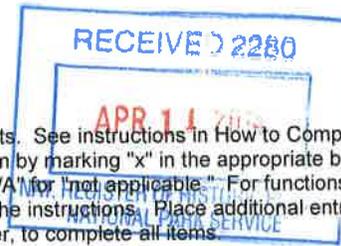


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United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM



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

1. Name of property

historic name Highland Cotton Mills Village Historic District

other names/site number N/A

2. Location

street & number Roughly bounded by West Market Center Drive, Connor Place, Jordan Place, Young Place, Railroad Right-of-Way, and South Elm Street not for publication N/A

city or town High Point vicinity N/A

state North Carolina code NC county Guilford code 081 zip code 27260

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally. ( See continuation sheet for additional comments. )

Kevin Cherry 4/11/2014  
Signature of certifying official Date

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 commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

- I, hereby certify that this 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): \_\_\_\_\_

Janey  
Signature of the Keeper

5-23-2014  
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

- building(s)
X district
site
structure
object

Number of Resources within Property

(Do not include previously listed resources in the count)

Table with 2 columns: Contributing, Noncontributing. Rows: buildings, sites, structures, objects, 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)

- Cat: INDUSTRY Sub: manufacturing facility
DOMESTIC single dwelling
DOMESTIC secondary structure
RELIGION religious facility

Current Functions

(Enter categories from instructions)

- Cat: DOMESTIC Sub: single dwelling
DOMESTIC secondary structure
RELIGION religious facility
VACANT/NOT IN USE

7. Description

Architectural Classification (Enter categories from instructions)

- Other: Heavy Timber Mill Construction
Colonial Revival
Bungalow/Craftsman

Materials (Enter categories from instructions)

- foundation BRICK
roof ASPHALT
walls Weatherboard
BRICK
other BRICK
WOOD

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

[x] A Property is associated with events that have made a significant contribution to the broad patterns of our history.

[ ] B Property is associated with the lives of persons significant in our past.

[x] C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

[ ] D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

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

[ ] A owned by a religious institution or used for religious purposes.

[ ] B removed from its original location.

[ ] C a birthplace or a grave.

[ ] D a cemetery.

[ ] E a reconstructed building, object, or structure.

[ ] F a commemorative property.

[ ] G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Industry

Community Planning and Development

Architecture

Period of Significance

1913-1967

Significant Dates

1913

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Schute, Leon A. - Architect

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

[x] State Historic Preservation Office

[ ] Other State agency

[ ] Federal agency

[ ] Local government

[ ] University

[ ] Other

Name of repository: North Carolina Department of Cultural Resources, Historic Preservation Office, Raleigh

Highland Cotton Mills Village Historic District  
Name of Property

Guilford County, North Carolina  
County and State

**10. Geographical Data**

Acreage of Property Approx. 69

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

Zone Easting Northing  
1 17 589100 3977600  
2 17 589640 3977700

Zone Easting Northing  
3 17 589600 3977200  
4 17 589020 3976860  
x 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 Laura A. W. Phillips, Architectural Historian, Consultant to:

organization Southwest Renewal Foundation of High Point, Inc. date October 30, 2013

street & number 637 North Spring Street telephone 336-727-1968

city or town Winston-Salem state NC zip code 27101

**12. 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 the SHPO or FPO.)

name (More than fifty owners) Bernita Sims, Mayor, City of High Point

street & number 211 South Hamilton Street (P. O. Box 230) telephone 336-883-3305

city or town High Point state NC zip code 27261

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

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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National Park Service

## National Register of Historic Places Continuation Sheet

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Highland Cotton Mills Village Historic District  
Guilford County, North Carolina

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### DESCRIPTION

#### Materials

Roof: METAL  
Walls: Vinyl  
Aluminum  
ASBESTOS  
METAL  
WOOD

#### Summary, Setting, and Overall District Description

The Highland Cotton Mills Village Historic District is an industrial and residential historic district located in the southwestern section of the city of High Point in Guilford County, which is in North Carolina's central Piedmont. The district is roughly bounded by South Elm Street on the east, West Market Center Drive on the south, Connor Place and Jordan Place on the west, and Young Place and the railroad right-of-way on the north. The focal point of the district is Highland Cotton Mills, which is accompanied in the district by the mill office, the Highland Methodist Church and parsonage, and nine streets of mill houses.

