timber trussing system instead. The windows are bricked in on the east side and boarded up on the west side. The portion of the interior corresponding to the metal sheathing on the west elevation is covered in a synthetic sheathing. An office with impermanent walls has been erected near the room's northeast corner. The ca. 1893 drying room to the south features concrete floors, vertical metal pole supports, and a wooden ceiling. The southern room encompasses the ca. 1959 section and the ca. 1904 section and features vertical wood supports, a concrete floor, and boiler equipment.

Beaming and Quilling Rooms

1882; ca. 1893; ca. 1940

This flat-roofed, one-story section of the original mill building was originally L-shaped but was later infilled (between 1931 and 1943) on its northwest corner to create the current rectangular building. The beaming room, which was located to the south, was used for winding yarns onto beams in preparation for weaving or knitting. The quilling room, which was to

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the north, was used for winding yarns onto bobbins in preparation for use in the shuttle for weaving. By the 1898, the beaming room was a portion of the picker room and the quilling room was the warping room, where yarn is wound in a uniform and parallel arrangement. Between 1898 and 1904, a wall on the east side of the picker room was removed expanding the picking room into the south end of the Scott and Donnell Mill. Overall, the building is about 100 feet in length from south to north and approximately 40 feet wide from east to west.

Exterior

The façade (south elevation) of the beaming and quilling rooms encompasses five bays of the south elevation of the Scott and Donnell Mill. Its west elevation is brick at the south end, where the original building is located, and concrete block at the newer section to the north. The north wall is composed of the north wall of what was originally the quilling room and, to the west, the brick-veneered section that was added sometime before 1943. The quilling room, which is topped by a stepped parapet and tile coping, displays bricked-in, arched-head bays with two-course, segmental arches. A raised brick parapet with tile coping extends along a portion of the building's east side where it abuts with the original mill.

Interior

The beaming and quilling rooms are composed of three interior spaces. The southernmost room (originally the beaming room) is one large open space with a wooden floor, brick walls, and a wood roof system composed of rafters resting on larger intersecting wooden beams. A smaller room is just north of the beaming room. This room was added sometime between 1910 and 1924, according to Sanborn maps. It is finished with brick walls, wood floors, and a wooden roofing system with horizontal rafters, original wood ceiling sheathing, and some replacement plywood sheathing where leaks have occurred. Bricked in windows with segmental arches remain on the south and east walls. Part of the wood floor has collapsed. The larger room to the northeast (originally the quilling room) has wood floors, brick walls, and wood vertical posts supporting large horizontal beams upon which rest wood ceiling rafters. Bricked in windows with segmental arches remain on the north wall. The west wall is concrete block. A doorway on the north end of the east wall connects to the second level of the Scott and Donnell Mill.

Smokestack

1882

Contributing Structure

An 80-foot-tall square, three-stage brick smokestack stands between the original mill and the dye house. The stack tapers from bottom to top and has two bands of corbelled sawtooth brick at the two lower stages and a corbelled brick cap.

Holt Mill

Ca. 1898; ca. 1959

Contributing Building

After Lynn Banks Holt bought the mill from Scott and Donnell, he hired contractor William Carter Bain to construct a large brick building roughly double the size of the original mill. On its first level, it held an overall factory, storage room,

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and beaming, quilling, and weaving rooms. The second level was used for weaving. Around 1959, the building was expanded to the east with a brick annex that is the length of the Holt Mill building and about 80 feet wide.

Exterior

The ca. 1898, two-story section of the Holt Mill is approximately 330 feet long and 109 feet wide. This section features bracketed wood eaves and a very low-pitched gable roof. A flat-roofed brick elevator tower with a parapet covered in tile coping occupies the east side of the building's rooftop. All of the vertical metal siding and some of the simulated masonry siding has recently been removed from the exterior. It appears that the metal siding and simulated masonry siding were applied in a manner that has not damaged the brick exterior.

The south elevation runs parallel to West Harden Street and historically functioned as the principal face of Holt Mill. A flat concrete-topped parapet is just above this elevation's corbelled brick cornice. Twelve bays separated by full-height brick pilasters span this elevation. Segmental brick arches and flat concrete sills frame the bays on both levels. A square two-story tower, which was originally four stories in height, is on the west end and displays two tall and narrow bays. The east end of the south elevation terminates in the iconic three-story round brick tower with a conical metal-tile-covered roof and bracketed eaves. Most of the bays on the south elevation of the round tower are bricked in but two on the upper level, near the center of the elevation, have been fitted with metal frame vents. Large vertical metal pipes, or chutes, flank the bays containing the vents.

The west elevation is mostly brick with a relatively small amount of simulated masonry siding remaining. A portion of the west elevation's flat parapet is covered with tile coping manufactured by Pomona Tile Company. The west elevation of the now two-story corner stair tower features full-height brick pilasters framing two bays. A brick belt course with dentils spans the upper wall below the flat, concrete-topped parapet. Segmental arches top the upper-level tall, narrow, bricked-in windows resting on a continuous concrete sill that terminates at the outer corners of the bays. A brick belt course below the sill spans the space above the lower-level bays. On the north side of the tower's west elevation is a window topped by a segmental arch that has been infilled with brick and concrete block. The metal-framed, fully-glazed door to the right (or south) is topped by a semi-elliptical brick arch. Simulated masonry siding covers most of the first story of the north elevation of the tower and the west elevation just north of the truncated tower. This siding continues to the south elevation of the ca. 1959 chiller addition, a nearly square, two-story projection located just south of the center of this elevation. It measures about 40 feet from east to west and 70 feet from north to south and has large equipment, including a massive fan, on its flat roof. The remainder of the west elevation, which constitutes most of this side of the building, lacks later sheathing and the original brick exterior is visible. Immediately north of the chiller addition is a small, one-bay-deep, one- and two-story, brick, flat- and shed-roofed addition with steel-frame windows. The one-story section is to the south and contains bathrooms and was probably added ca. 1959, has two small segmental, arched-head windows on its north elevation. This two-story section also displays wood overhanging, bracketed eaves. The west wall of the original building, behind this addition, has flat-headed rectangular windows with a concrete sill and corbelled lintels on the upper level and windows with segmental arches, corbelled hoods, and concrete sills on the lower level. A lowered square brick tower, with bold brick corner pilasters, is immediately to the north. It has round, stepped arches over its upper wood, double-leaf and lower replacement single doors on the west elevation and segmental-arched windows with a continuous hood. The tower originally displayed a corbelled cornice, but now has a flat parapet with concrete coping. North of the tower are thirteen bays on both the upper and lower levels. Windows on the upper level have flat brick corbelled lintels and concrete

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sills set in bays between brick pilasters. Brick segmental arches with corbelled hoods and concrete sills frame the lower level windows. All windows are bricked in. A raised concrete loading dock fronts the four northernmost bays on the first level is sheltered by a hipped metal roof supported by metal brackets and wraps around to the north elevation; a double-leaf door is located on the west elevation.

The twelve-bay-wide north elevation features a parapet with concrete coping that is stepped at the center of the elevation above the central six bays; the lower parapets top the three flanking bays. A row of corbelled sawtooth bricks extends along the upper façade below the cornice. Full-height brick pilasters frame each bay. Segmental arches with corbelled hoods top the windows on both levels and all window openings have been partially or completely filled with brick. Some have been fitted with smaller windows and the space around those windows has been infilled. The concrete loading dock from the west elevation wraps around to the north elevation fronting the wide entrance with a sliding wood door and a bricked-in window to the west.

On the east elevation, windows on the upper level are identical to the upper-level windows on the west elevation. Lower-level windows are obscured by the annex that abuts this side of Holt Mill.

Immediately to the east of the original Holt Mill and adjoining the earlier building is the ca. 1959 one-story, brick, flat-roofed annex building with a flat parapet topped with concrete coping. The brick south façade lacks any fenestration and until recently its upper half was sheathed in vertical metal siding. A flat metal canopy on the south end of the east elevation shelters a stair with a round metal balustrade that provides access to below-ground space. The rest of the east elevation lacks windows. The rear, or north, elevation features two loading dock bays sheltered by a flat canopy on the west end of the elevation.

Interior

Both levels of the Holt Mill consist of one single open room with most of the original finishes intact. The first floor of the original building has a wood floor, wood ceilings, octagonal wood vertical posts topped with wood blocks that support wood ceiling beams. An open wooden stair in the tower at the center of the west elevation features a solid beadboard balustrade. A second stair is located in the southwest tower. The upper level is identical to the lower level in finishes and structure. Metal fire doors on metal railings are found throughout. Bathrooms (with pink tile for women and blue tile for men) are located on the west side of the building in the ca. 1959 two-story addition. The elevator is contained in an interior brick tower located near the north end of the east elevation.

The ca. 1959 annex connects to the original building through a doorway on the east wall of the first level of the original building. The annex has a concrete floor, metal ceiling joists with diagonal bridging and octagonal metal supports extending to the floor, and a corrugated metal ceiling. The interior consists of two rooms, with the southern room being larger. Large double doors separate the two rooms.

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Scott-Mebane Manufacturing Company

Ca. 1900; ca. 1906; ca. 1959
Contributing Building

The two-story Scott-Mebane Manufacturing Company was built for Oneida Cotton Mills owner Lynn Banks Holt's sons-in-law H. W. Scott and J. K. Mebane. It originally had a monitor roof, which was removed sometime after 1943. The one-story office, which was originally L-shaped, was added ca. 1906 and expanded to the rear around 1959.

Exterior

The two-story brick building facing north is eight bays wide and sixteen bays deep and topped with a low front-gable roof. The façade features a stepped parapet with tile coping; it displays a corbelled cornice and sawtooth brick detailing below. Bays are slightly recessed and the window openings contain glass blocks topped by two-course segmental arches; the recessed bays are crowned by sawtooth brick detailing. Windows lack sills. The lower bays on each end of the façade contain doors. The single-leaf door on the west is surrounded by infill brick and topped by a three-row segmental arch. On the east end of the two-story block, a five-panel, wood door is topped with an identical brick arch. Simple concrete steps front both entrances.

The west elevation's windows and doors are topped with segmental two-course arches and have been infilled with brick. Full-height brick pilasters frame each bay. The third bay on the first story has been converted to an entrance with a fully-glazed, metal-frame door and a north sidelight. Enamel siding that extends just beyond the width of the bay flanks the entrance. A flat aluminum canopy braced with metal supports shelters the entrance. The sixth and ninth bays on the first floor have been fitted with metal vents at their tops. The seventh bay has been fitted with an L-shaped metal flue. The fifteenth bay has been converted for use as an entrance with a paneled door set behind a metal gate-type outer door. The sixteenth bay, which is narrower than the others, contains a single-leaf metal door topped by a canopy identical to the one in the third bay. The tenth bay on the upper story has been fitted with a single-leaf metal door that is accessed by a metal fire stair on metal supports that terminates at the bottom on a raised concrete loading dock. A metal, shed-roofed, bracketed canopy shelters the loading dock that slopes down slightly from north to south. A concrete stair with a metal railing is located on the south end of the loading dock.

Two one-story, shed-roofed, one-room-deep brick additions are attached to the rear elevation. The west shed room appears on Sanborn maps as early as 1904 as a boiler room and appears to be original. A bay on the west elevation of the shed has been infilled with brick. The shed-roofed addition immediately to the east features a flat parapet with tile coping on its west end. Two large vents pierce the west end of the south elevation, while a single-leaf wood door is at the east end. On the upper level of the two-story building, an overhanging eave, with a wood soffit, shelters eight bays identical to those on the west elevation, also separated by brick pilasters.

The east elevation displays fifteen bricked-in windows like those on the other elevations and a sixteenth bay that is narrower than the others and does not contain a window. The ninth bay contains a metal vent. This side retains its eave brackets.

The one-story, four-bay office building is attached to the east side of the manufacturing company building. Like the two-story block, it faces north toward West Harden Street. The one-story building displays brick corbelling and a sawtooth

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band below the cornice. Each bay is topped by two corbelled courses of bricks and a semi-circular brick arch. Three glass block windows are to the west and a single-leaf glass door topped by a glass block transom fills the westernmost bay. Simple concrete steps front the entrance.

