

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

**NATIONAL REGISTER OF HISTORIC PLACES**

**Woodlawn Mill**

Mount Holly, Gaston County GS3421 Listed 12/18/2023  
Nomination by Clay Griffith, Acme Preservation Services, LLC  
Photographs by Clay Griffith, June 2022



Façade, north end of the mill, view to northwest.



Transformer house, oblique rear view to northeast.



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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

### 1. Name of Property

Historic name: Woodlawn Mill

Other names/site number: Mount Holly Spinning Mill

Name of related multiple property listing:  
N/A

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

### 2. Location

Street & number: 300 Woodlawn Avenue

City or town: Mount Holly State: NC County: Gaston

Not For Publication:  N/A Vicinity:  N/A

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

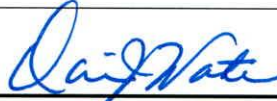
I hereby certify that this  nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property  meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national  statewide  local

Applicable National Register Criteria:

A  B  C  D

 Signature of certifying official/Title: <b>State Historic Preservation Officer</b> <u>North Carolina Department of Natural and Cultural Resources</u> <b>State or Federal agency/bureau or Tribal Government</b>	<u>10/30/23</u> Date
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In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government

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#### 4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) \_\_\_\_\_

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Signature of the Keeper

Date of Action

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#### 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

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>3</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>3</u>	<u>0</u>	Total

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  
INDUSTRY/industrial storage  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**

(Enter categories from instructions.)

VACANT/Not in use  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

OTHER: Industrial Italianate  
\_\_\_\_\_  
\_\_\_\_\_

### Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Foundation: brick  
\_\_\_\_\_  
Walls: brick  
\_\_\_\_\_  
concrete block  
\_\_\_\_\_  
board and batten  
\_\_\_\_\_  
Roof: rubber membrane  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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### Summary Paragraph

Local businessman and textile industrialist Charles E. Hutchison began the Woodlawn Manufacturing Company in 1905 and built a one-story brick mill near the bank of Dutchmans Creek approximately one-half mile north of downtown Mount Holly in Gaston County, North Carolina. Beginning in the late nineteenth century, Hutchison, a Mount Holly native, started investing in textile mills around the growing town, which was situated on the west side of the Catawba River in the southern Piedmont section of North Carolina. Hutchison hired noted mill designer and engineer Stuart W. Cramer to design the electricity-powered textile manufacturing plant and 25 houses for mill employees. Completed in 1907, the mill occupies a residual 3.5-acre tract adjacent to Woodlawn Avenue that includes the mill building, transformer house, a cotton warehouse, and multiple small hose houses and hydrants that were part of the plant's fire suppression system. The hose houses vary in size and substance but are generally too small to count as individual resources. The original mill was enlarged several times between the 1930s and early 1960s, although the core structure designed by Cramer with

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a two-stage crenellated tower, arched window openings, heavy timber framing, and corbelled fire walls remains clearly visible. Woodlawn Mill remains an important piece of Mount Holly's industrial heritage as one of the town's most intact surviving textile mills that contributed to the development, expansion, and consolidation of the local textile industry through the twentieth century.

## **Narrative Description**

Woodlawn Mill, begun in 1905 and completed in 1907, is a long, one-story brick building consisting of the original plant and later one-story, brick and concrete block additions erected primarily between the 1930s and early 1960s. A series of relatively modest additions along the west elevation has encompassed earlier, original projections on that side into a nearly continuous west wall, while the more substantial additions extend from the north and south ends of the original mill. Charles E. Hutchison and other investors organized the Woodlawn Manufacturing Company in 1905 and hired the prominent mill engineer Stuart Cramer of Charlotte to design the mill and associated workers' houses. The building occupies a relatively low-lying parcel on Woodlawn Avenue, which was originally part of the principal road between the towns of Charlotte and Lincolnton. The meandering course of Dutchmans Creek flows nearby, east of the mill property and an adjacent wooded tract across Woodland Avenue. At its nearest point, the creek passes just 60 feet from Woodlawn Avenue.

Located at 300 Woodlawn Avenue, the mill property is bounded on the east by Woodlawn Avenue and a narrow concrete sidewalk extends the full length of the property between the plant and the two-lane roadway. The remainder of the mill property is bordered by Madison Drive to the north, Meller Street to the west, and B Avenue to the south. A single, former mill house located at the intersection of Meller Street and B Avenue abuts the mill property to the southwest. The site slopes upward from east to west so that Meller Street is at a similar elevation to the rooftop of the one-story mill building. The undeveloped portions of the site are typically grassed with some overgrown vegetation located near the building, especially along the west elevation and at the southwest corner of the site. At the north end of the building, concrete foundations, truck bays, and loading platforms link the other two structures on the site with the mill building and outline the locations of a ca. 1970 machine shop and ca. 1950s cotton warehouse that no longer stand.

### **Woodlawn Mill, 1907, ca. 1937, ca. 1960**

### **Contributing building**

Completed in 1907, the original Woodlawn Mill extended approximately 350 in length on a relatively flat site of low-lying bottomland along the west bank of Dutchmans Creek. Despite later alterations and additions, the original one-story brick mill remains clearly evident, featuring a raised foundation, segmental-arch window openings, and a shallow bracketed gable roof. A crenellated two-stage tower enlivens the façade. Except for the

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south end of the façade, the upper level of the tower, and the 1953 office wing described below, the original red brick is now painted white. A corbelled brick fire wall with a stepped parapet and terra cotta tile coping is visible at the north end of the original mill, which separated the mill from the picker room, replaced in 1944 by the current cotton waste room. Almost all of the openings in the regular procession of windows on the main level have been infilled with brick, but the rhythm and spacing of the arched forms remain clearly defined along the front (east) and rear (west) sides of the building. A documentary photograph of the mill shows the segmental-arch openings with tall, wood-frame windows consisting of four-light pivot transoms above eight-over-eight double-hung sash. Segmental-arch openings in the foundation hold metal grilles for ventilation of the timber joists and brick piers supporting the mill floor. Heavy timber brackets with rounded ends support the overhanging east and west eaves of the low-pitched roof. North of the tower on the east elevation is a window opening that has been reopened but contains no sash and a second, infilled bay pierced by a protruding metal vent for the ventilation equipment inside. At the south end of the east elevation, between the 1937 toilet addition and the office wing, two window openings contain non-original multi-light sash and two infilled bays pierced by fixed-sash single-light windows.

The crenellated tower dominates the east elevation of the building and serves as the mill's principal decorative element. The face of the tower displays a round-arch window bay with a corbelled brick hood rising through the brick water table, while the tower sides have segmental-arch openings of the same scale as the main window openings. An eight-course corbelled cornice caps the lower stage of the tower and provides a base for the decorative upper stage rising above the roofline. The upper level has paired brick pilasters at the corners of the north, west, and south sides; decorative brick corbelling; stout crenellations; and bull's-eye windows on the east and west sides. The round openings have been bricked in, but the three courses of header brick forming the openings and four corbelled keystones at each window remain intact.

A block of three, adjoining lavatory bays project from the main mill's façade south of the tower. The three blocks were likely constructed around 1937 when major additions were made to the mill. The brick rooms, which project at different depths, have low shed roofs flanked by flat parapets with terra cotta tile coping, segmental-arch vent openings in the foundation, and wood brackets in the eaves. Two rectangular vents are located on the east elevation of the largest block, and the window openings on all sides have been infilled with brick.

When air conditioning systems were added in the late 1950s and early 1960s, the rooftop equipment was housed in two flat-roof, frame enclosures on the roof of the main mill. The smaller of the two enclosures is located roughly opposite the main tower, while the larger enclosure is located further south on the roof. A projecting, one-story brick bay on the west elevation of the main mill contains an air conditioning equipment room added around the same time, which encompasses original projections on this elevation to form a nearly continuous west wall of the mill. The smaller rooftop air-conditioning structure to

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the north is covered with asbestos shingle siding and has a single-leaf door on its north side. The larger unit to the south is covered with German siding and has a single-leaf door and a row of vents on its west side. Freestanding gable-roof vents are located around the larger enclosure. A metal frame structure on the roof (between the two rooftop enclosures) supports modern cooling equipment that is enclosed with metal siding. As the site begins to rise toward Meller Street on the west side of the mill, the roof is accessed by metal catwalks extending from grade to the roof in the vicinity of the two roof enclosures.

The interior of the mill is primarily a long, open workspace internally ordered by two rows of round steel columns running the length of the building. It has exposed brick walls, wood floors, and exposed wood ceilings, which are open to the rafters. The mill retains most of its original, chamfered wood roof beams, though modern steel I-beams have replaced, or reinforced, the wood beams in several places. A row of original, octagonal wood posts supporting the roof beams remains intact in the northwest portion of the mill, but the wood posts were largely replaced by steel columns, which are believed to have been installed around 1963, when Fieldcrest Mills purchased the building.<sup>1</sup> Original arched doorways and later doors with flat lintels open into storage and utility rooms along the side elevations. A supervisor's office with three plate-glass windows overlooking the factory floor has been partitioned along the west wall. The frame partition walls are covered with plywood sheathing and a single-leaf door enters the office from the north. While the original south wall of the mill was completely removed when the facility was enlarged in 1937, the north wall remains intact with a central doorway opening into the 1944 cotton waste room addition. The double-leaf wood doors have a single-pane window and swing open into the mill; a roll-up metal door covers the opening in the waste room.

Beginning in the 1930s, the original 350-foot-long mill building was enlarged and expanded primarily on its north and south elevations. The present facility is approximately 590 feet long from end to end. The clusters of additions are described below beginning with the additions at the south end of the original mill and concluding with the group of additions at the north end of the original mill.