The Highland Cotton Mills Village follows a grid plan of streets that is divided roughly into quadrants of unequal size delineated by the east-west Mill Avenue and the north-south stretch of Proctor Drive. The mill and its office and the parcels on which they stand comprise the northeast quadrant, extending northward to the railroad tracks. Except for Highland Methodist Church and its parsonage, which stand on the south side of Mill Avenue directly opposite the mill, the remaining three quadrants consist of orderly rows of mill houses on parallel and perpendicular streets. Mill Avenue is the central street in the district and is the only one that runs from one end of the district to the other. Proctor Drive parallels Mill Avenue, and these two streets form the southeast quadrant of the district. Fowler Place, Culler Place, Walker Place, and Connor Place, each only one block long, run north-south between the west section of Mill Avenue and West Market Center Drive. These streets comprise the district's southwest quadrant. The northwest quadrant spans the area from the west section of Mill Avenue, west of Proctor Drive, northward to include the parallel Textile Place and Young Place and the perpendicular Jordan Place at the west edge of the district.

The district's asphalt-paved streets are lined with concrete curbs and gutters. There are no sidewalks.

The historic district covers approximately sixty-nine acres with only minor variations in the flat-to-gently-sloping topography. The highest land is located in the area along Jordan Place between Main Avenue and Textile Place. The north-south Fowler, Culler, Walker, and Connor

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Highland Cotton Mills Village Historic District  
Guilford County, North Carolina

Places slope downward as they move southward from Mill Avenue. North of Mill Avenue, the land slopes downward to the north past Textile Place and Young Place, as it heads toward Richland Creek. This has meant that the fronts of the houses along the south side of both Textile Place and Young Place are higher off the ground than the rears. Conversely, the fronts of the houses along the north side of both Textile Place and Young Place are close to the ground, while the rears are higher off the ground. Textile Place, Mill Avenue, and Proctor Drive slope slightly downward as they head from west to east. North of the eastern half of Mill Avenue, the land slopes downward toward the north and Richland Creek. South of that section of Mill Avenue, the land slopes gradually southward, past Proctor Drive toward a tributary of Richland Creek. Richland Creek forms a curve running roughly east-west through the north part of the mill tract and once fed the mill pond, no longer extant, that was located northeast of the mill. North of Richland Creek, the tracks of the High Point, Thomasville and Denton Railroad roughly follow its curve. A railroad spur originally curved southeastward from the main tracks to the east side of the 1913 mill, but after the mill closed, it was removed. Wooded areas are found north and east of the mill and south of Proctor Drive where that street curves northward. Otherwise, trees – both large and small – are scattered throughout the district. Photographs from the 1930s show that trees had been planted in a uniform fashion along the village streets and that gardens were located on the rear half of the house lots. Except for the north side of the 900 block of Mill Avenue and the south side of Young Place, most of the early trees planted by the company have been lost over time. Today, many home owners have planted their own small trees and shrubbery.

The nine streets in the Highland Cotton Mills village and the houses that line them were built over a span of approximately fifteen years. The first streets, using their current names, were Culler Place, dating from 1914, and Mill Avenue, following soon thereafter. In 1917, they were joined on the Sanborn map by Fowler Place, Textile Place, and what is now the north-south section of Proctor Drive. The 1924 Sanborn map shows that the east-west section of Proctor Drive and Jordan Place had been added, although at that time no houses were shown on the latter. Jordan Place was first listed in the 1928 city directory, along with Young Place. The last streets were Walker Place and Connor Place, which appeared for the first time in the 1929 city directory. The street names in the historic district changed several times, as did the ordering of the house numbers. Originally, Culler Place was Mendenhall Street, Mill Avenue was Highland Avenue, Fowler Place was Barker Street, the north-south section of Proctor Drive was Myrtle Street, the east-west section of Proctor Drive was Grimes Street, and Jordan Place was Druid Street. The names of Barker, Mendenhall, and Grimes had been changed by around 1925. In 1980, the streets acquired their current suffixes of Avenue, Drive, or Place. It may have been at that time that Myrtle became part of Proctor Drive.

With its system of streets and rows of mill houses, the Highland Cotton Mills Village Historic District is a tightly knit entity that is distinguished visually from its surroundings.

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## National Register of Historic Places Continuation Sheet

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Highland Cotton Mills Village Historic District  
Guilford County, North Carolina

Outside the district to the north, south, and west are modern industrial and warehouse complexes. To the east is a mix of industrial complexes and residential streets with small and medium-sized houses, a few of which were probably mill houses associated with the Cloverdale Dye Works, no longer extant.

Like the orderly character of the streets in the Highland Cotton Mills Village and the repetitiveness of the houses, the lots are uniform in size and the houses are arranged on the lots in a fairly standardized manner. Except for corner lots, which often have irregular shapes and sizes, the house lots measure fifty feet wide and approximately 140 feet deep. Houses are generally centered within the width of the lots and are set back approximately twenty feet from the street, leaving more space behind the houses for gardens and outbuildings, which originally included outhouses.