The rear elevation is the rear of the ca. 1959 addition. It features a double-leaf door on its west end and a modern slide-up garage door to the east. A metal vent is immediately to the east of the garage door.

The north end of the east elevation shows evidence of the cotton warehouse that once stood next to the office. This elevation lacks windows and doors.

Interior

The main level consists of a large open space. Vertical steel replacement I-beams support original wide horizontal wooden beams below the wood rafters and wood ceilings. The floor is concrete. An opening on the east wall leads to the office addition. A front room contains a wooden stair and an office with beadboard walls and a five-panel door. Upstairs, the space is divided into two large rooms separated by a wooden wall. The floor and ceiling are wood and wood posts support the ceiling. The front, or north, room has a dropped ceiling, although vertical octagonal supports remain.

The office addition connects to the manufacturing company through a wide opening on its west wall; this opening was made when the office was added. The office interior has a concrete floor. The south brick wall of the original building is exposed and contains a window that has been filled with brick. The north end of the interior has been divided into offices. The rest of the space is open.

Opener Room

Ca. 1931

Contributing Building

The opener room, located at the southwest corner of the main mill complex, was used to house the opener, which broke open large bales of cotton as they arrived at the mill. The opener also fluffed up the cotton and removed vegetable matter. The brick building is approximately 110 feet long and about 30 feet wide.

Exterior

A very slightly sloped shed roof tops the building. The south elevation faces West Harden Street and features three twenty-five-light metal windows with center-pivoting hoppers containing wired glass. Each window rests on a concrete sill. Vertical metal siding, which was recently removed from this elevation, helped to preserve almost all of the glass panes. Slightly overhanging wood eaves span the upper wall.

The thirteen-bay west elevation displays wood brackets on its slightly overhanging eaves. Twenty-light, metal-framed windows on concrete sills span this side of the building. The three northernmost windows in the taller portion of the building contain twenty-eight lights.

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The north elevation displays two twenty-eight-light windows like those on the north end of the west elevation. This elevation has a stepped parapet on its east end. This corner parapet fronts the dust flue at the northeast corner of the building.

The east elevation is partially composed of the west wall of the ruinous cotton warehouse. The north end of the opener room's east elevation has a parapet that steps up from the warehouse wall to a flat parapet capped by projecting brick coping. A double-leaf wood door, sheathed in metal, pierces the east elevation, just below where the parapet is stepped. To the north, a steel window, like those on the other elevations of this end of the building, is covered in plywood. A concrete loading dock fronts the north end of the east elevation.

Interior

The interior consists of one large room with a wood-over-concrete floor, wood ceiling, wood beams, and vertical chamfered wood supports crowned with wood blocks. A dust flue enclosed in brick occupies the northeast corner.

Bathroom Building

Ca. 1943

Noncontributing Building

The small, one-story building just southwest of the dye house consists of two parts: a hip-roofed brick section and a frame shed-roof portion attached to its southeast corner. Both sections have metal roofs. The building, in its current form, first appears on the Sanborn maps in 1943, but it seems to have been built in stages.

The brick section is rectangular in form, with a wall that extends to the south to form the rear wall of the wood portion. The hip-roofed building displays exposed rafter tails, wood-frame windows on its north and west elevations, and a doorway on its east elevation that is topped by a two-course segmental arch. A doorway on the west end of the south elevation is rectangular in form. The brick wall that extends from the brick building is pierced by a boarded up window. The frame, shed-roofed section is slightly higher than the brick block and features vertical board sheathing, exposed rafter tails, and a boarded up doorway on its east elevation.

Sprinkler Building

Ca. 1959

Noncontributing Building

A small, square, one-story, brick building with a flat roof is just off the southeast corner of the Scott and Donnell Mill. An open bay pierces its east elevation. A large sprinkler system is located on the interior.

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Walls of Cotton Warehouse

Ca. 1924

Noncontributing Structure

The east and west walls, center firewall, and concrete interior floors of what was the gable-roofed cotton warehouse remain just west of the beaming and quilling rooms. The building was about 110 feet from east to west and about 80 feet deep. It burned at an unknown date.

The west wall abuts a portion of the east wall of the opener room, which was built to the west a few years after the warehouse was constructed. This wall has a low gable and is topped by tile coping. Rectangular notches in the upper wall held the wooden roofing system. The center firewall has a flat parapet with tile coping. The east wall is identical to the west wall, but retains a large sliding metal fire door. A bay to the south has been bricked in. A concrete block wall, with chain link fence above, extends from the southwest corner of the beaming and quilling rooms then along the sidewalk in front of the warehouse walls.

Integrity Statement

Like most late nineteenth- or early twentieth-century textile mills, the Oneida Cotton Mills and Scott-Mebane Manufacturing Company Complex has undergone alterations and additions as changes in operations, production capacity, and ownership required modifications to the buildings. Major additions to the original buildings occurred ca. 1893, ca. 1898, ca. 1904, ca. 1906, ca. 1910, ca. 1924, ca. 1931, ca. 1940, and ca. 1959. The most radical alteration came in ca. 1959 when windows were bricked up and the exteriors of most of the buildings were sheathed in vertical metal and simulated masonry siding. This is also when air conditioning was introduced in the buildings. In the fall of 2013, a large portion of this siding was removed revealing intact exteriors on the Scott and Donnell Mill and its beaming and quilling rooms, as well as on Holt Mill, its annex, and the Opener Room. Where the windows have not been infilled, many buildings retain their original windows. Although this industrial complex evolved as more space was needed and technology advanced textile production practices, it is a good example of a late nineteenth- and early twentieth-century textile mill in Graham and retains sufficient integrity to convey its significance in the area of architecture.

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Summary

Oneida Cotton Mills and the Scott-Mebane Manufacturing Company Complex meets National Register of Historic Places Criterion C as an important example of textile mill construction in the town of Graham, Alamance County, North Carolina. The use of slow-burn construction methods at Oneida Cotton Mills that includes brick as the principal building material, heavy-timber interior framing, oversized and numerous windows, and towers to hold large capacity water tanks epitomize textile mill design and technology for dealing with fire issues and ensuring structural integrity. Graham merchants James Sidney Scott and W. Calvin Donnell constructed the Scott and Donnell Mill in 1882 as the town's first cotton mill. In 1887, Lynn Banks Holt, son of textile pioneer, E. M. Holt, purchased the property, renamed it Oneida Cotton Mills, and expanded it with several additions. Around 1900, Holt built Scott-Mebane Manufacturing Company, a mill across West Harden Street from Oneida Cotton Mills where overalls were produced, for his sons-in-law H. W. "Buck" Scott and J. K. "Jinks" Mebane. Even after Holt's death in 1920, Oneida Cotton Mills and Scott-Mebane Manufacturing Company continued to grow with several additions that reflect periods of expansion and modernization. The period of significance is from 1882, the date of construction of the Scott and Donnell Mill building, until ca. 1931, the approximate date of the Opener Room, the last major building constructed in the complex and one that was integral to the operation of Oneida Cotton Mills. The Opener Room was constructed using slow-burn construction and reflects the continued use of older building technology, a pattern that was common in textile mills in North Carolina through the 1940s.

Historical Background and Architectural Context

In 1880, James Sidney Scott (1827-1897) and W. Calvin Donnell (1831-1917) purchased seventeen acres on the north side of West Harden Street from Rev. Archibald Currie, pastor of Graham Presbyterian Church, who had bought the land in 1867.¹ In 1882, Scott and Donnell built Scott and Donnell Mill, later renamed Oneida Cotton Mills, on the site. The two were brothers-in-law; Scott was married to Donnell's sister, Margaret Elizabeth "Bettie" Donnell. They founded Scott and Donnell, a successful mercantile business in Graham, in 1868 and were instrumental in the founding of Graham Presbyterian Church. W. Calvin Donnell lived with Scott and his family in 1880.²

On March 20, 1882, an article appeared in the *Alamance Gleaner* announcing the pair's intention: "Messrs. Scott & Donnell are taking initiatory steps to build a cotton factory in town (Graham). They are having a well dug and wood hauled to burn brick."

Scott and Donnell's main building, a dye house for dyeing yarn, and the beaming and quilling rooms were completed in the fall of 1882. Cotton spinning machinery was installed in 1883.³

The form, materials, and features of the Scott and Donnell Mill were typical of late nineteenth-century textile construction in Piedmont North Carolina. The construction standards and design at these mills conformed to standards of machine manufacturers in New England and insurance requirements that called for what was known as slow-burn construction. Mill engineers trained in the northeast, where the textile industry proliferated, spread the tenets of mill design and

¹ Durward T. Stokes, *Auction and Action: Historical Highlights of Graham, North Carolina* (Graham: City of Graham, 1985), 170.

² "Mr. W. C. Donnell Passes Away in his 86th Year," *The Alamance Gleaner*, February 1, 1917; 1880 Census of the Population, Ancestry.com, accessed August 28, 2013.

³ Julian Hughes, *Development of the Textile Industry in Alamance County: "Evolution of Warp and Weft in Alamance,"* (Burlington: Burlington Letter Shop, 1965), 79.

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construction across the country, including in North Carolina. Following standards of the period, textile mills throughout the Piedmont North Carolina were usually brick, stood two stories tall, had flat or low-pitched-gable roofs, oversized windows, and heavy interior timbers. Safety standards included brick fire walls, elevated water tanks, fire pumps, and sprinklers. Late nineteenth-century industrial buildings typically had a rectangular footprint and at least one stair tower that extended above the height of the rest of the building. Often these towers held water tanks, a further measure of fire protection.⁴

The buildings that Scott and Donnell built incorporated many features of slow-burn construction. The main two-story brick building had heavy-timber interior framing, a low-pitched gable roof, and separate spaces for different tasks. For example, housing picker activities that produced highly flammable cotton dust and lint in spaces at the north and south ends of the main mill, and apart from the larger work area, in the late nineteenth century served as a fire prevention measure. In addition, both towers on the main building housed 10,000-gallon water tanks.

In early 1887, Lynn Banks Holt (1842-1920) bought the mill from Scott and Donnell. After acquiring it, Holt renamed the mill Oneida Cotton Mills.⁵ With his purchase, Holt acquired the large brick mill building with a two- and a three-story, square, brick tower on its east elevation. The main mill rooms were used for weaving, carding, and spinning. A small rear section was for picking and warping. Beaming and quilling took place in the L-shaped section at the mill's southwest corner. The dye house, attached by a brick hyphen to the west side of the rear half of the mill, was used to color fabric. Holt also acquired a row of one- and two-story mill houses that stood just east of the Scott and Donnell building.⁶

Lynn Banks Holt was born in the town of Alamance and moved to Graham in 1886. His father, Edwin "E. M." Holt, was a textile pioneer whose Alamance Cotton Mill was the first in the South to make colored cotton goods. Lynn Banks Holt went to Hillsborough Military Academy and during the Civil War he was a member of the Orange Guards, fighting in several important battles. He was eventually captured during the assault on Fort Harrison in September 1864, and remained a prisoner of war until June 1865.⁷ At war's end, he worked with his father and brothers at the Alamance Cotton Mill, which E. M. Holt then gave to his four sons. Lynn Banks Holt later bought out his brothers and in 1879 he and his brother Lawrence opened the Bellemont Mill near Graham. He eventually became its sole owner and in 1883, he founded the E. M. Holt Plaid Mills, named for his father, in Burlington. In addition to acquiring Scott and Donnell Mill, he acquired Carolina Mills, also in Graham. Both mills produced colored cotton goods. In 1909, he consolidated the Alamance, Bellemont, Oneida, and Carolina mills into the L. Banks Holt Manufacturing Company. He remained president of both the E. M. Holt Plaid Mills and the L. Banks Holt Manufacturing Company until his death in 1920. Holt served as a director of the Merchants and Farmers Bank and the Commercial National Bank, both in Charlotte, and of the North Carolina Railroad.⁸

⁴ Brent D. Glass, *The Textile Industry in North Carolina: A History* (Raleigh: Division of Archives and History, North Carolina Department of Cultural Resources, 1992), 38.

⁵ "Oneida: A Unique Mill," *Times-News*, May 18, 1980. Amy Edwards Barr and Jerry Peterman, *Images of America: Graham* (Charleston: Arcadia Publishing, 2013), 21.