#### ***Additions to south elevation, 1937, 1941, 1953, 1963***

In 1937, a one-story brick addition that conformed to the height and width of the 1907 building was erected on the south elevation of the mill, replacing the original nine-bay elevation. Extending approximately 85 feet to the south, the addition contained a warping and winding room, as well as space for packing and shipping finished cloth. The shallow gable roof with bracketed eaves matches the original roofline. The interior of the addition, much like the original building, has wood floors and an exposed wood ceiling with chamfered wood beams. Several chamfered wood posts in the addition survive intact, but the majority were replaced

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<sup>1</sup> David Fields, interview with Rick Mattson, August 6, 2009. Mr. Fields was a former plant supervisor at the Woodlawn Mill. The preparation of this nomination owes a significant debt to the research and documentation prepared by Mattson, Alexander & Associates for the "Woodlawn Manufacturing Company Historic Preservation Certification Application, Part 1 – Evaluation of Significance" (2009).



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with steel columns around 1963. The addition had square, steel-sash windows that have been removed and the openings bricked in as subsequent one-story additions were built in 1941, 1953, and 1963 surrounding the 1937 wing.

A brick wing built in 1941 as the twisting room extends at an angle from the southwest corner of the 1937 addition. The twisting room housed machinery used to twist yarn to increase its strength and reduce breakage. The twisting room wing measures approximately 100 feet by 50 feet and has a shallow gable roof with bracketed eaves similar to the main roof of the mill. Large window bays on the north and south side elevations have been bricked in. A concrete loading ramp on the exterior leads to a one-story brick extension that serves as an entrance bay, but the opening has been damaged and boarded up. The interior of the twisting room wing has concrete floors and exposed wood ceilings with chamfered wood beams. Original wood posts were replaced by steel columns around 1963.

A brick office wing built in 1953 on the east side of the 1937 addition is shorter in height than the main mill and measures 60 feet long and 20 feet wide. The brick wing has a flat roof, boxed eaves, and three-light steel-sash awning windows that have been boarded up. A concrete platform immediately north of the office wing has concrete steps and metal railings. Resting on a concrete block foundation, the platform accesses two single-leaf metal security doors that open onto the factory floor and a single-glazed wooden door to the offices. An attached flat-roof canopy supported by a metal pipe column partially shelters the platform and the office entrance. The interior of the office wing is subdivided into four offices, a restroom, and a conference room and is finished with wood floors, wood paneled walls, and acoustical tile ceilings.

A concrete block packing and shipping room constructed in 1963 on the south elevation of the 1937 addition measures approximately 85 feet long by 60 feet wide. The west wall of the shipping room is angled to connect at a right angle with the twisting room extending to the southwest. The addition has a corrugated metal flat roof supported by steel beams and posts and two loading bays located on the west wall. A cantilevered flat-roof metal canopy shelters the two truck bays, which are accessed through metal roll-up doors. Square window openings on the south and east elevations have been bricked in except for the southwest corner where a steel-sash window remains in place (glass removed to accommodate a fan) and the middle window that has been filled with plywood and a metal duct. A single-leaf entry door on the east elevation, just south of the office wing, opens into a vestibule of frame partition walls and doors to the packing and shipping room and the main factory floor. A single-leaf wood door that leads from the vestibule to the shipping room is flanked by large, plate-glass window panels. The interior of the shipping room has concrete floors and wide, metal sliding door communicates between the space and the adjacent twisting room.

#### ***Additions to north elevation, 1944, 1965, 1970***

As with the south side of the 1907 mill, several additions were built on the north side of the original building. A brick firewall with a corbelled parapet separates the mill from a

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brick cotton waste room erected in 1944. The waste room, which housed the machinery to process and store cotton waste, replaced the original picker room shown on Sanborn maps. This north wing conforms to the height and width of the 1907 plant, and the shallow gable roof with bracketed eaves matches the original roofline. A brick dust flue, resembling a plain rectangular tower, rises against the east wall of the addition. The interior has wood flooring, exposed wood ceilings, exposed brick walls, and steel beams and posts. The waste room was enlarged to the north and west in 1965 by removing the earlier walls and expanding the space with brick-veneered concrete block walls, concrete floors, roof beam extensions, and steel supports on the interior of the north walls. A square opening for a ventilation fan is located near the north end of the west side. A single-leaf metal entry door is located at the north end of the east elevation, and concrete steps with metal railings access the concrete stoop at the entry, which is sheltered by an attached corrugated metal flat-roof canopy supported on metal posts. A metal loading door on a sliding track is located at the east end of the north side of the waste room and opens onto a concrete dock that extends north to the cotton warehouse.

Finally, in 1970, an addition for cotton waste machinery and a maintenance shop was constructed on the north side of the waste room. This expansion is shorter in height than the main plant and set back from the mill's east elevation. Constructed of concrete block with face brick on the east elevation, the two-part structure was divided by a brick fire wall with a corbelled parapet and terra cotta tile coping. The shallow gable roof of the wing began to fail in the 2010s and around 2020, the machine shop was demolished due to extensive water damage and deterioration. The waste machinery room remains standing and is accessed through a metal sliding door on the east elevation. The roof is severely deteriorated, however, with the steel roof beams exposed to the elements. The corbelled parapet at the west end of the fire wall has collapsed, although evidence of the machine shop's roofline and painted brick interior south wall remains in place. A single-leaf steel door located in the northwest corner of the waste machinery room opens on the west elevation.

### **Transformer House, 1907**

### **Contributing building**

Built in 1907 along with the electric-powered mill, the transformer house is a tall, one story, one-room, brick building with a sharply pitched, corrugated-metal, shed roof that slopes downward from north to south. A smaller projecting shed roof supported by diagonal brackets overhangs the building's north elevation, which is largely overgrown. The roof was covered at an unknown later date with a coating of concrete. The roof overhang on the north elevation shelters three round-arch openings without sash or grilles located high in the wall.

The window and doorways on the east and west elevations have segmental arch openings, corbelled brick lintels, and brick sills. The larger openings have arches composed of five courses of header bricks, while the smaller arches are three courses tall. The larger opening on the east elevation served as a doorway with a heavy wooden lintel framing the

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door opening; the transom was made smaller at some point with an arched eight-light wooden sash flanked by brick infill. On the west elevation, the larger opening also appears to have been made smaller with brick infill and an arched wood-sash window that may have been recycled from another part of the mill. The south elevation contains a central window opening and two round-arch openings without sash or grilles positioned high on the wall. The two upper openings are sheltered by the roof overhang, which is supported by steel brackets. The interior has concrete flooring, exposed brick walls, and exposed steel I-beams.

### **Cotton Warehouse, 1950<sup>2</sup>**

### **Contributing building**

A one-story, frame, cotton warehouse survives at the north end of the mill site and is connected to the rest of the facility by a concrete loading platform. A second warehouse stood on the south side of the poured concrete fire wall that separated the two buildings but was demolished around 2020 due to extensive water damage and deterioration. A small concrete block storage room projects to the south of the fire wall. The room, which is accessed through a heavy steel door on its east elevation, may have been used to store hazardous materials. On the north side of the fire wall, the warehouse survives with a concrete pier foundation, low-pitched shed roof, and board-and-batten siding on the façade. A central loading bay is accessible through a sliding wooden door. The north and west elevations are clad with plywood sheathing with horizontal boards covering the seams between the upper and lower rows of plywood panels. The interior retains its heavy wood posts and brackets supporting the roof beams and joists.

### *Integrity Assessment*

Woodlawn Mill retains a good degree of integrity as a fully realized example of an early-twentieth-century brick cotton mill designed by noted mill architect Stuart Cramer in the prominent textile producing region of Gaston County. Though vacant, the one-story mill building, later additions, and associated structures generally retain integrity of location, setting, design, materials, workmanship, feeling, and association. The original mill, designed by Cramer and completed in 1907, has been enlarged but retains significant elements of its design, including the crenellated tower, heavy timber roof construction, and rhythmic pattern of segmental-arch window openings along the side elevations, almost all of which are now bricked in but clearly defined. The integrity of the original mill's design, materials, and workmanship has been somewhat diminished by later changes, but these changes reflect the evolution of textile production through the mid-twentieth century with the introduction of improved fire suppression and sprinkler systems, air conditioning, interior lighting, and the use of fireproof concrete and steel, as well as a need for greater warehouse space. The material alterations and

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<sup>2</sup> "Company Is Constructing New Addition," *Mount Holly News*, July 14, 1950, 1.

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additions to Woodlawn Mill illustrate these typical developments in textile production during the twentieth century and occurred within the property's period of significance. The building remains structurally sound despite some deterioration due to water penetration and deferred maintenance. The deteriorated areas are generally located at the south end of the original mill and in the 1937 warping and winding room extension where water damage has compromised the floors and ceilings. Deterioration of the roof at the point where the 1941 twisting room wing abuts the warping and winding room extension has caused substantial damage but remains generally confined within these subsequent additions to the mill. Material deterioration, while severe in a few places, does not compromise the overall integrity of the mill building.

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## 8. Statement of Significance

### Applicable National Register Criteria

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

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

### Criteria Considerations

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

- 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 old or achieving significance within the past 50 years



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**Areas of Significance**

(Enter categories from instructions.)