There are 254 resources in the historic district. Of the 173 primary resources, 165 are mill houses. The remaining eight are the two mills and the shipping and packing building at the Highland Cotton Mills, the Highland Cotton Mills Office, the Highland Methodist Church and its parsonage, the Johnson Farm House, and one recently built house. There are eighty-one secondary resources including garages, carports, sheds and other domestic outbuildings and three smaller buildings at Highland Cotton Mills. In addition, there are sixty-nine small, mostly prefabricated, sheds that are not listed in the inventory. Because of their size and location – primarily behind the houses – the secondary resources have little impact on the overall character of the district.

The most prominent buildings in the district are the two large mills of the Highland Cotton Mills complex. They follow the standard mill construction of the early twentieth century with load-bearing masonry walls, large windows – which were enclosed with brick when the mill was air conditioned in the mid-twentieth century – and shallow gable roofs with overhanging, timber-braced eaves and molded cornices. The interior of the 1913 mill has heavy-timber posts and beams, while the ca. 1920 mill and additions have heavy-timber beams but metal posts or iron and steel posts and beams. Floors in the sections of the two mills that were built between 1913 and ca. 1930 are tongue-and-groove hardwood, while later sections have concrete floors. The other architecturally distinctive buildings in the district are the handsome Colonial Revival-style one-story brick mill office erected in 1967 east of the mill complex and, across the street from the mill, the 1930 brick Highland Methodist Church, another good example of the Colonial Revival style.

Unlike the prominent mill buildings, brick office, and church, the frame mill houses are not individually distinctive. However, as a large group arranged in tight rows lining the district's nine streets, they powerfully express the physical character of a mill village from the first quarter of the twentieth century.

Although the mill houses were built over a period of one-and-a-half decades, they share certain characteristics. All are one-story frame houses which originally had either weatherboard

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## National Register of Historic Places Continuation Sheet

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Highland Cotton Mills Village Historic District  
Guilford County, North Carolina

or German siding. All have a brick foundation – piers for the earlier houses and solid brick for the later houses. The houses have either hipped, cross-gable, or front-gable roofs. The earliest houses with gable roofs have boxed cornices with an ogee-and-bead molding and cornice returns. Most roofs are now covered with asphalt shingles, although some of the earliest houses retain pressed-metal shingle roofs. All houses have interior chimneys. Nearly all houses are three bays wide, and all have a façade porch across at least two bays, depending on the house type. The earliest houses had front doors with four or six lights in the upper portion and three horizontal wood panels in the lower portion. Other doors, especially on the interior but sometimes used for the exterior, had five horizontal wood panels. A few of the early doors survive.

Typical of mill villages, most of the houses were personalized in a variety of ways subsequent to the sale of the houses to individual workers by the mill in the mid-to-late 1950s. Common alterations include the infilling of brick-pier foundations with concrete blocks or brick, often stuccoed; the addition of different types of siding, primarily vinyl, but also aluminum, asbestos-shingle, or composition wood; the replacement of wood porch floors with concrete floors; the replacement of porch posts, predominantly with metal posts; and the replacement of window sash. Some houses have rear additions. Many of these changes were made during the district's period of significance, especially during the late 1950s and 1960s, while other changes were made since then. One typical change made later was the residing of houses with more modern materials such as vinyl, sometimes replacing earlier replacement siding such as asphalt shingles or wide aluminum siding. With the preponderance of alterations that typify mill houses after they have passed into individual ownership, the most important feature that continues to tie them together in an indelible image of a mill village are the standardized house forms.

Houses were built in one of several designs, largely defined by their roof type – hip, cross-gable, or front-gable. Each of these basic forms has several variations, whose common features are described in the following mill house typology. Usually, all houses on one side of a street have the same design or alternate between two designs for visual variety.

### Mill House Typology

The dating of the house types is derived from the Sanborn maps of 1917, 1924, and 1950 and the High Point city directories.