⁶ By 1898, a space at the south end of the Scott and Donnell Mill was also used for picking, Sanborn map, 1893; Sanborn map, 1898.

⁷ Samuel A. Ashe, "Lynn Banks Holt," *Biographical history of North Carolina from Colonial Times to the Present*, Volume 7 (Greensboro: C. L. Van Noppen, 1908), 204-207, <http://archive.org/stream/cu31924092215494/page/n315/mode/2up>, accessed August 30, 2013.

⁸ Ashe, 204-208.

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Between 1893 and 1898, Holt hired contractor William Carter Bain (1839-1920) to more than double the size of Oneida Cotton Mills by building a large weaving mill to the east of the original building. Bain owned a construction firm in Greensboro that worked throughout Piedmont North Carolina. Born in Guilford County, he went to work for his brother J. C. Bain in 1858 in his wagon and carriage factory. He served in the Civil War and afterward delved into the building trade. As was typical in the late nineteenth century, he was not only a contractor but also traded in building materials. He joined with others to form the Hammond Manufacturing Company in 1889 in Archdale and in 1890, the Cape Fear Manufacturing Company in Greensboro. In 1895, Bain merged his Greensboro business with the Central Carolina Construction Company creating a large, successful building firm. Bain's projects in the decades around the turn of the twentieth century included a wide range of building types in a variety of styles. He had strong ties with the Holt family, completing several projects for them. In addition to the building at Oneida Cotton Mills, Bain designed and built Lynn Banks Holt's house in Graham, expanded another Holt mill in Burlington, and constructed the James H. Holt House in Burlington.⁹

By 1898, Holt's new two-story mill building was complete and Oneida Cotton Mills had 8,400 spindles and 463 looms. The new building featured two four-story towers: one on the southwest corner and one on the west elevation on the rear half of the building. By far its most distinctive feature was the round brick tower with a conical tile roof on the southeast corner. The upper floor of the building was for weaving, while three rooms on the first floor were for making overalls, storage, and beaming, quilling, and weaving. The former Scott and Donnell Mill building was used for spinning, carding, and beaming. The small section on the rear of the Scott and Donnell Mill was used for picking and warping. The dye house continued to function in its original capacity. A cotton shed platform and a building to house waste and drum oil stood northwest of the original mill building. A small pump house was also to the northwest of the original mill building. Two elevated water tanks stood just west of the original mill building and a warp house was west of the elevated tanks. All of those auxiliary buildings and structures are gone.¹⁰

Around 1900, Lynn Banks Holt built Scott-Mebane Manufacturing Company for his sons-in-law H. W. "Buck" Scott and J. K. "Jinks" Mebane. H. W. Scott was the youngest son of Sidney Scott, one of the founders of Scott and Donnell Mill.¹¹ The Scott-Mebane Manufacturing Company, which was located just across West Harden Street from Oneida Cotton Mills, manufactured overalls. In 1900, Lynn Banks Holt, Scott, and Mebane pooled their resources and incorporated the firm under the name Scott-Mebane Manufacturing Company. Unlike most manufacturing concerns, Scott-Mebane Manufacturing Company paid inexperienced labor for two or three weeks while they learned their jobs. Women, who dominated the Scott-Mebane workforce, pieced together cloth on individual sewing machines earning the company the name "the sewing room." In 1902, the Scott-Mebane Manufacturing Company doubled its manufacturing capacity and built a plant in Burlington. A 1906 edition of a textile trade journal reported on the expansion of the plant: "The Oneida Cotton Mills and Scott-Mebane Manufacturing Company...are making improvements to their plants in the construction of additional buildings. Among them are handsome new offices which are now nearly completed."¹² The offices cited in the

⁹ Catherine W. Bishir and Adam Ronan, "William Carter Bain," *North Carolina Architects and Builders: A Biographical Dictionary*, Copyright & Digital Scholarship Center, North Carolina State University Libraries, Raleigh, N.C., <http://ncarchitects.lib.ncsu.edu/people/P000247>, accessed August 30, 2013.

¹⁰ Sanborn map, 1898.

¹¹ Hughes, 81.

¹² *America's Textile Reporter: For the Combined Textile Industries* (Boston: Frank P. Bennett & Co., 1906), 419, on <http://books.google.com>, accessed December 7, 2013.

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article likely refer to the one-story office addition built on the east side of the Scott-Mebane Manufacturing Company building. Scott-Mebane Manufacturing Company dissolved in the late 1930s.¹³

Around the time the Scott-Mebane Manufacturing Company building was constructed, the dye house was expanded to the north and a monitor roof installed. A cotton platform (no longer extant) stood near West Harden Street and just west of the picker room in the former Scott and Donnell mill building. Another platform and cotton shed (also not extant) had been added to the site near where the railroad spur entered the property from the northwest. By this time, because of the overall manufacturing plant on the south side of West Harden Street, the overall production that had been occurring in the newer Oneida Cotton Mills building was no longer there and the space where it had occurred was used for storage.¹⁴

In the 1910s, Oneida Cotton Mills was producing chevviots, a twill fabric for suits and coats, and shirtings, which is shirt fabric.¹⁵ A magazine from 1915 described Oneida Cotton Mills as "the largest of the plants owned and operated by the L. Banks Holt Manufacturing Company...the largest employer of labor in Alamance County." Oneida Cotton Mills, according to the magazine, operated 28,000 spindles, 1,000 looms, and employed about 1,000 people.¹⁶

When Lynn Banks Holt died in October 1920, he was seventy-eight years old and his death certificate listed the cause as old age.¹⁷ L. Banks Holt Manufacturing Company continued to operate and expand Oneida Cotton Mills and by 1924, a cotton warehouse stood west of the original mill building. This warehouse would later burn, but its three walls remain standing. A large round reservoir was added to the west side of the site, but all that remains of it is a concrete circle on the ground.¹⁸ By 1931, the opener room, a long, brick building where bales of cotton were opened, had been added to the west side of the cotton warehouse.¹⁹

By 1939, the city directory for Graham indicates that Oneida Cotton Mills was vacant. In 1943, Burlington Mills occupied the property. It remained a Burlington Mills facility into 1958 or 1959 when the Kayser-Roth Corporation, a hosiery manufacturer, acquired the property. After they bought the buildings, they applied the simulated masonry siding and metal siding to give the mill a modern look. They applied the same metal and simulated masonry siding to a plant they acquired in Burlington, which was built in 1881 and was Burlington's oldest textile mill. That mill was demolished in 2006.

Kayser-Roth operated in the former Oneida Cotton Mills from ca. 1959 to 1994. In 1985, the company developed a blister proof sock at the Graham facility, one of the corporation's many plants. That year, the mill had fifteen knitting machines producing about 500 dozen pair of socks per week. By 1991, Kayser-Roth was making spandex for support hose. In

¹³ Hughes, 85-87.

¹⁴ Sanborn map, 1904.

¹⁵ *Thirty First Report of the Department of Labor and Printing of the State of North Carolina, 1917-1918* (Raleigh: Edwards and Broughton Co., 1918), 44.

¹⁶ "The Oneida Mills," *Sky-Land* 2, no. 3 (June 1915) <http://archive.org/stream/skyland1915smit#page/252/mode/2up>, accessed December 10, 2013.

¹⁷ L. Banks Holt, North Carolina State Board of Health Standard Certificate of Death, October 20, 1920, Ancestry.com, http://interactive.ancestry.com/1121/S123_114-2569/2295406?backurl=http%3a%2f%2fsearch.ancestry.com%2f cgi-bin%2fisse.dll%3findiv%3d1%26db%3dncdeathcerts%26h%3d2295406%26new%3d1&ssrc=&backlabel=ReturnRecord, accessed August 30, 2013.

¹⁸ Sanborn map, 1924.

¹⁹ Sanborn map, 1931.

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January 1994, Legwear Acquisition, a Mexican firm, bought Kayser-Roth and closed all five plants in Alamance County, including the one in Graham.²⁰

The Scott-Mebane Manufacturing Company building has served many functions since the overall plant closed. In the 1950s, it was a warehouse for Burlington Mills. In the 1960s, it housed Nu-Vogue Hosiery Mill.²¹ In 1970, it was part of Kayser-Roth's operation.²² Alamance Dyeing and Finishing was located there in the 1980s.²³

The Oneida Cotton Mills and Scott-Mebane Manufacturing Company Complex is an intact collection of late nineteenth- and early twentieth-century industrial buildings. The floor plan, rectangular footprint, brick construction, heavy-timber interior framing, and flat and low gable roofs at the complex epitomize the types and forms of industrial buildings constructed in the Piedmont of North Carolina during this period. The Holt Mill, Scott and Donnell Mill, Opener Room, and the Scott-Mebane Manufacturing Company buildings in the complex all display the principles of slow-burn construction that was common for textile mills of the late nineteenth and early twentieth centuries. Most notably among these was building material, positioning of large-capacity water tanks in the towers, heavy-timber framing, large windows for ventilation and light, and the creation of space separate from the main mill floor for activities that could lead to fires. These features remain prominent in the Oneida Cotton Mills and Scott-Mebane Manufacturing Company Complex. The recent removal of vertical metal siding and simulated masonry siding reveals a collection of industrial buildings that clearly demonstrate the use of slow-burn construction. Although windows on the Holt Mill and Scott-Mebane Manufacturing Company building have been infilled, some on the Scott and Donnell Mill building and the Opener Room retain their historic sash and did so because of the siding that was applied to the buildings in the late 1950s. All windows retain their decorative brick surrounds, mostly in the form of segmental arches. The square towers on the Scott and Donnell Mill and Holt Mill buildings have been truncated, but the iconic southeast corner round tower remains in its original form, except for the enclosure of the bays. The additions made to buildings in the complex over time illustrate the expansion of the companies located here and the evolution of industrial processes over a nearly eighty-year period.

Only one other historic industrial building remains in Graham. In 1885 James Sidney Scott and his sons, J. L. Scott and H. W. Scott, constructed the Sidney Cotton Mill in north Graham. Scott bought looms, beaming machinery, and quillers from Lowell Machine Shops of Lowell, Massachusetts. Sidney Cotton Mill was a weaving and dyeing facility and manufactured textile goods until 1929, when the firm became Sidney Hosiery Mills. The original Sidney Cotton Mill building stands on Washington Street, just south of the Southern Railway in north Graham. The building is the 1885 mill established by James Sidney Scott and his sons. It is a two-story, brick building with a northwest corner tower. The building retains its steel sash windows on the upper floor. On the first level, vinyl windows replace some original windows and other windows have been partially bricked in. Some later additions have been made to the rear (east) elevation.

²⁰ "Area Hosiery Manufacturers," *Times-News*, August 18, 1991; "Company's purchase of K-R is a Done Deal," *Times-News*, January 29, 1994.

²¹ Hill's City Directory, Graham, North Carolina, 1964.

²² Hill's City Directory, Graham, North Carolina, 1970.

²³ Stokes, 172.

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"Oneida Mills was Early Part of Graham's Economy." (Burlington, North Carolina) *Times-News*, July 9, 1989.