Architecture

Industry

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**Period of Significance**

1907-1972

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**Significant Dates**

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**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

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**Cultural Affiliation**

N/A

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**Architect/Builder**

Cramer, Stuart W. – architect

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Built in 1907, the locally significant Woodlawn Mill is eligible for the National Register of Historic Places under Criteria A and C in the areas of industry and architecture. This relatively well-preserved cotton mill represents the rise of the textile industry in Mount Holly and Gaston County, North Carolina, between the late nineteenth and mid-twentieth centuries. During this period, the southern Piedmont region surpassed New England in textile production and Gaston County became a major textile manufacturing center. Incorporated in 1875, Mount Holly developed into a thriving cotton mill community and boasted ten mills by 1930. The Woodlawn Manufacturing Company, maker of coarse cotton yarn and later combed yarns, was one of six Mount Holly mills owned by Charles E. Hutchison. In 1920, the Woodlawn Mill merged with Hutchison's American Yarn and Processing Company, and in 1952, a merger with the Efir Manufacturing Company of Albemarle, North Carolina, resulted in the creation of American & Efir, Inc., which operated 18 plants in the United States and internationally. Today, the Woodlawn Mill is one of only two Mount Holly mills to remain substantially intact, retaining key historical elements of design and construction to represent the importance of the industry to the local economy. The other is the Mount Holly Cotton Mill (NR, 1996), which was built in 1876 and acquired by Hutchison in 1919, when it was remodeled and renamed the Alsace Manufacturing Company.

Noted Charlotte textile engineer Stuart W. Cramer designed the Woodlawn Mill as a one-story, brick plant powered by electricity. The mill features a two-story crenellated tower and banks of arched windows (now bricked in but clearly defined). Most of the original heavy timber posts inside the mill were replaced with steel columns in the early 1960s. Similar to other cotton mills in the region, Woodlawn Mill expanded and modernized over time. Later additions for up-to-date machinery and increased production took place primarily between the 1930s and 1960s, when new brick wings were built on the north and south elevations that mainly conformed to the original mill in their materials, scale, and shallow, bracketed gable roofs. The additions, which primarily occurred during the period of significance, 1907 to 1972, do not significantly diminish the overall integrity of the 1907 mill.

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

*Historical Background and Industrial Context*

The history of textile manufacturing in Gaston County began in 1848, when the Mountain Island Mill was constructed to manufacture yarn and woven cloth along the Catawba River, which forms the eastern boundary of the county.<sup>3</sup> Gaston County, which was created in 1846 from the southern portion of Lincoln County, is bordered by Mecklenburg County to the east on the opposite side of the Catawba River. By the start of the Civil War, two additional factories were spinning cotton in the county. The Woodlawn Mill, commonly known as Pinhook Mill, located on the South Fork River near the present-day town of McAdenville, was established in 1852, along with Stowe's Factory, three miles south of present-day Cramerton. Unlike the brick mill at Mountain Island, Pinhook and Stowe's Factory were multi-story wood structures. At the time, Gaston County ranked fourth in the state with three cotton mills operating before 1860. However, none of these three antebellum mills remained standing beyond 1916.<sup>4</sup>

The subsequent reconstruction and expansion of the state's rail network after the war spurred the growth of textile manufacturing across the Piedmont region. Business and civic leaders sought to replace the agrarian past with industrialization and urban growth to rebuild the state's economy. The availability of waterpower, improved transportation networks, and proximity to cotton growers propelled the state to become one of the most industrialized in the nation. Charlotte, seat of Mecklenburg County, emerged as a central hub for the textile industry, becoming the state's largest city by 1910.<sup>5</sup>

The Tuckasee Road, the principal route between Charlotte and Lincolnton in the mid-nineteenth century, passed through the Gaston County village of Woodlawn, located on Dutchmans Creek, approximately 1.5 water miles above its confluence with the Catawba River. Pioneer settler Robert Alexander's farm, known as Woodlawn, stood alongside the Tuckasee Road, which crossed the Catawba River at Tuckasee Ford. After the Civil War, local farmer Charles L. Hutchison operated a general store in Woodlawn. While working in his father's store, Charles Egbert Hutchison (1860-1942) became interested in the burgeoning textile industry, which was rapidly developing along the Catawba River between Charlotte and Gaston County.<sup>6</sup>

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<sup>3</sup> Kim Withers Brengle, *The Architectural Heritage of Gaston County, North Carolina* (Gastonia, NC: Gaston County Historic Properties Commission, 1982), 10.

<sup>4</sup> Brengle, *Architectural Heritage of Gaston County*, 10; Robert Allison Ragan, *The Textile Heritage of Gaston County: 1848-2000* (Charlotte, NC: R. A. Ragan and Company, 2001), 18-25.

<sup>5</sup> Catherine W. Bishir and Michael T. Southern, *A Guide to the Historic Architecture of Piedmont North Carolina* (Chapel Hill, NC: University of North Carolina Press, 2003), 62-65.

<sup>6</sup> Lee Beatty, Jim Love, and Charles A. Rhyne Jr., *Mount Holly* (Charleston, SC: Arcadia Publishing, 2011), 7-9.

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Abel P. Rhyne entered the textile industry in the late 1860s when he became involved with Pinhook Mill. After selling his interests in 1873, Rhyne and his brother Daniel E. Rhyne organized the Mount Holly Cotton Mill in 1875. The Mount Holly Mill, just the fourth cotton mill in Gaston County, began operations in 1876 on the east bank of Dutchmans Creek near Woodlawn. Mount Holly Cotton Mill shipped its products by rail from the station at Tuckaseege. The present-day town eventually grew out of the local industrial development and came to occupy an area along the railroad between the Tuckaseege Ford and Woodlawn. The origin of the name "Mount Holly" is unclear, but it is believed to have been inspired by Mount Holly, New Jersey, whose mills reportedly produced the finest cotton yarns in the country. Rhyne went on to establish Tuckaseege Mill in 1883, Albion Mill in 1890, and the Stanley Manufacturing Company in 1891.<sup>7</sup>

Situated near the river, the town of Mount Holly stood at the forefront of Gaston County's emerging textile industry. The Wilmington, Charlotte, and Rutherford Railroad was built across the river in 1860, connecting Mount Holly to the railroad hub of Charlotte, just 12 miles east. Attracted by the town's proximity to waterpower and rail transport, four cotton mills were operating around Mount Holly by 1901, more than in any other town in the county. In 1915, Mount Holly claimed six mills, and by 1930 it boasted of ten. The arrival of the Piedmont and Northern (P&N) Railway in 1911 provided additional impetus to textile production. Charles E. Hutchison conceived of the electric, interurban line linking Charlotte to the mill towns west of the Catawba River and served as one of its directors.<sup>8</sup> The P&N served both passengers and freight on its westward route from Charlotte to Gastonia, the political seat of Gaston County and another burgeoning textile center. At its height of operation in the 1920s, the P&N line generated so much traffic that its motto, "A Mill to the Mile," was accurate for much of its length.<sup>9</sup>

Charles E. Hutchison and other investors chartered the Woodlawn Manufacturing Company in Mount Holly on December 22, 1905. Hutchison hired noted mill architect Stuart Cramer of Charlotte to design the mill, opened in 1907. Woodlawn was one of a group of cotton mills organized by C. E. Hutchison primarily in Mount Holly. Hutchison entered the textile industry in 1890, joining A. P. Rhyne to build the Albion Mill. In 1891, Hutchison and his associates started the Nims Manufacturing Company on Dutchmans Creek to produce cotton yarn.

The Woodlawn plant began milling cotton in 1907 with a capital stock of \$150,000, a typical sum for the relatively small-scale textile mills that characterized the early textile production

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<sup>7</sup> Lucy Penegar, et al, "Mount Holly Cotton Mill" National Register of Historic Places Registration Form, Gaston County Historic Preservation Commission, Gastonia, NC, 1996, 4; Joseph H. Separk, *Gastonia and Gaston County: Past, Present, Future* (Gastonia, NC: published by author, 1936), 12; "A. P. Rhyne, One of the Pioneers in Cotton Manufacturing in the State, Has Helped Many Boys to Attain Success," *The Charlotte Observer*, August 25, 1918, 24.

<sup>8</sup> "Hutchison Rites Held," *The Charlotte News*, October 2, 1942, 8A.

<sup>9</sup> Brengle, *Architectural Heritage of Gaston County*, 224-226; Brent D. Glass, *The Textile Industry in North Carolina, A History* (Raleigh, NC: Division of Archives and History, North Carolina Department of Cultural Resources, 1992), 57-58.

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plants in the Piedmont. From the beginning, the mill was run by electricity—just the third electric-powered mill at the time in Gaston County. The Southern Power Company (later Duke Power), which was constructing a series of hydroelectric power plants along the Catawba River, supplied the electricity. Woodlawn was sited south of the Nims mill beside Dutchmans Creek and McAdenville Road, at the northern outskirts of Mount Holly. In addition to the mill, the complex included a cotton warehouse, a transformer house that sent electricity into the plant, a waste house, and 25 one-story, frame dwellings for operatives and supervisors facing several adjacent streets. The introduction of electric power to Gaston County in 1907 greatly spurred the development of cotton mills over the next two decades.<sup>10</sup>

Woodlawn Mill originally contained 5,200 spindles to produce medium-count, carded cotton yarn. The Saco and Pettie Machine Shops of Newton Upper Falls, Massachusetts, furnished most of the machinery, and General Electric Company of Schenectady, New York, provided the electric equipment. Woodlawn prospered under Hutchison's leadership and underwent steady improvement and expansion to keep pace with the growing textile industry. The number of spindles soon doubled to 10,000, and the mill began producing finer combed yarns.