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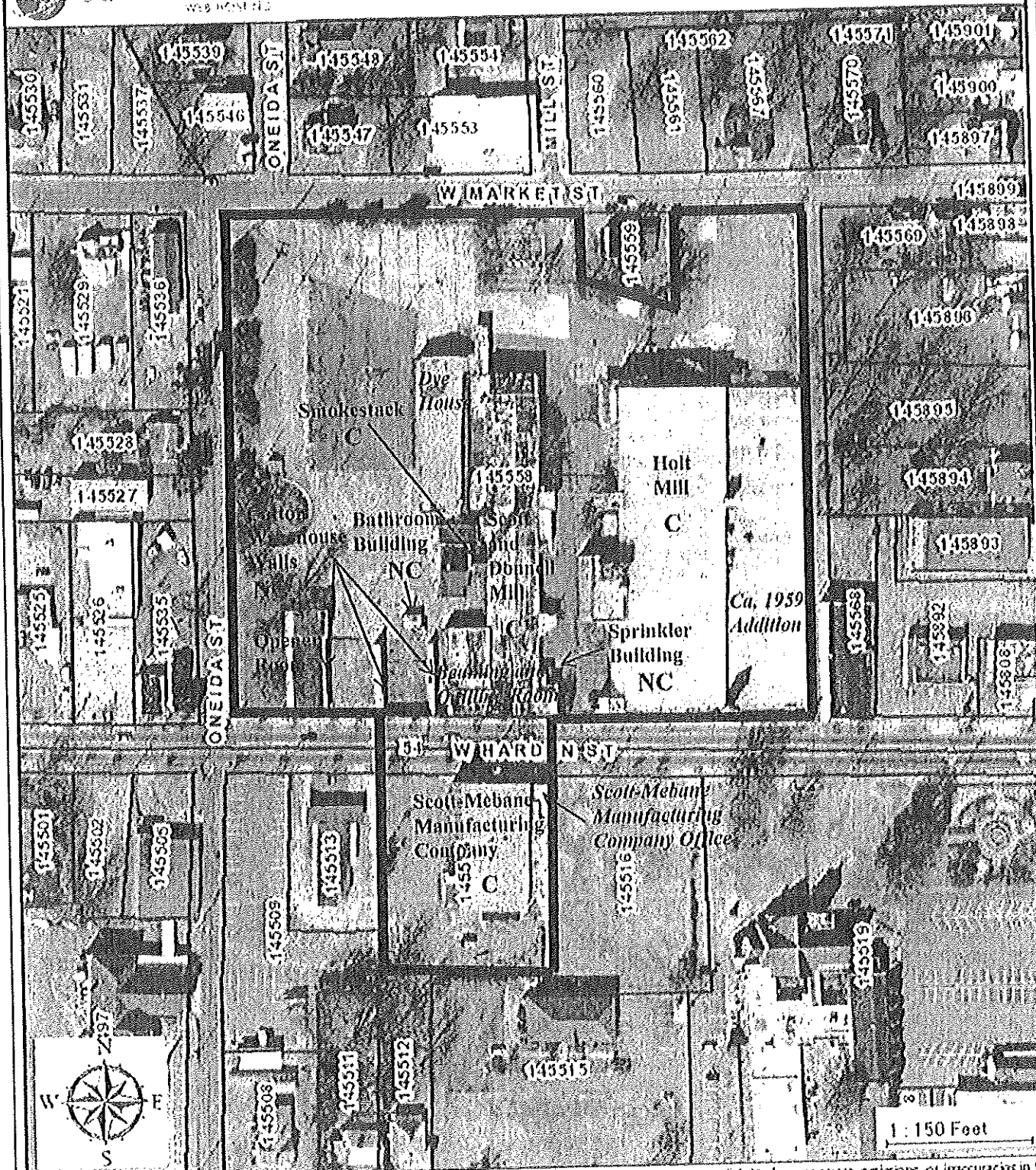
Oneida Cotton Mills and Scott-Mebane Manufacturing Company Complex
Alamance County, North Carolina

Verbal Boundary Description

The legal boundaries are shown on the attached Alamance County tax maps drawn to a scale of 1"=125'. Oneida Cotton Mills occupies the parcel identified as 8884056108. Scott-Mebane Manufacturing Company occupies the parcel 8884045747.

Boundary Justification

The boundaries encompass the 6.842 acres that is the residual acreage historically associated with the Oneida Cotton Mills and .8195 residual acres historically associated with Scott-Mebane Manufacturing Company. The boundary is drawn to include the contiguous tracts and the historic buildings with which they are associated.



Welcome to the Alamance County GIS Site. THIS IS NOT A LEGAL DOCUMENT. Alamance County shall assume no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused, or any decisions made or actions taken or not taken by user in reliance upon any information or data furnished hereon. The user knowingly waives any and all claims for damages against any and all of the entities comprising the ALAMANCE COUNTY GIS SYSTEM that may arise from the mapping data.

Oneida Cotton Mills and Scott-Mebane
Manufacturing Company Complex
Graham, Alamance County, North Carolina

— National Register Boundary
C Contributing Resource
NC Noncontributing Resource
PIN # 145558 (Oneida Cotton Mills)
PIN # 145514 (Scott-Mebane Manufacturing Company)

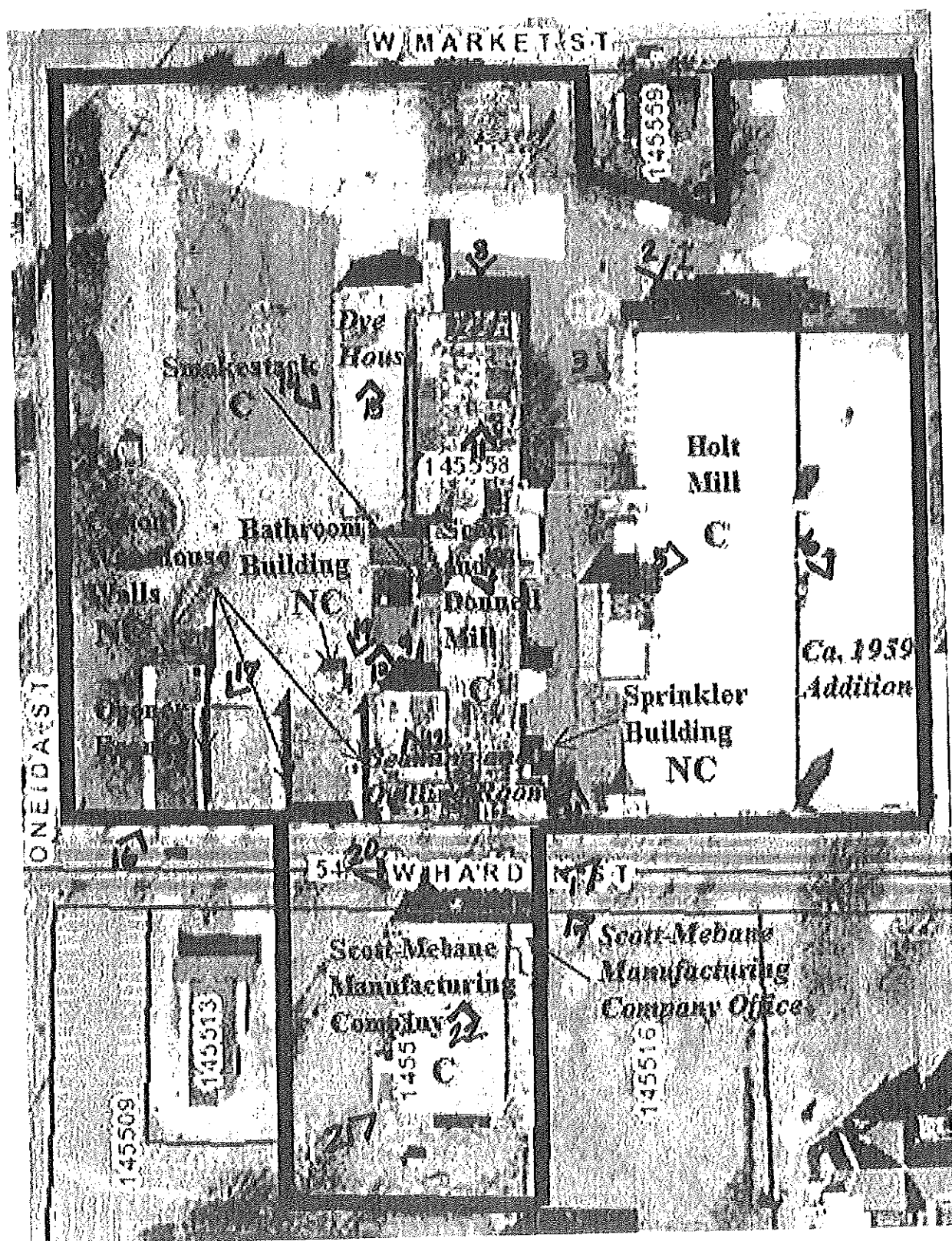


Photo Key

Oneida Cotton Mills and Scott-Mebane
Manufacturing Company Complex
Graham, Alamance County, North Carolina

— National Register Boundary
C Contributing Resource
NC Noncontributing Resource

PIN # 145558 (Oneida Cotton Mills)

PIN # 145514 (Scott-Mebane Manufacturing Company)