During the ensuing years, Hutchison became one of the county's leading textile men, owning six of ten mills in Mount Holly. In 1920, Hutchison became the first textile magnate to consolidate all of his plants into one corporation, creating the American Yarn and Processing Company. By 1922, the firm, with Hutchison as president, included the Woodlawn Mill, the Nims Manufacturing Company, the Adrian Cotton Mill (1916), the Alsace Manufacturing Company (originally the 1876 Mount Holly Mill), the American Processing Mill (1918), and the Madora Cotton Mill (1922) in Mount Holly, as well as the Union Cotton Mills in Maiden, in Rockingham County, North Carolina. Given Hutchison's role as the principal investor in these facilities, they became known informally as the Hutchison Group of Mills.<sup>11</sup>

The American Yarn and Processing Company became the first fully consolidated group of mills in Gaston County and the first to have its own finishing plant—the 1918 American Processing Mill. The group of mills comprised 53,000 spindles making combed and carded cotton yarns and threads as well as finished, mercerized, combed and carded cotton yarns. American Yarn and Processing, like other mills in the region, received financing primarily through Charlotte banks, chiefly the American Trust Company.<sup>12</sup> The Woodlawn Manufacturing Company was one of the hundreds of textile plants to appear through the Piedmont region of North and South Carolina in the late nineteenth and early twentieth centuries, eventually surpassing New England as the leading textile producing region in the world. Gaston County led the state in the number of cotton mills through the early twentieth century with 70 mills in

<sup>10</sup> Ragan, *Textile Heritage of Gaston County*, 226; Brengle, *Architectural Heritage of Gaston County*, 227.

<sup>11</sup> Robert Lee Stowe, Jr., *Early History of Belmont and Gaston County, North Carolina* (Charlotte, NC: Laney-Smith, Inc., 1997), 16; Brengle, *Architectural Heritage of Gaston County*, 224-226; *A&E News and Views*, October 20, 1986, and March-May 1991; Ragan, *Textile Heritage of Gaston County*, 224-225; Beatty, et al, *Mount Holly*, 93.

<sup>12</sup> Ragan, *Textile Heritage of Gaston County*, 225.



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operation in 1920. By 1930, more than 300 cotton mills operated within a 100-mile radius of Charlotte, including 95 cotton mills in Gaston County alone.<sup>13</sup>

The industrial economy struggled during the Great Depression, but by the mid-1930s, emerging trends in corporate ownership, diversification, and modernization gave the region's textile industry new momentum. These developments plus the soaring demand for cotton products during and after World War II led to a period of expansion that continued into the postwar decades. At Woodlawn, a new warping and winding room was constructed on the south side of the factory in 1937 to accommodate new machinery and increased production. In 1941, a twisting room, with equipment to strengthen yarn, was added to the 1937 wing, and in 1944 modern machinery to process cotton waste was installed in an addition that replaced the picker room on the mill's north elevation. Between 1939 and 1951, the number of mills in North Carolina jumped from 695 to 1,047, and the number of mill workers rose from 181,246 to 232,575.<sup>14</sup>

The steady consolidation of textile firms in large corporate entities through mergers and acquisitions marked the postwar era. Although family-run mills persisted, international corporations gradually acquired the smaller independently owned plants. The consolidation of the industry was characterized by a greater "vertical integration" of the manufacturing process—from raw materials and production to the sale and distribution of finished goods. By contrast, early mill owners typically expanded "horizontally," organizing or acquiring additional cotton mills that made basically the same product. With the organization of Mount Holly's American Processing Mill in 1918, Charles Hutchison had been among the first to add a finishing plant to his holdings. The American Processing plant processed the yarns produced by his other mills for the next step in the manufacture of knitted and woven goods. Concurrent with the consolidation of firms, the modern textile corporations enlarged and renovated existing factories to accommodate production of new man-made fibers and state-of-the-art equipment that increased capacity.<sup>15</sup>

Shortly after Charles E. Hutchison's death in 1942, Woodlawn Mill, along with the entire American Yarn and Processing Company, was acquired by the R. S. Dickson Company, an investment banking firm in Charlotte. In 1947, Dickson's American Yarn and Processing merged with the Efird Manufacturing Company of Albemarle, North Carolina. In 1952, these two companies formed American and Efird, Inc., a \$13 million corporation with 144,000 spindles, 14

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<sup>13</sup> *Seventeenth Annual Report of the Bureau of Labor and Printing of the State of North Carolina for the year 1903* (Raleigh, NC: E. M. Uzzell & Co., 1904), 105, 108-109; *Thirty-Second Report of the Department of Labor and Printing of the State of North Carolina, 1919-1920* (Raleigh, NC: Edwards & Broughton Printing Co., 1921), 108-113; Brengle, *Architectural Heritage of Gaston County*, 13-18.

<sup>14</sup> Ragan, *Textile Heritage of Gaston County*, 226-227; Glass, *Textile Industry in North Carolina*, 78.

<sup>15</sup> Glass, *Textile Industry in North Carolina*, 79-84; Ragan, *Textile Heritage of Gaston County*, 228.

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spinning mills, and 3,000 employees in North Carolina, Pennsylvania, New Jersey, and overseas.<sup>16</sup>

The mid-twentieth century modernization of textile mills included improvements to the work environment, as well as technological changes that enhanced production and product quality. Advancements in air conditioning kept machinery from overheating and regulated humidity. Improved ventilation and humidity control helped clear the air of lint, fumes, and dust and created more pliable yarn. Interior walls were painted pastel colors to brighten workspaces, and upgraded industrial lighting distributed light more evenly through the plant. The improvements to air conditioning systems and lighting ultimately made the large windows inefficient, leading to their removal and infill of the openings such that windowless brick and concrete-block walls distinguished the modern mills and additions. Technological advancements in combers and spinning machinery increased efficiency, along with the use of individual, high-speed drive motors to run machinery throughout the plant. These improvements in automation increased productivity and quality and at the same time reduced labor costs.<sup>17</sup>

In the early 1960s, Gaston County became the largest textile producing county in the nation. More than 58 percent of the county population worked in manufacturing, and more than 1.2 million spindles were in operation. Gaston County textile mills consumed 456,000 bales of cotton annually, surpassing its nearest competitor—Spartanburg County, South Carolina—by 60,000 bales.<sup>18</sup>

In 1959, American & Efird sold the Woodlawn plant to Kimberly Yarn Mills, which was subsequently acquired by Fieldcrest Mills, Inc., in 1963. The name of the mill was changed to Mount Holly Spinning, and under Fieldcrest's ownership, the company modernized the mill, replacing wood posts with steel, installing a new air-conditioning system, and bricking in the windows. Woodlawn continued to manufacture textiles until 2002, when Kimberly Yarn Mills shut it down amidst the widespread closings of cotton mills throughout the region. The building is now vacant after a period of general warehouse use.<sup>19</sup> Since 2002, the property has been owned by the Johnson family and two subsequent investment groups. In 2014, the Historic Preservation Foundation of North Carolina secured an option to purchase the mill.<sup>20</sup> The organization sold the building to the current owner, Lehigh Holdings, LLC, in 2016 with protective preservation covenants of future redevelopment and reuse of the mill.<sup>21</sup>

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<sup>16</sup> Lucy Penegar, et al, "Mount Holly Cotton Mill," *Gaston Gazette*, September 23, 2004; Ragan, *Textile Heritage of Gaston County*, 229-231.

<sup>17</sup> Irwin Feller, "The Diffusion and Location of Technological Change in the American Cotton-Textile Industry, 1890-1970," *Technology and Culture*, Vol. 15, no. 4 (October 1974): 569-593.

<sup>18</sup> Bill Sharpe, *A New Geography of North Carolina*, Vol. II (Raleigh, NC: Sharpe Publishing Company, Inc., 1958), 769.

<sup>19</sup> Ragan, *Textile Heritage of Gaston County*, 226; David Fields, interview with Rick Mattson, August 6, 2009.

<sup>20</sup> Deed book 4740, page 2215, Gaston County Register of Deeds, Gastonia, NC.

<sup>21</sup> Deed book 4848, page 343, Gaston County Register of Deeds, Gastonia, NC.

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### *Architectural Context*

Woodlawn Mill's architecture represents the popular engineering and design trends for textile mills at the beginning of the twentieth century. Beginning with the development of the North Carolina Piedmont as a major textile manufacturing region in the 1870s and 1880s, mill design evolved to its peak expression in the state between 1890 and 1910. North Carolina mills often drew from an international industrial style based on Romanesque German and Northern Italian architecture. This industrial mode featuring round arches and ornate brick work blended form and function and influenced the numerous mill buildings springing up across the region.<sup>22</sup>

Woodlawn owner Charles E. Hutchison hired leading textile mill designer and energetic businessman Stuart W. Cramer to design the Mount Holly facility and oversee its construction. Born in 1868 in Thomasville, North Carolina, Cramer earned degrees from the United States Naval Academy and the Columbia University School of Mines. After four years working for the United States Mint in Charlotte, Cramer became chief engineer and manager of the D. A. Tompkins Company in 1893. The Tompkins firm was one of the South's foremost distributors of cotton mill machinery and supplies, and its owner, Daniel Augustus Tompkins (1851-1914), was a major builder of cotton mills and proponent of New South industrialization.<sup>23</sup>

After a brief, two-year tenure with Tompkins, Cramer established his own textile engineering and contracting firm in Charlotte. He is credited with designing and equipping as many as one-third of the cotton mills in the South between 1895 and 1915. Cramer's influential handbook, *Useful Information for Cotton Manufacturers, Volume 3* (1907) was filled with drawings and photos of mill layouts. The book showcased Highland Park No. 3, Cramer's textile mill complex built in Charlotte in 1903-1904 that was among the first mills in North Carolina designed to operate on electricity. He acquired an ownership stake in numerous textile mills across the region and built his own mill at Cramerton, North Carolina, approximately six miles southwest of Mount Holly. Cramerton embodied Cramer's design and planning concepts in a model mill and village. Cramer held numerous industrial engineering patents, including those for improvements in the humidification systems for textile plants. Perhaps his best-known patent was for the "Cramer System of Air Conditioning," which featured the automatic regulation of temperature and humidity in mills.<sup>24</sup>

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<sup>22</sup> Catherine W. Bishir, *North Carolina Architecture* (Chapel Hill, NC: University of North Carolina Press, 1990), 365-367

<sup>23</sup> Marjorie W. Young, ed., *Textile Leaders of the South* (Columbia, SC: R. Bryan Company, 1963), 51; William S. Powell, ed., *Dictionary of North Carolina Biography*, Vol. 1 (Chapel Hill, NC: University of North Carolina Press, 1979), 455; Catherine Westergaard, "Cramer, Stuart W. (1868-1940)," *North Carolina Architects & Builders*, <https://ncarchitects.lib.ncsu.edu/people/P000275>, accessed June 3, 2022.