1 > photo view



Mapped, edited, and published by the Geological Survey

Current as of 1958 and 1959

Topographic Survey of the State of North Carolina

Scale 1:50,000

Projection: Universal Transverse Mercator

Zone 18N

Datum: North American 1983

Units: Feet and Meters

Map of the State of North Carolina

Scale 1:50,000

1:50,000

Scale 1:50,000

Scale 1:50,000

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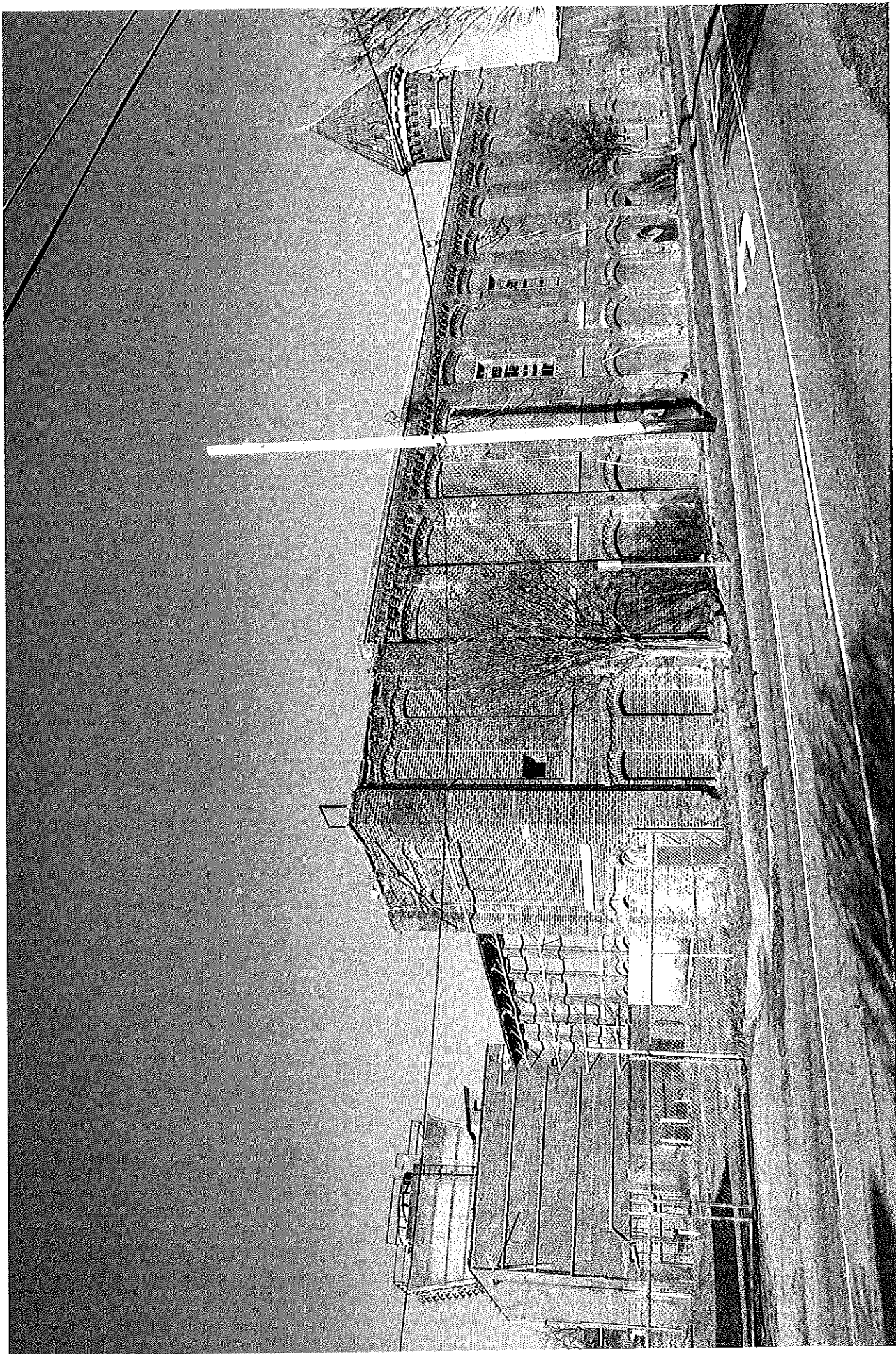
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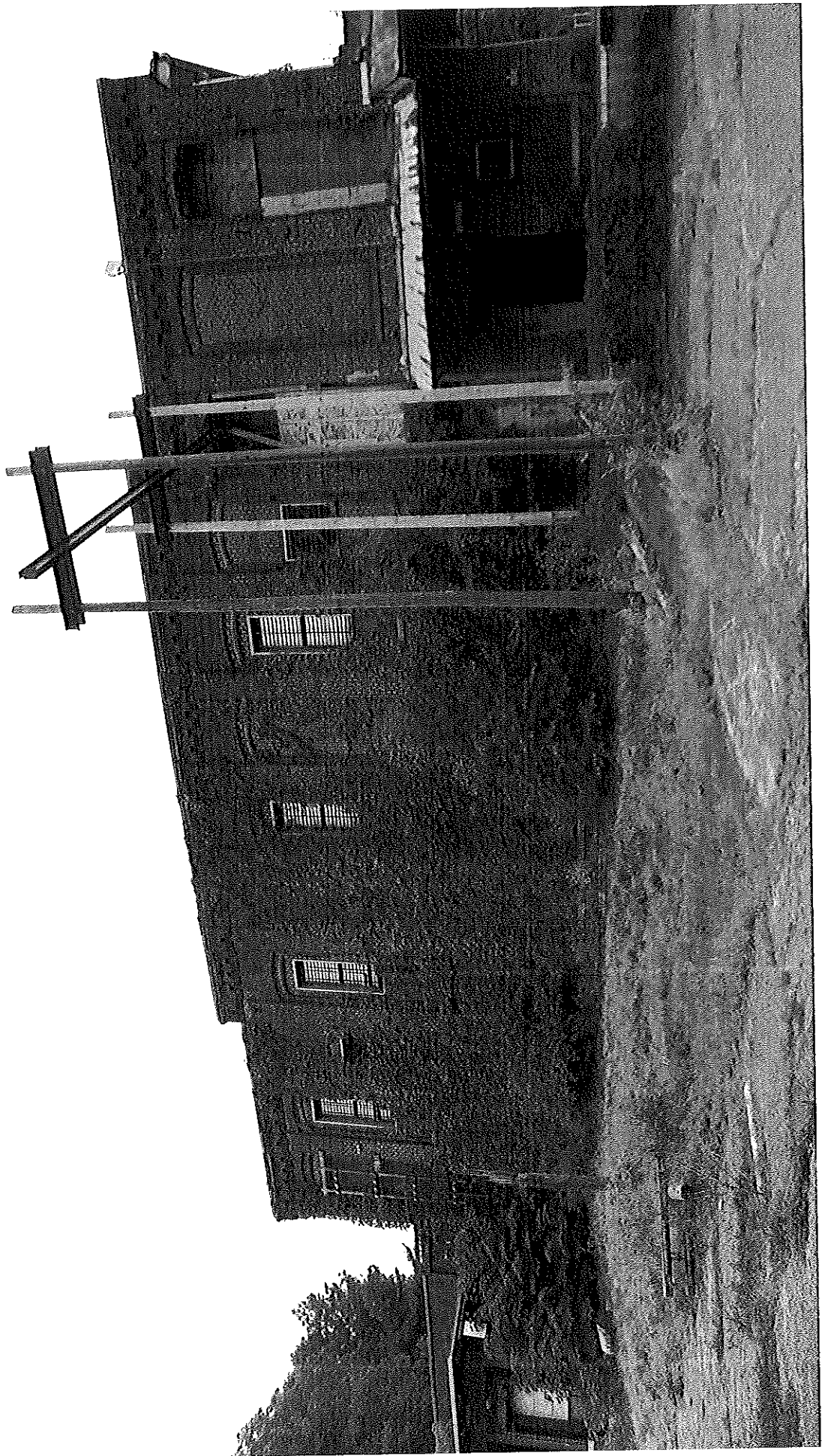
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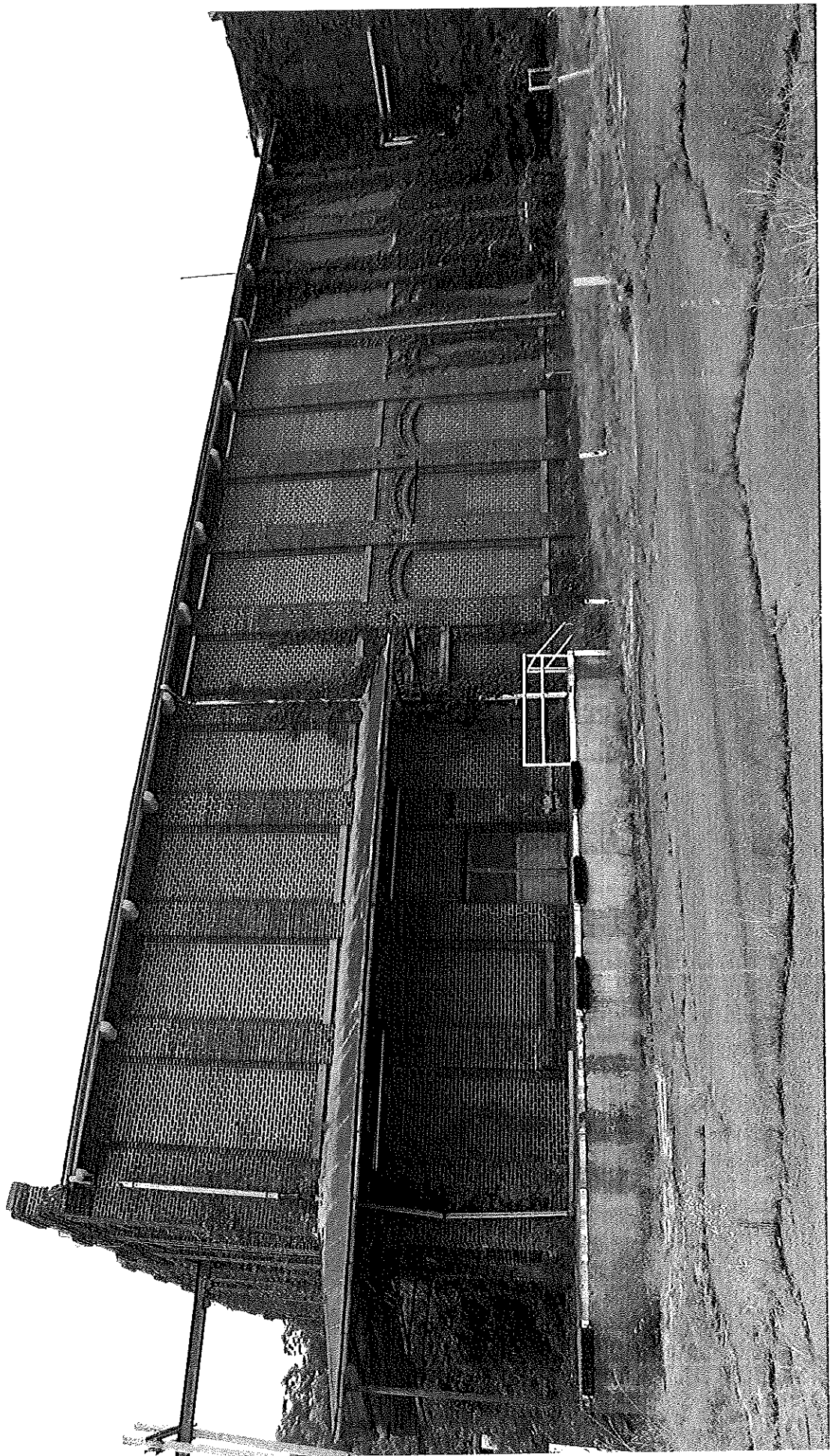
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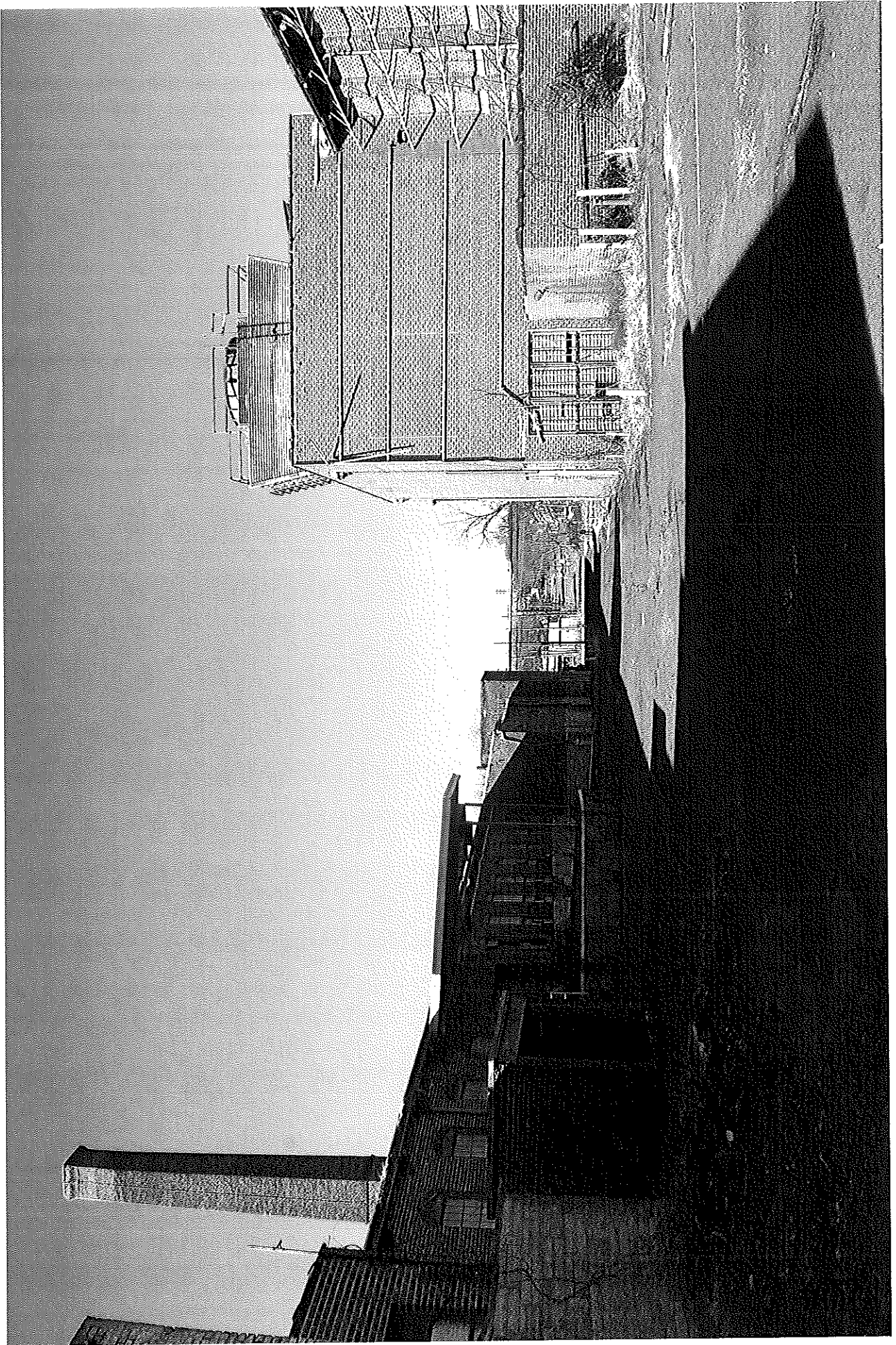
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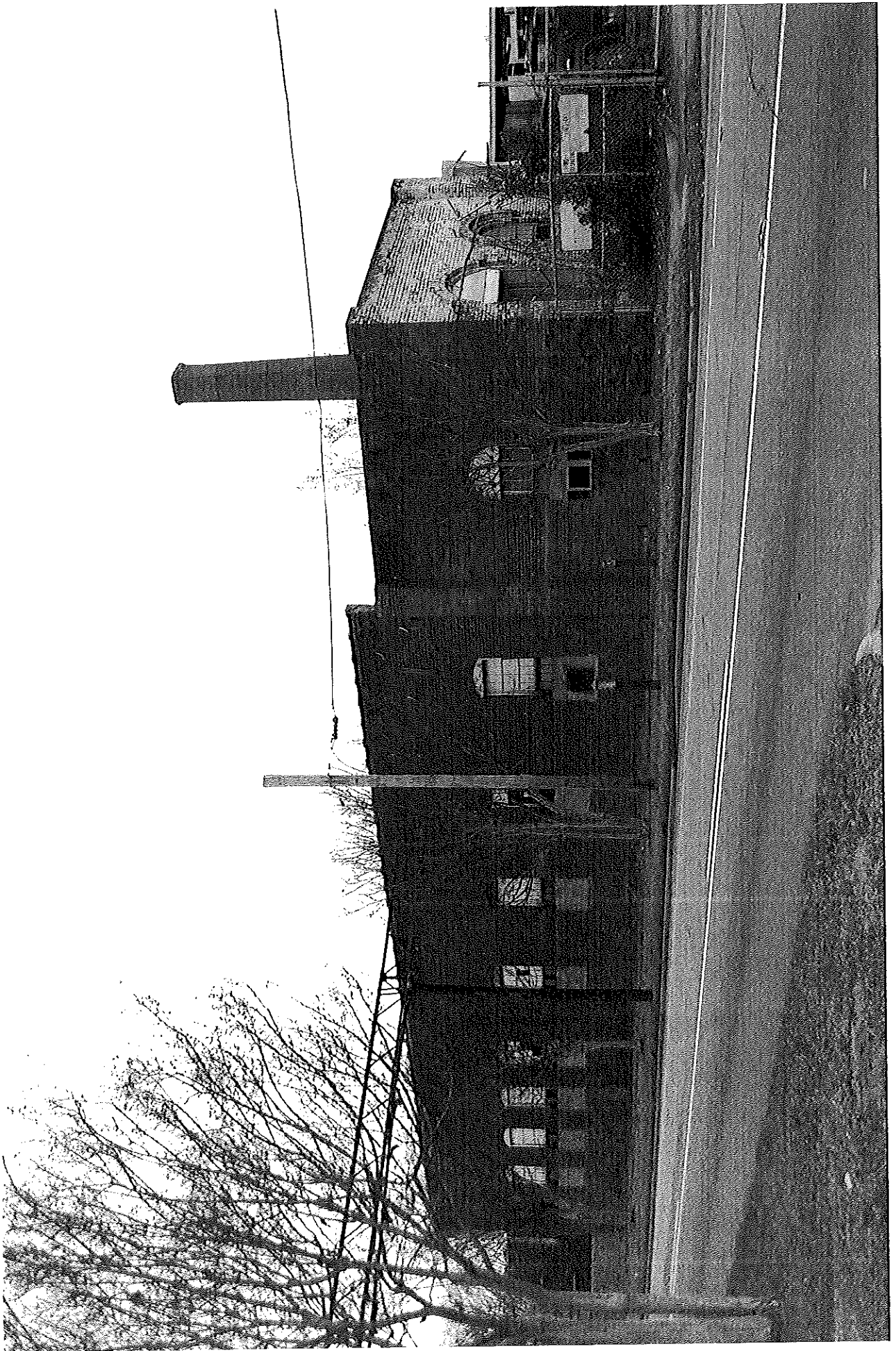