<sup>24</sup> Stuart W. Cramer, *Useful Information for Cotton Manufacturers, Volume 3* (Charlotte, NC: Stuart W. Cramer, 1907); Glass, *Textile Industry in North Carolina*, 32-38; Bishir and Southern, *Historic Architecture of Piedmont North Carolina*, 523-524.

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As with other cotton mills in the region, Woodlawn's blend of function and ornamentation reflected the demands of industrial production, topography, and fire control, as well as prevailing trends in architectural styles. The mill's long, narrow form was suited to its rugged, riparian setting near the banks of Dutchmans Creek. Its heavy timber construction not only took advantage of the abundance of local lumber but also conformed to the "slow burn" standard of mill construction promoted by the New England Mutual fire insurance companies. In a fire, the thick hardwood floors and sturdy wood structural members would char but retain their strength rather than collapsing, which iron supports did in intense heat. Fire-prone cotton warehouses were freestanding buildings, and a fire wall separated the picker room from the main mill. The mill's banks of large, arched windows provided air and natural light for the men, women, and children who typically labored 60 hours weekly producing yarn in the Woodlawn plant. Finally, the mill's rows of arched windows, bracketed eaves, brick pilasters in the turreted tower, and corbelled-brick decorative treatment expressed the popular industrial style of the period, reflecting Romanesque German and Italianate architectural themes.<sup>25</sup>

In Mount Holly, most of the early-twentieth-century mills underwent major architectural changes in the postwar decades. Windows were bricked in to accommodate modern air conditioning, and large, often windowless additions were constructed for warehouses and new equipment. Of the six original American Yarn and Processing plants (the Hutchison Group of Mills), only the Woodlawn Mill and the Alsace Manufacturing Company (Mount Holly Cotton Mill) retain much of their early-twentieth-century form and design elements. The Nims, Adrian, and Madora mills, which were manufacturing yarns at an unprecedented rate in the 1950s, saw the addition of sizable warehouse wings and windowless facades. The American Processing Mill, the company's central, downtown finishing plant for dyeing, mercerizing and winding yarns, underwent major additions in the 1950s and 1960s. The postwar decades also witnessed the extensive alteration or demolition of Mount Holly's other mills. Just south of the American Processing Mill, the 1927 Carolina Dye and Spinning Mill was expanded and modernized primarily in the 1960s during the expansion of the American Processing Mill. South of town along the Catawba River, the 1883 Tuckaseege Mill was demolished in 1997. North of town, the 1919-1920 Globe Mill was heavily modernized in the 1960s to create a large, windowless, brick box. Finally, the 1888 Mount Holly Knitting Company (later Albion Manufacturing Company), located on Central Avenue near the river, was enlarged and converted to apartments in 2008.<sup>26</sup>

### *Statement of Archaeological Potential*

The North Carolina Office of State Archaeology reviewed this nomination and supporting documentation in order to determine the site's potential for archaeological significance.

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<sup>25</sup> Jacquelyn D. Hall, et al, *Like a Family: The Making of a Southern Cotton Mill World* (Chapel Hill, NC: University of North Carolina Press, 1987), 89-90; Bishir, *North Carolina Architecture*, 365-367.

<sup>26</sup> Penegar, et al, "Mount Holly Cotton Mill;" Ragan, *Textile Heritage of Gaston County*, 27, 56, 224-230; John Bowyer, interviews with Rick Mattson, April 4-5 and July 22, 2008.

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Woodlawn Mill is closely related to the surrounding environment. Archaeological deposits, such as structural remains of the original factory and subsurface infrastructural features such as wells, sanitary systems, water pipes and drainage features, and debris that accumulated during operation of the mill, can provide information valuable to the understanding and interpretation of the property. Information concerning worker health, nutrition, quality of life, the effects of technological change on work culture and daily life, and mill housing, particularly within the Woodland Mill Village, can provide information valuable to the understanding and interpretation of life as a mill worker and the relationship between the industry, its employees, and their families. Other information such as environmental transformations during industrial development and details of construction processes and the operation of the mill complex can be obtained from the archaeological record. Therefore, archaeological remains may well be an important component of the significance of the property. At this time no investigation has been done to discover these remains, but it is likely that they exist, and this should be considered in any development of the property.



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**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 # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** GS3421

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## 10. Geographical Data

**Acreage of Property** 4 acres

Use either the UTM system or latitude/longitude coordinates

### Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

A. Latitude: \_\_\_\_\_ Longitude: \_\_\_\_\_

B. Latitude: \_\_\_\_\_ Longitude: \_\_\_\_\_

C. Latitude: \_\_\_\_\_ Longitude: \_\_\_\_\_

D. Latitude: \_\_\_\_\_ Longitude: \_\_\_\_\_

**Or**

### UTM References

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

- |             |                 |                   |
|-------------|-----------------|-------------------|
| 1. Zone: 17 | Easting: 498290 | Northing: 3906676 |
| 2. Zone: 17 | Easting: _____  | Northing: _____   |
| 3. Zone: 17 | Easting: _____  | Northing: _____   |
| 4. Zone: 17 | Easting: _____  | Northing: _____   |

### Verbal Boundary Description (Describe the boundaries of the property.)

The eligible boundary is shown by a dashed line on the accompanying National Register boundary map. The boundary encompasses the full 3.54-acre Gaston County tax parcel [PIN 3597-71-6469] containing the mill and extends to the edge of pavement along Woodlawn Avenue, B Avenue, Madison Drive, and Meller Street to include the full residual acreage associated with the textile plant. At the southwest corner of the property, the boundary follows the legal tax boundary separating the mill property from the adjacent house lot [PIN 3597-71-5197]. This cropped corner begins at the western point of the driveway apron on B Avenue and extends along the tax line in a northwesterly direction to the edge of pavement at Meller Street.

The eligible boundary of the mill property fully circumscribes a 0.02-acre parcel [PIN 3597-71-6501] owned by Duke Energy on the grassy slope to the west of Woodlawn Mill. The

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small tract was deeded to Duke Energy's predecessor, Southern Power Company, by the Woodlawn Manufacturing Company in 1907 for an electric substation. The electrical equipment, transformers, and fencing were removed around 2016, with the exception of two wooden transmission poles.

**Boundary Justification** (Explain why the boundaries were selected.)

The eligible boundary for Woodlawn Mill encompasses the mill building and additions, extant associated structures, and landscape historically associated with the textile plant. The extant mill houses located on Meller Street are excluded from the boundary due to a lack of integrity and cohesion among the surviving original residences, which are interspersed with later dwellings and infill houses. The orientation of the mill to Woodlawn Avenue on its east side creates a further visual separation between the mill and the surviving mill houses, which are distinctly to the rear of the plant.

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**11. Form Prepared By**

name/title: Clay Griffith  
organization: Acme Preservation Services, LLC  
street & number: 825C Merrimon Ave., #345  
city or town: Asheville state: NC zip code: 28804  
e-mail: [cgriffith.acme@gmail.com](mailto:cgriffith.acme@gmail.com)  
telephone: 828-281-3852  
date: August 24, 2023

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**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)



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## Photographs

The following information pertains to each of the photographs:

Name of Property: Woodlawn Mill  
Location: 300 Woodlawn Avenue, Mt. Holly, North Carolina  
County: Gaston  
Name of Photographer: Clay Griffith / Acme Preservation Services  
Date of Photographs: June 13 and 23, 2022 (unless otherwise noted)  
Location of Digital Master: Historic Preservation Office  
North Carolina Division of Archives and History  
109 E. Jones Street  
Raleigh, North Carolina 27601-2807

### Photographs:

1. Woodlawn Mill, overall view to south along Woodlawn Avenue
2. Façade, north end of the mill, view to northwest
3. Façade, north end of the mill, oblique view to northwest
4. Toilet and storage additions, view to south
5. South end of façade and office wing, view to south
6. Façade and office wing, south end of mill, view to west
7. Shipping room, southeast corner, view to northwest
8. Shipping room, loading bays, view to northeast
9. Twisting room, rear wall, oblique view to east
10. Mill, rear elevation, view to southeast
11. Mill, rear elevation and roof, oblique view to southeast
12. Cotton waste room, façade, view to west
13. Machine shop, façade, view to southwest
14. Original mill, interior view of north wall, view to south
15. Original mill, interior view to north
16. Original mill, interior view to south
17. Original mill, interior view to south
18. Warping/winding wing, interior view to north
19. Warping/winding wing, interior view to southeast

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20. Office wing, conference room, interior view to southeast
21. Twisting room, interior view to southwest
22. Shipping room, interior view to west
23. Cotton waste room, interior view to southwest
24. Transformer house, east elevation, view to west
25. Transformer house, oblique rear view to northeast
26. Cotton warehouse, façade, view to west