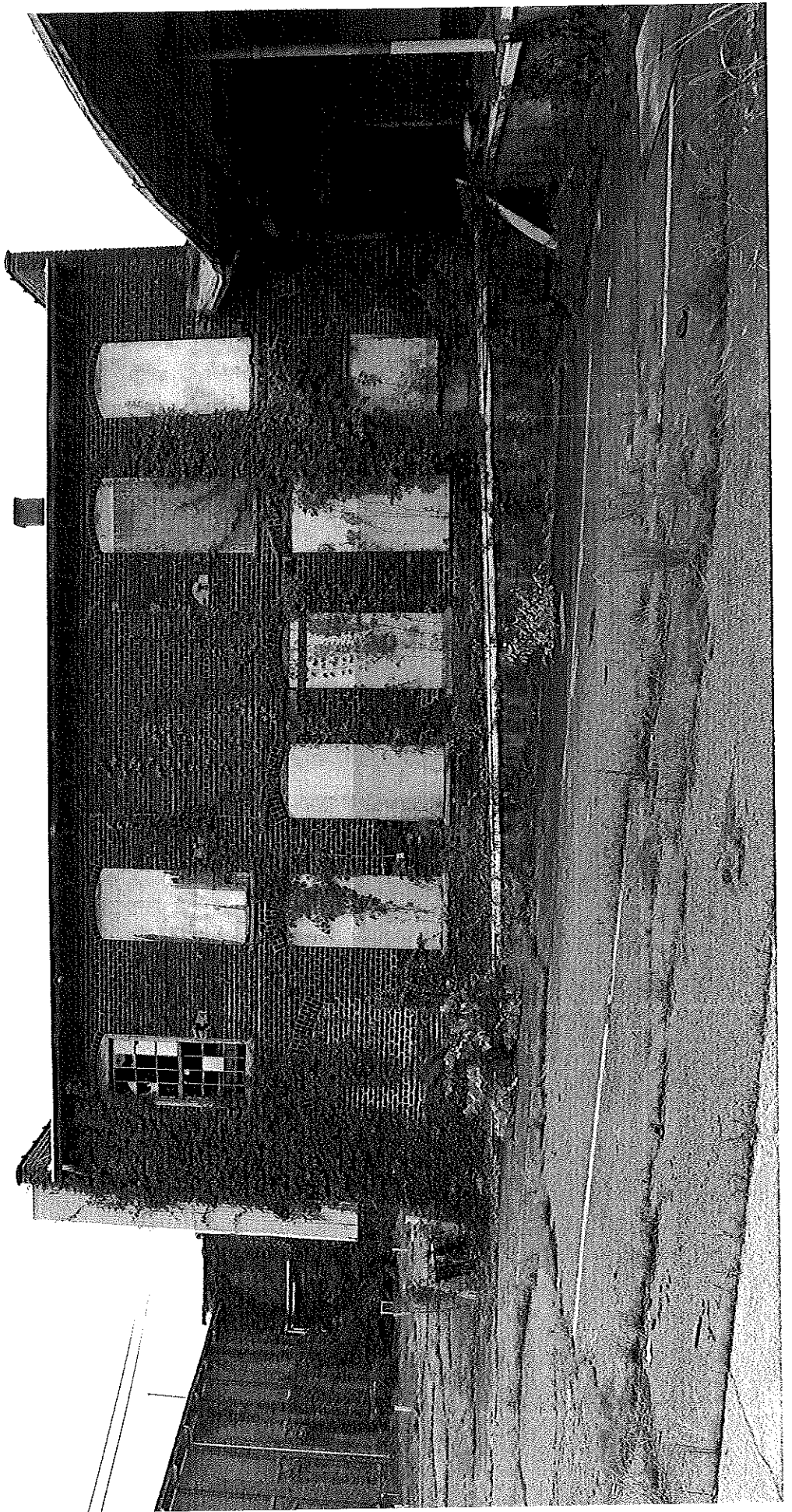


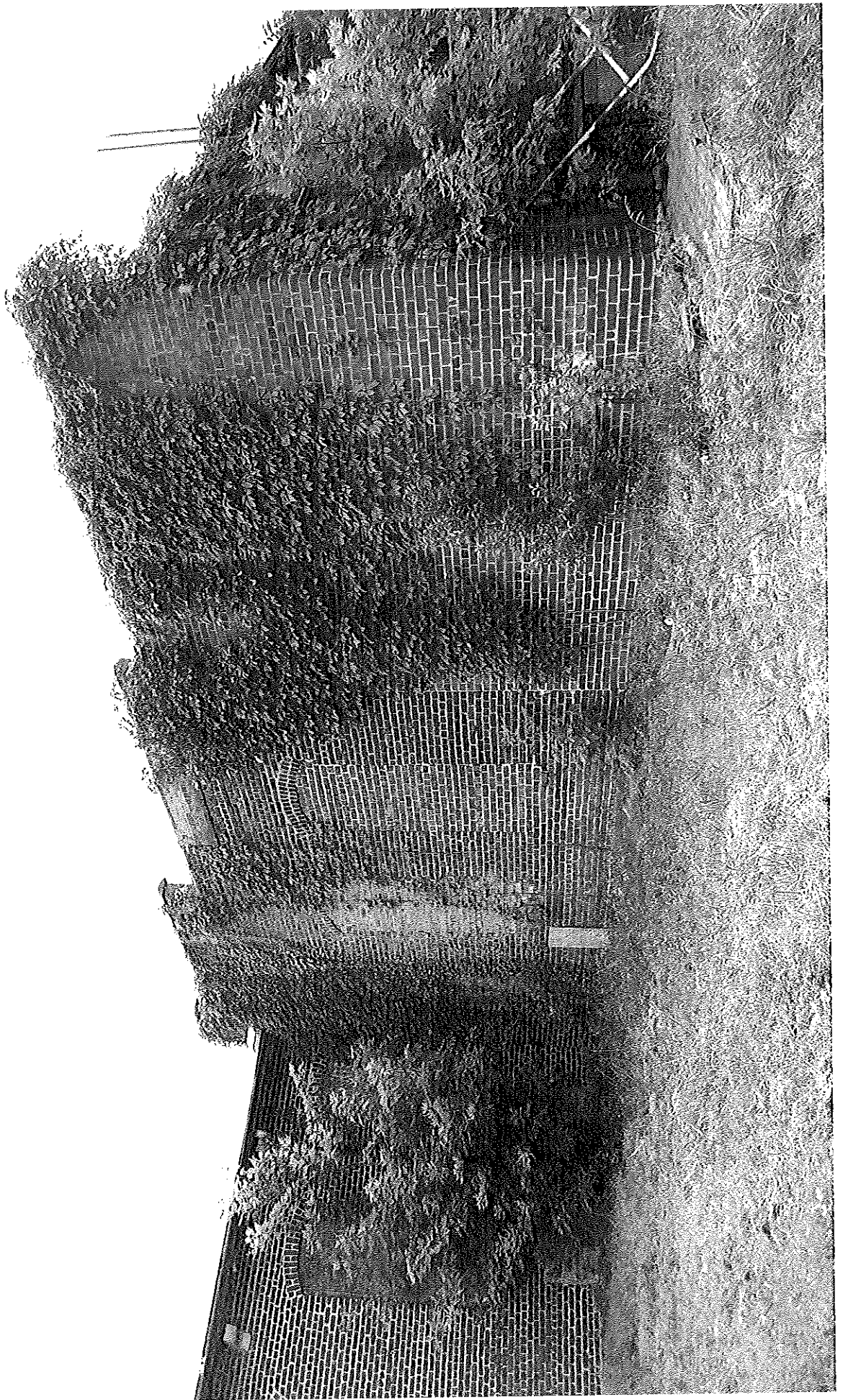






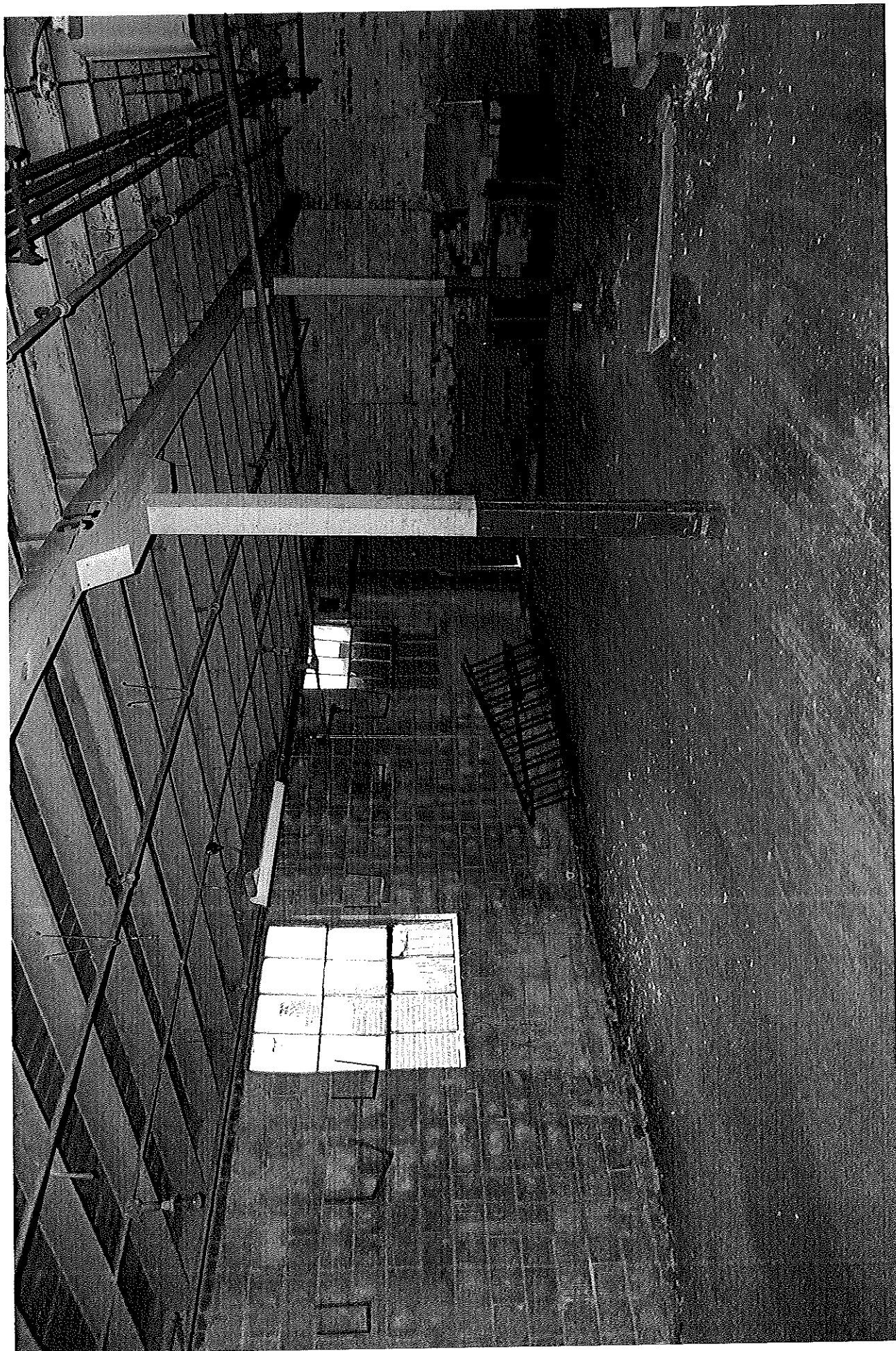




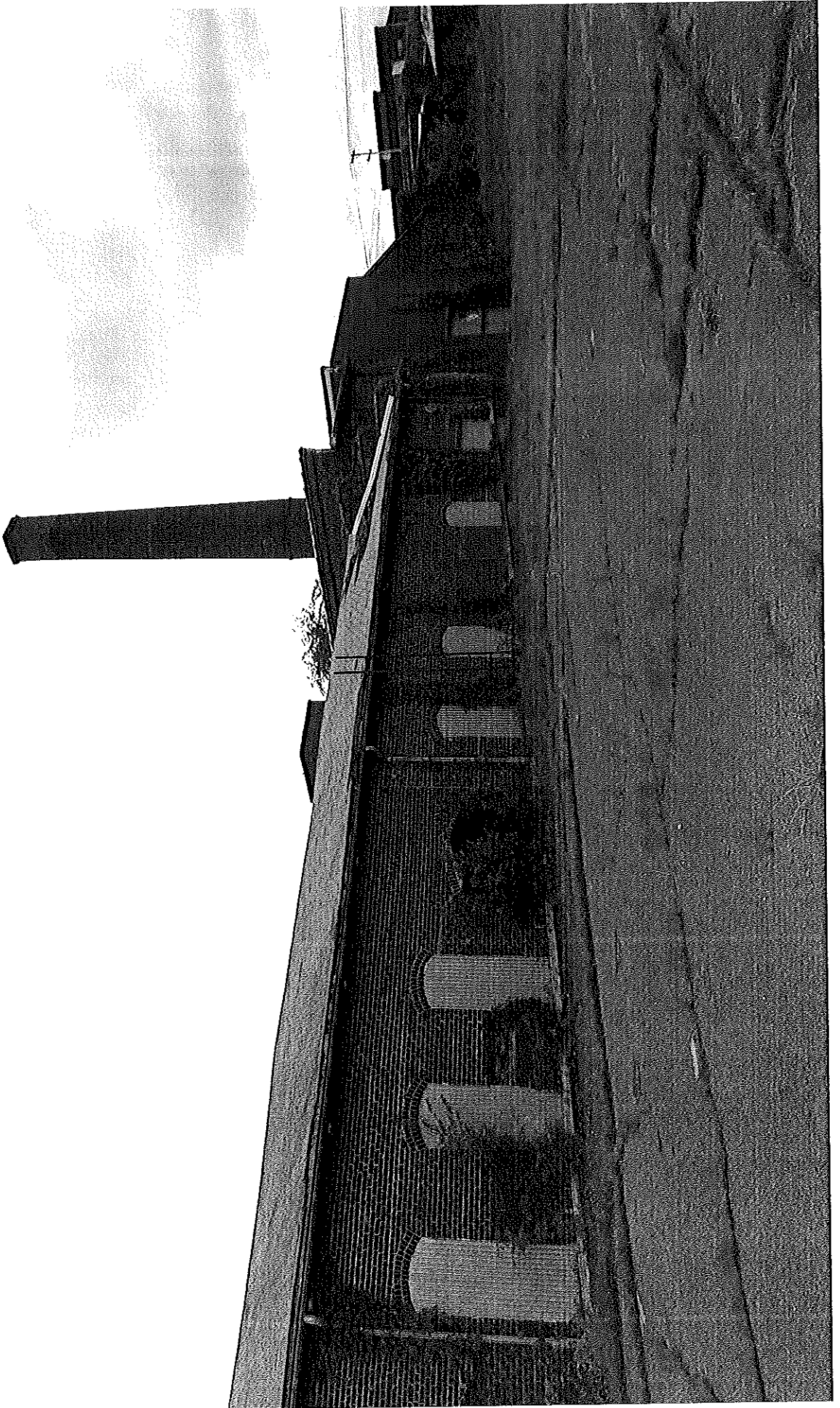




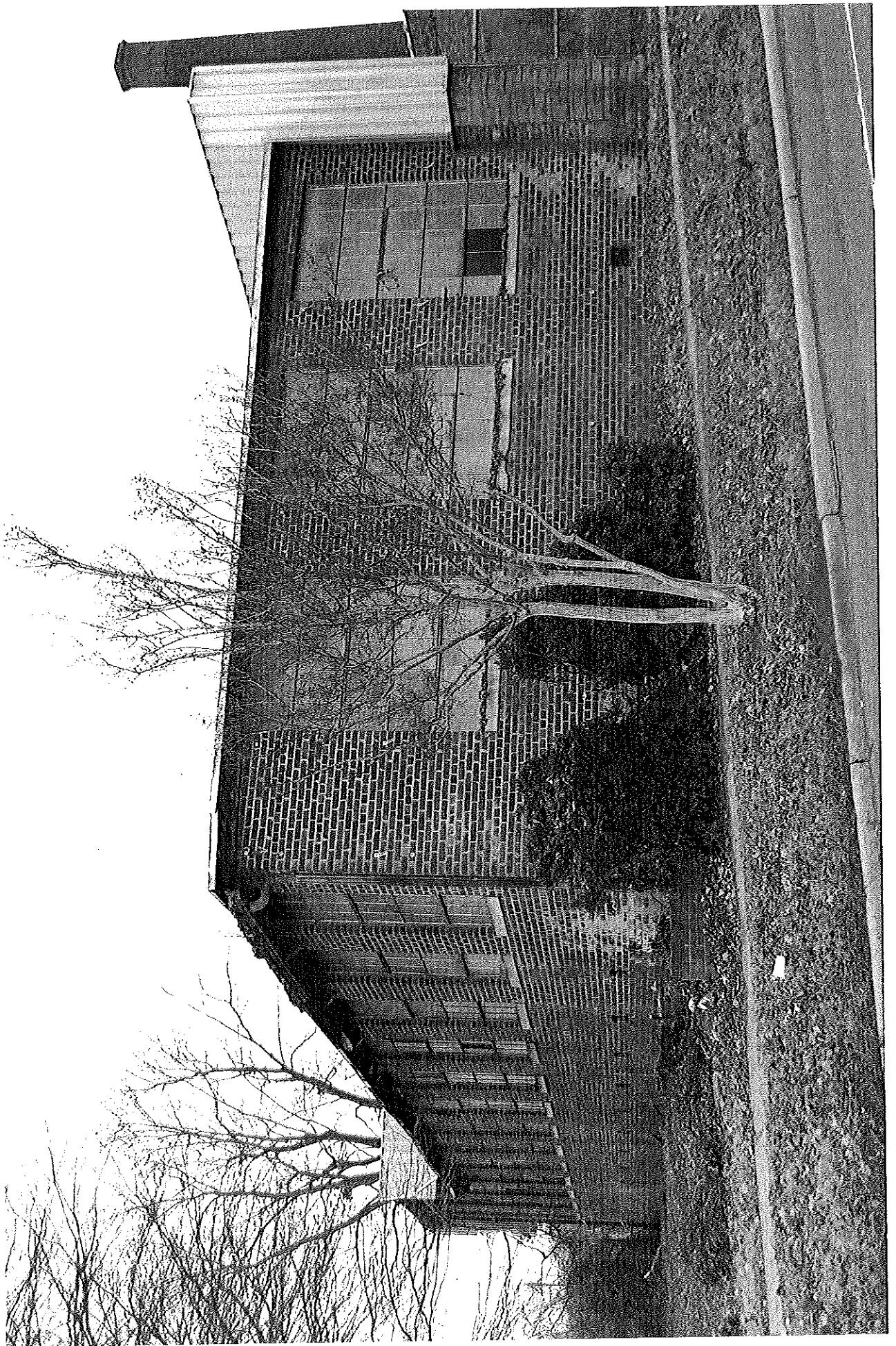


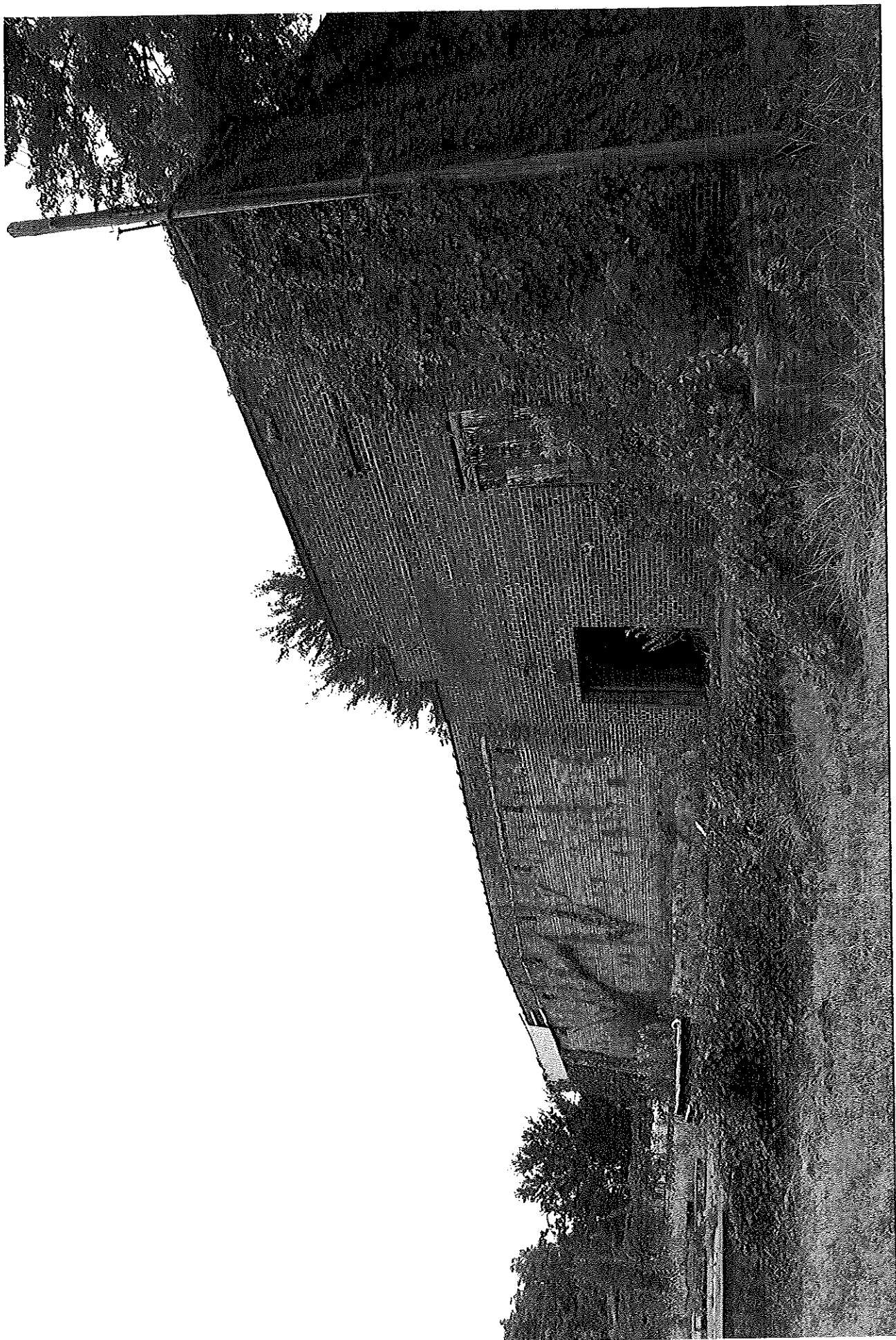


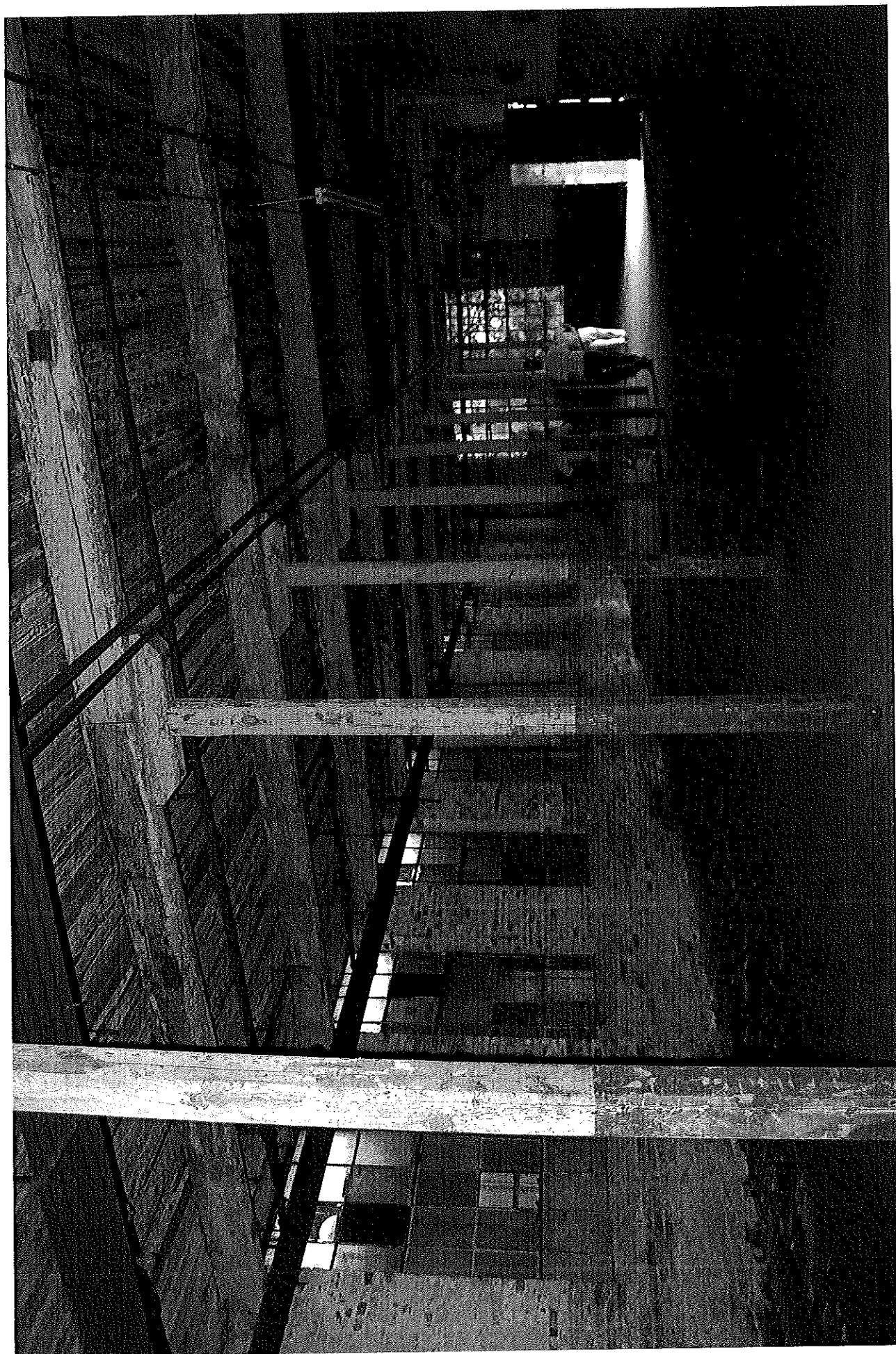






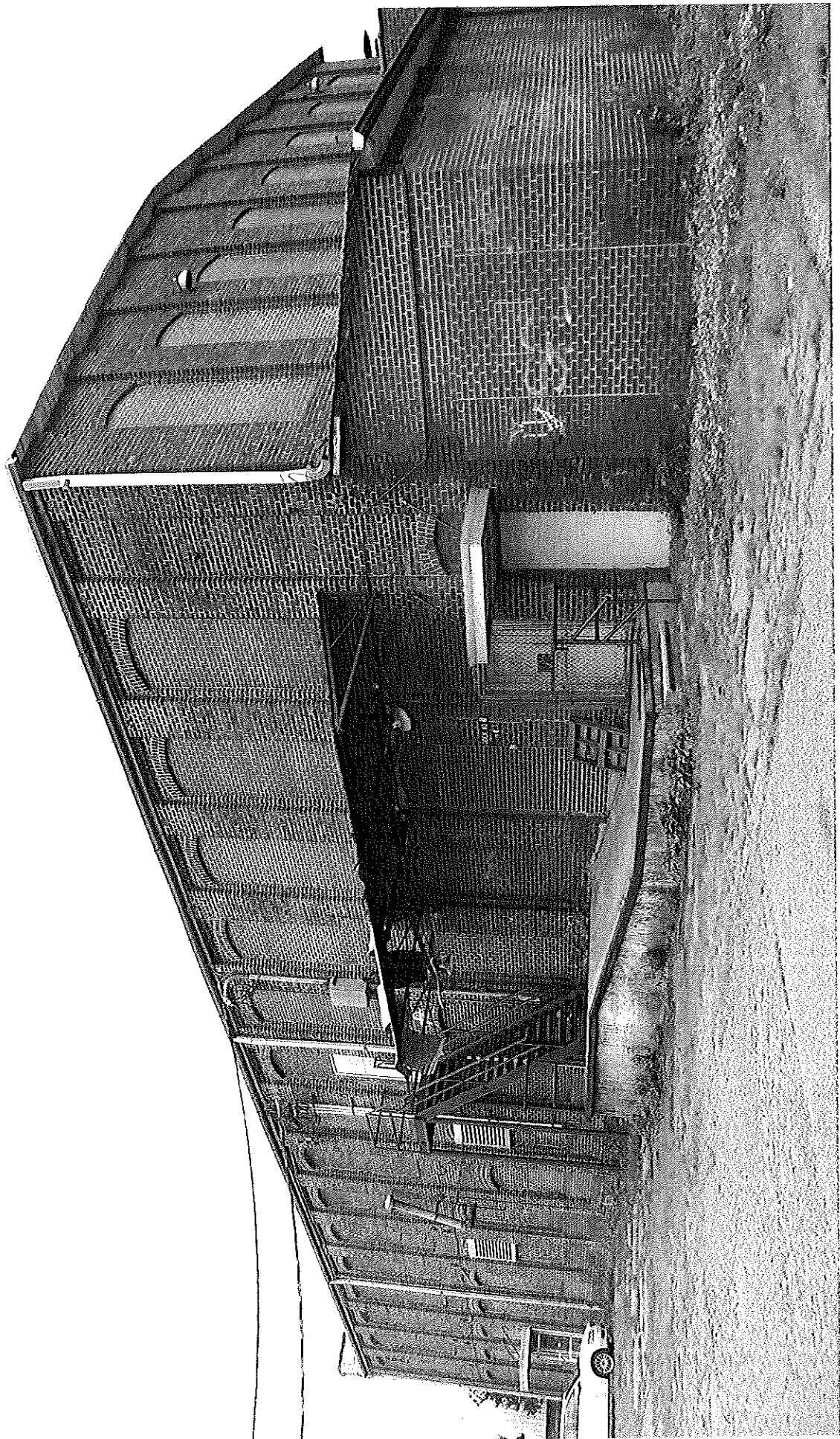
















Application for a CERTIFICATE OF APPROPRIATENESS

P.O. Drawer 357
201 South Main Street
Graham, NC 27253
(336) 570-6705
Fax (336) 570-6703
www.cityofgraham.com

The Historic Resources Commission (HRC) processes applications for Certificates of Appropriateness for (1) any changes in the external appearance of existing structures; (2) design of new structures; and (3) demolition of existing structures, within locally designated historic districts or landmarks. Regulations for Certificates of Appropriateness can be found in Article IV, Division 10, Historic Resources, of the *Development Ordinance*.

Property

Street Address: 12 NE Court Sq Graham
Property Owner: Rita Clayton NC 27253

Project

General description of each modification or improvement:

Paint siding*
Paint front door paint - Deep Blue Ocean
Remove sign
New sign

*Paint Deep Blue Ocean + Drifting Dune Alternating

If a site plan is required, has it been submitted? ☐ Yes ☐ No

Is there any approval pending by any other regulatory or administrative authority which may have a bearing on the proposed project? ☐ Yes ☐ No If yes, please specify:

EXHIBITS: This application must be accompanied by sketches, drawings, photographs, specifications, descriptions, etc. of the proposed project, which must be sufficiently detailed for the Commission to evaluate the proposal. See the back of this application for a checklist of required exhibits. There are 5 for signs, 6 for minor alterations, and 10 for new construction, additions or major alterations.

Applicant

Name: Shannon Carver
☐ Property Owner ☒ Lessee Other _____
Mailing Address: 934 Boone Rd
City, State, Zip: Burlington, NC 27217
Phone # 336-269-3531
Email: Alexis132650@yahoo.com

I, the applicant, hereby make application for a Certificate of Appropriateness for a ☐ Sign ☐ Minor Alteration
☐ New Construction, Addition or Major Alteration

I, the applicant, understand that this application cannot be processed unless and until it is complete, including all required exhibits, and it has been submitted at least 10 calendar days before the Commission meeting.

Shannon Carver 6/25/15
Signature of Applicant Date

Signature of Owner, when applicable Date

Representation at HRC Meeting

Who will represent the applicant at the HRC meeting?
Should have the authority to commit the applicant to make changes that may be suggested or required by the Commission.

Name: Shannon Carver
Relationship to Applicant: Same / Self
Phone # 336-269-3531
Email: Alexis132650@yahoo.com

FOR OFFICE USE ONLY	
Received by:	Remarks:
Received date:	
Tax Map #	
HRC date:	