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



National Register of Historic Places Nomination

# Woodlawn Mill

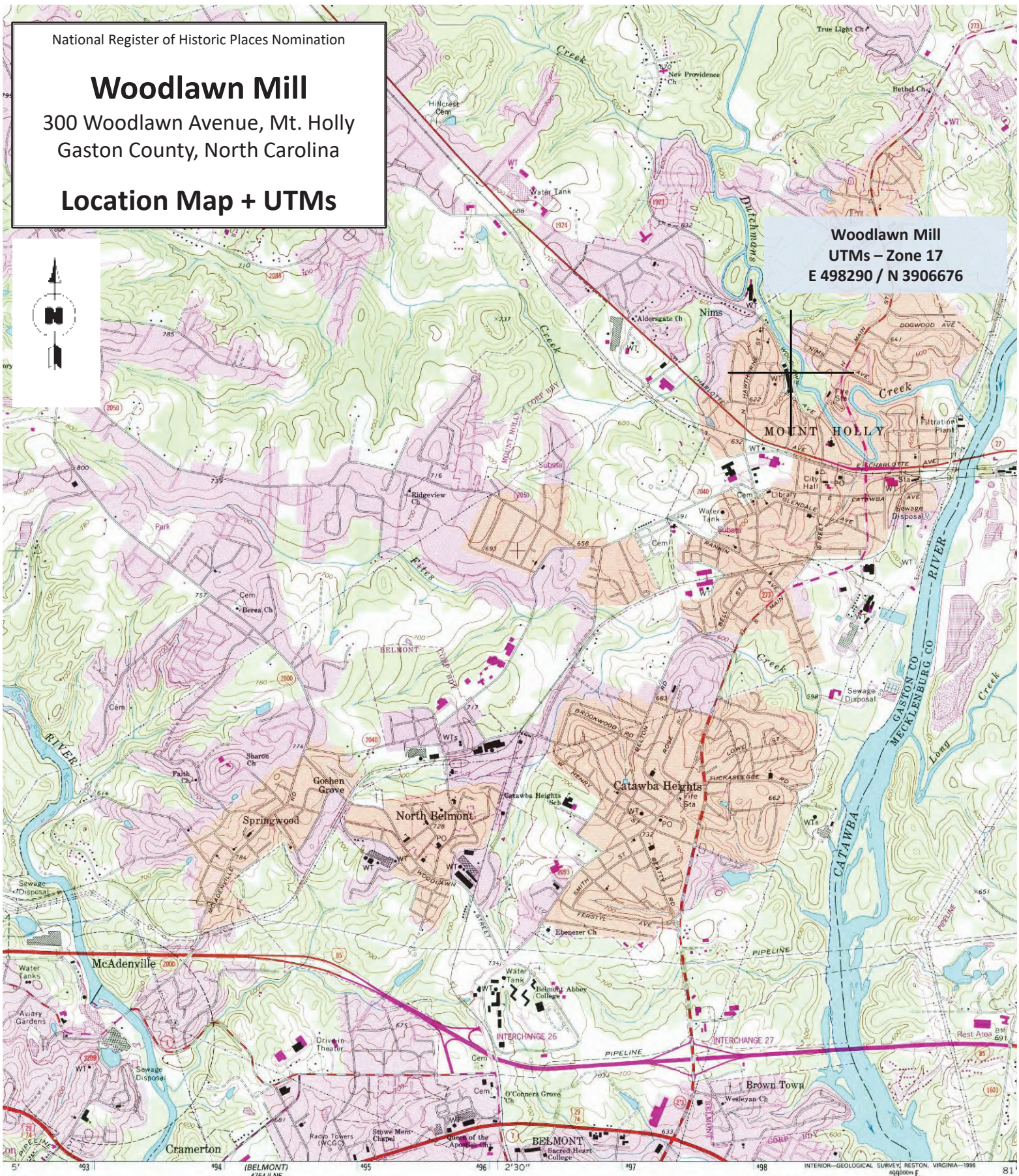
300 Woodlawn Avenue, Mt. Holly  
Gaston County, North Carolina

## Location Map + UTM's

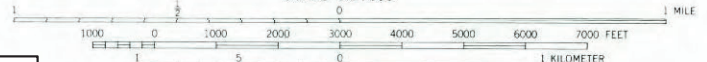
Woodlawn Mill

UTMs – Zone 17

E 498290 / N 3906676



SCALE 1:24,000



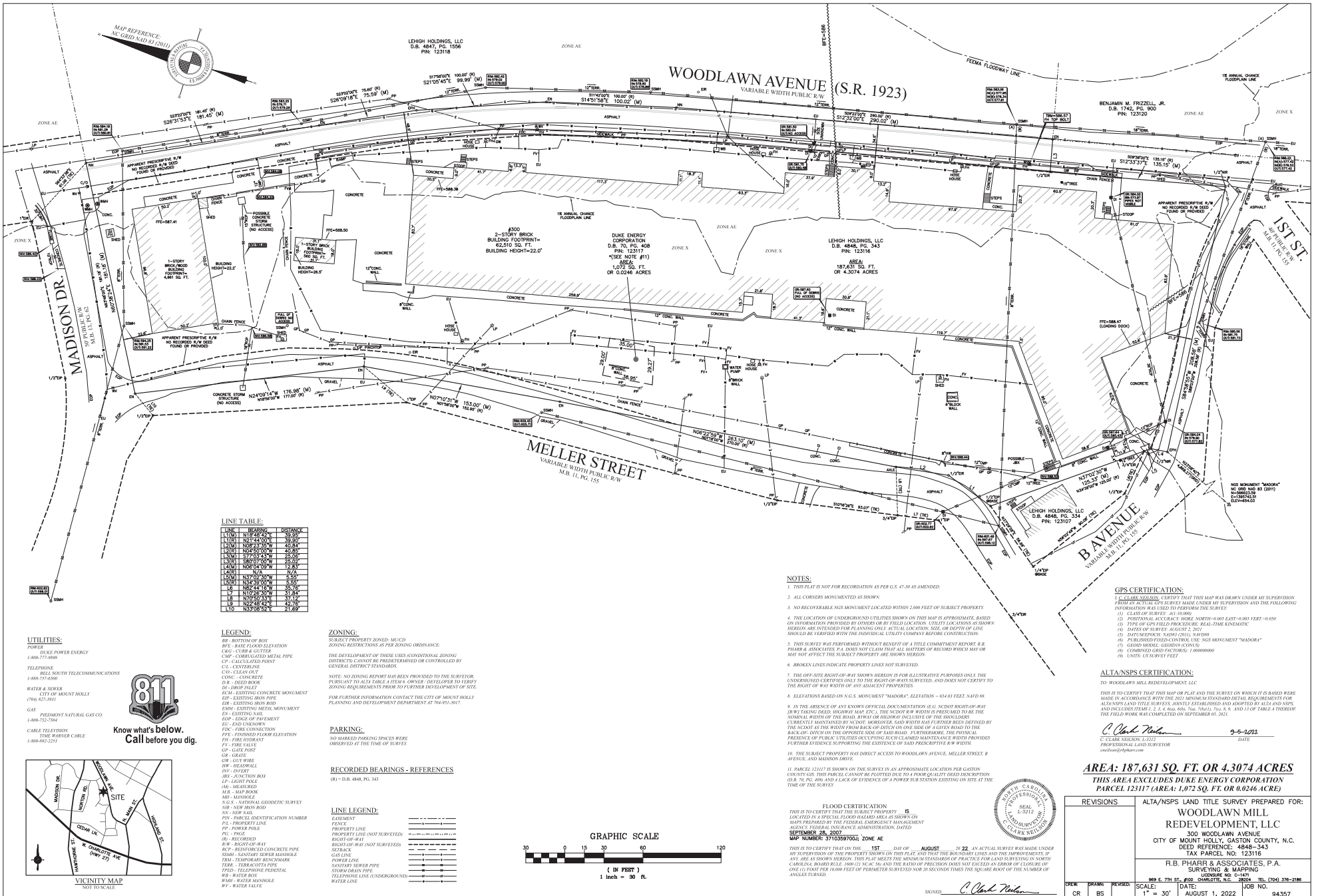
CONTOUR INTERVAL 20 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929

Mount Holly, N.C. 7.5' USGS topographic quadrangle map  
(1993; edited 1996)

Scale 1:24,000

Map created by C. Griffith/Acme Preservation Services, December 2022





LEIGH HOLDINGS, LLC  
 D.B. 4844, P.C. 343  
 PIN: 123118

# WOODLAWN AVENUE (S.R. 1923)

VARIABLE WIDTH PUBLIC R.W.

8300  
 2-STORY BRICK  
 BUILDING FOOTPRINT  
 42,250 SQ. FT.  
 BUILDING HEIGHT=22.0'

DUKE ENERGY CORPORATION  
 D.B. 70, P.C. 408  
 PIN: 123117  
 (SEE NOTE #11)  
 1,072 SQ. FT.  
 OR 0.0246 ACRES

LEIGH HOLDINGS, LLC  
 D.B. 4844, P.C. 343  
 PIN: 123116

BENJAMIN W. FRIZZELL, JR.  
 D.B. 1246, P.C. 900  
 PIN: 123120

# MELLER STREET

VARIABLE WIDTH PUBLIC R.W.  
 M.B. 11, P.C. 155

LEIGH HOLDINGS, LLC  
 D.B. 4844, P.C. 343  
 PIN: 123107

**LINE TABLE**

LINE	BEARING	DISTANCE
L101	S21°24'00" E	39.50'
L102	N21°45'00" W	39.50'
L103	N08°20'00" W	48.50'
L104	N06°20'00" W	48.50'
L105	S89°07'00" W	23.50'
L106	N05°45'00" W	23.50'
L107	N/A	N/A
L108	S27°00'00" W	25.50'
L109	N34°22'00" W	25.50'
L110	N15°00'00" W	31.50'
L111	N15°00'00" W	31.50'
L112	N22°48'00" E	32.50'
L113	N05°00'00" E	21.00'

**LEGEND**

BB - BOTTOM OF BOX  
 BFE - BASE FLOOD ELEVATION  
 CAG - CENTRAL GUTTER  
 CMP - CORRUGATED METAL PIPE  
 CP - CALCULATED POINT  
 CL - CENTERLINE  
 CONC - CONCRETE  
 D.B. - DREDGED BANK  
 DI - DRAIN INLET  
 EC - EXISTING CONCRETE MONUMENT  
 EIP - EXISTING IRON PIPE  
 ERD - EXISTING IRON ROD  
 EMW - EXISTING METAL MONUMENT  
 EQ - EXISTING MAIL  
 EOP - EDGE OF PAVEMENT  
 E2 - END CLOSURE  
 FDC - FIRE CONNECTION  
 FEI - FINISHED FLOOR ELEVATION  
 FI - FIRE HYDRANT  
 FL - FIRE LAMB  
 GL - GUESS POINT  
 GR - GRIPE  
 GR - GUY WIRE  
 HW - HEADWALL  
 JAV - JUNCTION BOX  
 LA - LEGAL PAIR BOX  
 LCP - LEGAL PAIR  
 LH - LEGAL POINT  
 MH - MANHOLE  
 MR - MAIL ROOM  
 MR - MANHOLE  
 NCS - NATIONAL GEODETIC SURVEY  
 NR - NEW IRON ROD  
 NR - NEW MAIL  
 PIN - PARCEL IDENTIFICATION NUMBER  
 PL - PROPERTY LINE  
 PP - POWER POLE  
 PC - PAGER  
 PI - RECORDED  
 R.W. - RIGHT-OF-WAY  
 RCP - REINFORCED CONCRETE PIPE  
 SMM - SLOTTED METAL MANHOLE  
 TBU - TELEGRAPH BENCH MARK  
 TDR - TELEPHONE TIE ROD  
 TEP - TELEPHONE PEDestal  
 WB - WATER BODY  
 WBN - WATER MAIN  
 WF - WATER FEED

**ZONING:**  
 SUBJECT PROPERTY ZONED: MUCD  
 ZONING RESTRICTIONS AS PER ZONING ORDINANCE.

NOTE: NO ZONING REPORT HAS BEEN PROVIDED TO THE SURVEYOR. PURSUANT TO AREA TABLE A, OWNER DEVELOPER TO VERIFY ZONING REQUIREMENTS PRIOR TO FURTHER DEVELOPMENT OF SITE.

**PARKING:**  
 NO UNMARKED PARKING SPACES WERE OBSERVED AT THE TIME OF SURVEY.

**RECORDED BEARINGS - REFERENCES**  
 (R) - D.B. 4844, P.C. 343

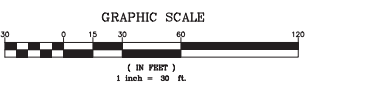
**LINE LEGEND**

---	EASEMENT
- - -	FENCE
- . - .	PROPERTY LINE
- . - .	PROPERTY LINE (NOT SURVEYED)
- - -	RIGHT-OF-WAY
- - -	RIGHT-OF-WAY
- . - .	SETBACK
- . - .	SETBACK
- . - .	SETBACK
- . - .	POWER LINE
- . - .	POWER LINE
- . - .	SEWER PIPE
- . - .	SEWER DRAIN PIPE
- . - .	TELEPHONE LINE (UNDERGROUND)
- . - .	WATER LINE

- NOTES:**
- THIS PLAT IS NOT FOR RECORDECTION AS PER G.S. 47-30 AS AMENDED.
  - ALL CORNERS MONUMENTED AS SHOWN.
  - NO RECOVERABLE SURVEY MONUMENT LOCATED WITHIN 2000 FEET OF SUBJECT PROPERTY.
  - THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
  - THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT BY R. B. PHARR & ASSOCIATES, P.A. DOES NOT CLARIFY ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY AND SURVEY HEREON.
  - BRACKEN LANDS (NORTH) SITE PROPERTY LINES NOT SURVEYED.
  - THE B.F. SET POINT BEARING SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERGROUND CERTIFICATES TO THE RIGHT OF WAY SHOWN, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WITHIN AN ADJACENT PROPERTY.
  - ELEVATIONS BASED ON N.C.G.S. MOVEMENT "NAD83". ELEVATION - 664.60 FEET. NAVD83.
  - IF THE ABSENCE OF ANY KNOWN OPTICAL DOCUMENTATION (I.E. NEGATIVE RIGHT OF WAY) TAKING DEAD, WITHER MAP, ETC., THE ACROSS R/W WIDTH IS PREPARED TO BE THE NORTHERN WIDTH OF THE ROAD. SOUTH OR NORTH OR EITHER SIDE OF THE ROAD, CURRENTLY MAINTAINED BY NCDP, NORTHERN SIDE WITH HAS FURTHER BEEN IDENTIFIED BY THE NEARBY AS THE WIDTH FROM BACK OF S/D ROAD. FURTHERMORE, THE PHYSICAL BACK-SAP, DITCH ON THE OPPOSITE SIDE OF S/D ROAD. FURTHERMORE, THE PHYSICAL PRESENCE OF PUBLIC UTILITIES OCCUPYING N.E. CLAIMED MAINTENANCE WIDTH PROVIDES FURTHER EVIDENCE SUPPORTING THE EXISTENCE OF SAID PRESCRIPTIVE R/W WIDTH.
  - THE SUBJECT PROPERTY HAS DIRECT ACCESS TO WOODLAWN AVENUE, MELLER STREET, B AVENUE, AND MADISON DRIVE.
  - PARCEL 123117 IS SHOWN ON THE SURVEY IN AN APPROXIMATE LOCATION PER GASTON COUNTY GIS. THIS PARCEL CANNOT BE PLOTTED DUE TO A POOR QUALITY DEED DESCRIPTION (S.B. 78, P.C. 488 AND LACK OF EVIDENCE OF A POWER SURVEY EXISTING ON SITE AT THE TIME OF THE SURVEY).

**FLOOD CERTIFICATION**  
 THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED SEPTEMBER 26, 2007 MAP NUMBER: 57103597000; ZONE AE

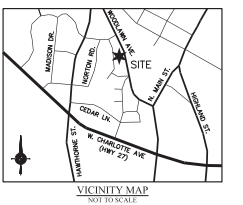
THIS IS TO CERTIFY THAT ON THE 1ST DAY OF AUGUST 2022 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAN AND THAT THE RECORD LINES AND THE IMPROVEMENTS IF ANY ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 100C, N.C.G.S. AND THE RATE OF PRECISION DOES NOT EXCEED AN ORDER OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECOND/TIES THE SQUARE ROOT OF THE NUMBER OF ANGLES OBSERVED.



**UTILITIES:**  
 RUCK POWER ENERGY 1-800-377-3688  
 TELLEPHONE BEEL SOUTH TELECOMMUNICATIONS 1-888-737-6000  
 CITY OF MOUNT HOLLY (704) 437-2031  
 GAS PEDESTAL NATURAL GAS CO 1-800-752-7204  
 CABLE TELEVISION TIME Warner CABLE 1-800-992-2253



Know what's below.  
 Call before you dig.



**GPS CERTIFICATION:**  
 I, CLARA NEASON, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- CLASS OF SURVEY: ALL 100M
- POSITIONAL ACCURACY: HORIZ. NORTH-SOUTH: EAST-OBS. VERT.: 0.50'
- TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
- DATE OF SURVEY: AUGUST 2, 2022
- DATE OF PLOT: NAD83 (2011), NAD83
- PUBLISHED FIELD CONTROL LINE: NGS MONUMENT "MADONNA"
- GROUND MODEL: GEOID/MSL (CONUS)
- CONTROL GRID FACTOR: 1.000000000
- UNITS: US SURVEY FEET

**ALTA/NSPS CERTIFICATION:**  
 TO: WOODLAWN MILL REDEVELOPMENT, LLC  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD REGULATORY REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS. ANNOTATIONS DESCRIBED AND APPROVED BY ALTA AND NSPS AND INCLUDING ITEMS 1, 2, 3, 4, 6 AND 6045, 700, 7061, 706, 8, 9, AND 13 OF TABLE A THROUGH THIS FIELD WORK WAS COMPLETED ON SEPTEMBER 21, 2022.

*C. Clark Nolan*  
 C. CLARK NOLAN, L.S.J., P.L.L.C.  
 PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 37400

**AREA: 187.631 SQ. FT. OR 4.3074 ACRES**  
 THIS AREA INCLUDES DUKE ENERGY CORPORATION PARCEL 123117 (AREA: 1,072 SQ. FT. OR 0.0246 ACRES)

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:  
**WOODLAWN MILL REDEVELOPMENT, LLC**  
 8300 WOODLAWN AVENUE  
 CITY OF MOUNT HOLLY, GASTON COUNTY, N.C.  
 DEED REFERENCE: 4848-343  
 TAX PARCEL NO: 123116  
 R. B. PHARR & ASSOCIATES, P.A.  
 SURVEYING & MAPPING  
 LICENSE NO. 51947

**REVISIONS**

DATE	DRAWN	REVISOR	SCALE	DATE	JOB NO.
08/01/2022	CR	BS	1" = 30'	AUGUST 1, 2022	94357

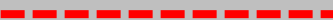

DATE: AUGUST 1, 2022  
 JOB NO.: 94357



SIGNED: *C. Clark Nolan*





**National Register boundary**  
  
**Tax parcel boundary**  


National Register of Historic Places Nomination

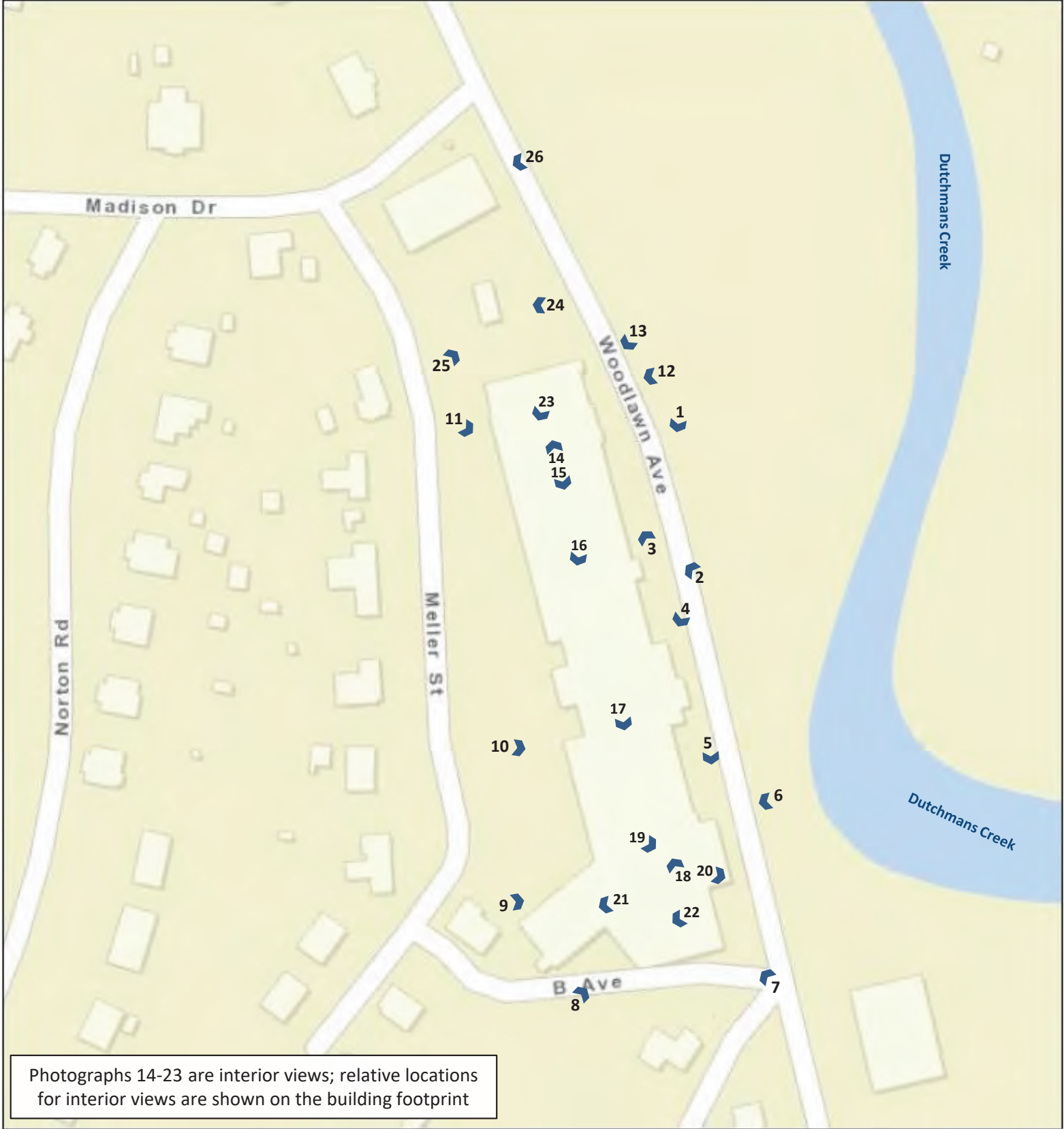
**Woodlawn Mill**  
 300 Woodlawn Avenue, Mt. Holly  
 Gaston County, North Carolina

**National Register Boundary**

Base map: Gaston County GIS, aerial imagery 2022  
 Map created by C. Griffith/Acme Preservation Services, December 2022






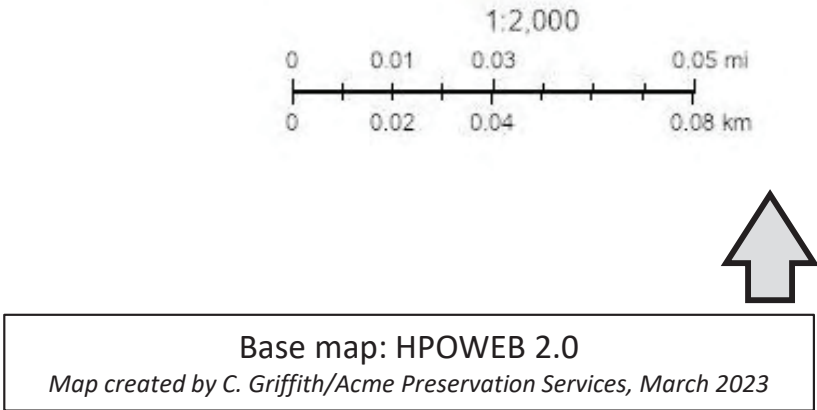


National Register of Historic Places Nomination

**Woodlawn Mill**  
 300 Woodlawn Avenue, Mt. Holly  
 Gaston County, North Carolina

**Photo key**

Photo number and direction of view 



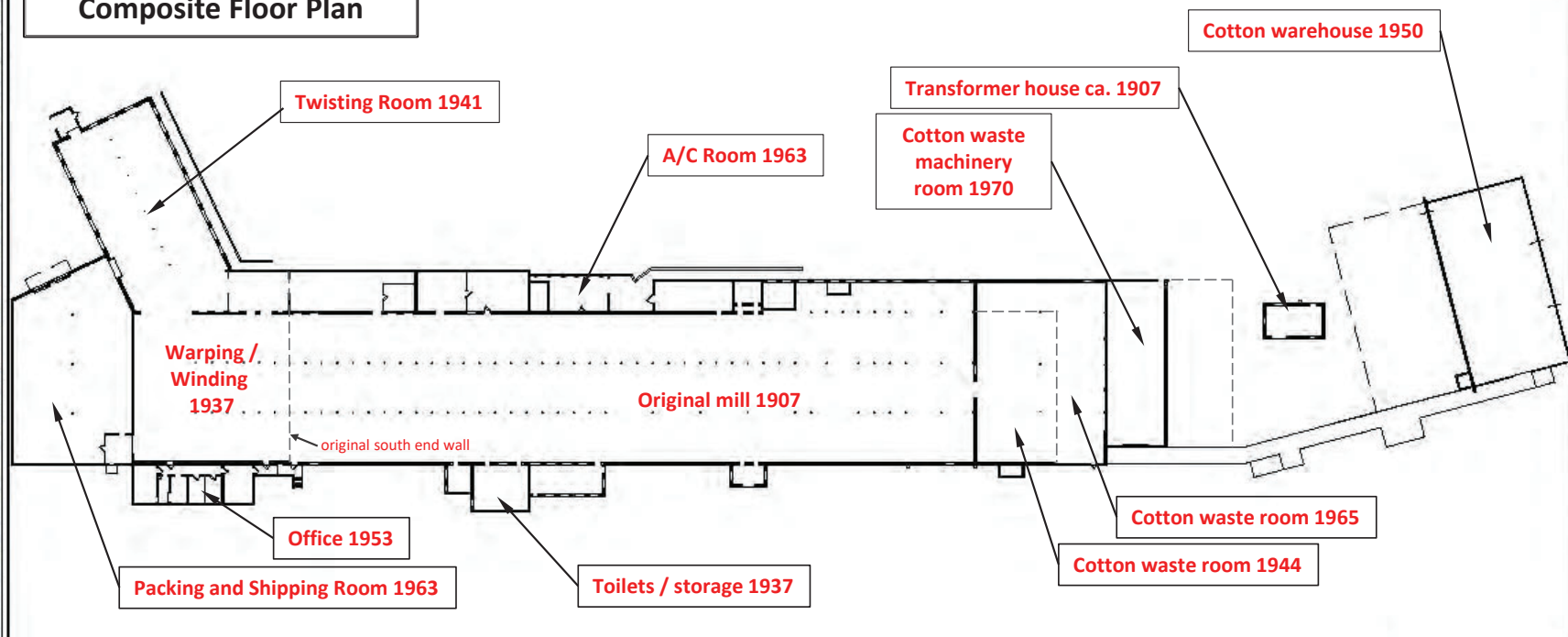
National Register of Historic Places Nomination

# Woodlawn Mill

300 Woodlawn Avenue, Mt. Holly  
Gaston County, North Carolina

## Composite Floor Plan

WREDAVY FULL-SCALE ARCHITECTURE, L.L.C. 10000 WOODLAWN AVENUE, MOUNT HOLLY, NC 28149-4400 TEL: 704.281.1111 FAX: 704.281.1112 WWW.WREDAVYFULLSCALEARCHITECTURE.COM



Map created by C. Griffith/Acme Preservation Services, August 2023  
Floor plan drawn by RedClay Design

Walls no longer standing - - - - -

www.RedClayLLC.com  
SHEET 0-101  
SITE NUMBER GS3421  
PROJECT WOODLAWN MANUFACTURING CO.  
MOUNT HOLLY, GASTON COUNTY, NORTH CAROLINA  
300 WOODLAWN AVENUE