**Type A-1-** Type A houses have a hipped roof with gabled wings. Type A-1 houses date from the mid-1910s. They have four rooms, a brick-pier foundation, weatherboard siding, a hipped roof with short, gabled, right front and left rear wings, and a hip-roofed front porch that spans the left two bays of the three-bay façade. Most porch posts are square in section. Most examples on Mill Avenue are roofed with metal shingles. Eaves are boxed and molded and have cornice returns. Wood louvered vents are in the gable ends. The houses have two interior chimneys, one

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Highland Cotton Mills Village Historic District  
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on either end of the house. Some chimneys have corbelled caps. Windows are wooden two-over-two double-hung sash. In addition to the center-bay entrance, some houses of this type have a secondary entrance that opens from the porch to the front wing. There are thirty-eight Type A-1 houses, which include the following, by street:  
Culler Place – 1600, 1601, 1602, 1604, 1606, 1608, 1610, 1612, 1614  
Fowler Place – 1603, 1605, 1607, 1609, 1611, 1613, 1615  
Mill Avenue – 903, 905, 907, 909, 911, 913, 1001, 1003, 1005, 1007, 1120, 1122, 1124  
Textile Place – 1107, 1109, 1113, 1115, 1117, 1119, 1121, 1123, 1125

**Type A-2:** Type A-2 houses date from the mid-1910s and are identical to A-1 houses, but with a reversed orientation so that the front wing projects from the left side and the rear wing from the right side. Two examples have metal-shingled roofs. There are four Type A-2 houses, which include the following, by street:  
Fowler Place – 1600, 1602, 1604, 1606

**Type B-1:** Type B houses have a cross-gable roof. Type B-1 houses date from the mid-1910s and the early 1920s (Proctor Drive). The design of the Type B houses is derived from D. A. Tompkins' design for a "Three-Room Gable House," one of several designs for cotton mill houses he published in 1899. They have three rooms, a brick-pier foundation, weatherboard siding, and a cross-gable roof, originally sheathed with pressed-metal shingles. The type has a front-to-rear wing on the right side with an intersecting wing extending to the left, so that the shape of the house forms a T. The roof has boxed and molded eaves with cornice returns and wood louvered vents in the gables. A single interior chimney rises from the intersection of the two wings. A hip-roofed front porch carries across the left two bays of the three-bay façade and originally had turned posts and spindle or spindle-and-sawn brackets. Windows are wooden two-over-two double-hung sash. The house at 1609 Culler Place retains its original weatherboarding and moldings. The houses at 907, 909, and 915 Proctor Drive retain their original porch posts; 909 also retains its spindle brackets. There are twenty-eight Type B-1 houses, which include the following, by street:  
Culler Place – 1603, 1605, 1607, 1609, 1611, 1613, 1615, 1616, 1617, 1618, 1619  
Fowler Place – 1608, 1612, 1614, 1616, 1617, 1618  
Mill Avenue – 1118  
Proctor Drive – 905, 907, 909, 911, 913, 915, 1001, 1003, 1005, 1007

**Type B-2:** Type B-2 houses date from the mid-1910s and early 1920s (Proctor Drive) and are identical to B-1 houses, but with a reversed orientation so that the front-to-rear wing is on the left side and the intersecting wing extends to the right. A good example of the type is the house at 904 Proctor Drive, which retains its original weatherboards and moldings, wooden two-over-two

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Highland Cotton Mills Village Historic District  
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double-hung sash windows, engaged posts, and spindle brackets. The house at 1120 Textile Place also retains its weatherboard siding and moldings. Several houses retain their original pressed-metal roofs, turned porch posts, and/or porch brackets. There are twenty-five Type B-2 houses, which include the following, by street:

Proctor Drive – 902, 904, 906, 908, 910, 912, 914, 916, 918, 1000, 1002, 1004, 1006

Textile Place – 1100, 1102, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120, 1122, 1124

**Type C:** Type C houses date from the late 1920s and are characterized by a front-gable roof, a wood louvered gable vent, plain eaves fascia boards, triangular braces or decorative square purlin ends (which may originally have been triangular braces) under the front and rear eaves, and exposed rafter tails on the side elevations. Two chimneys are positioned along the roof ridge. An engaged front porch has turned or square posts. These simple frame bungalows have a solid brick foundation, weatherboard or German siding, and wooden four-over-four or six-over-six double-hung sash windows. The most intact examples are located at 1100 Young Place and 1620 Walker Place. There are twenty-nine Type C houses, which include the following, by street:

Connor Place – 1603, 1604, 1607, 1608, 1611, 1612, 1615, 1616, 1619

Jordan Place – 1518

Walker Place – 1603, 1604, 1607, 1608, 1609, 1611, 1612, 1615, 1616, 1619, 1620

Young Place – 1100, 1101, 1104, 1105, 1108, 1109, 1115, 1121

**Type D-1:** Type D houses are bungalows with a front-gable roof and a three-bay facade. Type D-1 houses date from the late 1920s and have a front-gable roof, plain eaves fascia boards, and triangular braces or decorative square purlin ends under the eaves. The houses are very similar to the Type-C houses, except that the front-gable porch is attached, rather than engaged, and is set slightly to the left of center. The porches have turned or square posts. These houses have a solid brick foundation, weatherboard or German siding, wooden six-over-six or four-over-four double-hung sash windows, and two chimneys along the roof ridge. A good example of the type is the house at 1613 Walker Place. The Type D (-1 and -2) houses often alternate with Type C houses on the street to add visual variety. There are fifteen Type D-1 houses, which include the following, by street:

Connor Place – 1605, 1609, 1613, 1617, 1621

Jordan Place – 1514

Mill Avenue – 1108

Walker Place – 1605, 1613, 1617, 1621

Young Place – 1107, 1111, 1117, 1123

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Highland Cotton Mills Village Historic District  
Guilford County, North Carolina

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**Type D-2:** Type D-2 houses date from the late 1920s. These bungalows are identical to D-1 houses but with a reversed orientation so that the porch is set to the right of center. There are twelve Type D-2 houses, which include the following, by street:

Connor Place – 1602, 1606, 1610, 1614, 1618

Walker Place – 1602, 1606, 1610, 1614, 1618

Young Place – 1106, 1110

**Type E:** The Type E house dates from the late 1920s. Projecting from the three-bay facade is a centered, front-gabled, attached porch with a louvered vent, plain eaves fascia boards, and triangular braces. The house has a stuccoed solid foundation, wooden four-over-four double-hung sash windows, and a front-gable roof with plain eaves fascia boards and triangular braces. There is only one Type E house, and its original siding has been covered and its chimneys have been removed. However, originally it was likely sided with weatherboards or German siding, like the other mill houses of its period, and it probably had two chimneys located on the roof ridge. The house is located at:

Jordan Place – 1512

**Type F:** Type F houses date from the late 1920s. Primary characteristics are a front-gable roof and a hip-roofed, attached, front porch. The three-bay-wide house has a solid brick foundation, and a roof with plain fascia boards and either triangular braces or decorative square purlin ends under the eaves. Two chimneys rise from the roof ridge. Windows are wooden four-over-one double-hung sash. There are six Type F houses, which include the following, by street:

Jordan Place – 1516

Young Place – 1102, 1112, 1103, 1113, 1119

**Type G:** The Type G house dates from the mid-1910s. Its defining feature is a hipped roof with boxed eaves and a front-to-back ridge. It has a brick foundation, weatherboard siding, an interior chimney on either side of the house, and a shallow, projecting bay on the north side of the house. The only example of the three-bay-wide dwelling has a later enclosed front porch with simple capped posts beneath a plain frieze. This non-contributing house is located at:

Proctor Drive - 1101

**Type H:** The Type H house dates from the mid-1910s. Its defining feature is a pyramidal roof. It has a brick-pier foundation, weatherboard siding, an interior chimney on either side of the house, and wooden two-over-two double-hung sash windows. An engaged porch with a plain frieze carries across the three-bay facade. A short, gabled, rear ell projects from the right side of the house. There are only two Type H houses and they are located at:

Mill Avenue – 1009, 1011

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Highland Cotton Mills Village Historic District  
Guilford County, North Carolina

**Type I:** Type I houses date from the mid-1910s. They have a pyramidal roof, a hip-roofed front porch, and a three- or four-bay façade. Houses with a four-bay façade have two central entrances, indicating that originally they served as a duplex or boarding house. The houses with a three-bay façade, in which the center bay is off-center, may also have been a duplex originally and later had one of the front doors removed. The house has a brick pier foundation, a gabled rear ell, and wooden double-hung sash windows. There are four Type I houses, and they are located at:

Mill Avenue – 1110, 1112, 1114, 1116

### Integrity

As a whole, the Highland Cotton Mills Village Historic District retains good historic integrity in terms of location, setting, design, workmanship, feeling, and association. No primary buildings within the district have been moved. Only the cotton warehouse, two water towers, a reservoir, a pond, and a railroad spur on the mill tract have been lost, along with the Community Building across the street from the mill and ten mill houses. The setting retains its original street plan, tight arrangement of mill houses, and spatial relationship of houses to the mill and other community buildings. For the most part, the mill buildings, mill office, church, and mill houses retain their historic form, scale, and design from the period of significance, 1913-1967. The mill buildings, mill office, and church, in particular, retain evidence of the workmanship that went into their construction. Perhaps most important to the character of the district is the retention of the mill village streetscapes. The combination of these elements provides the village with strong elements of historic feeling and association. An added feature of the district is the continued residency of many former mill workers and descendants of mill workers.

Of the historic district's 254 total resources, seventy percent contribute to its historic character. When only the district's primary resources are considered, ninety-four percent contribute to its historic character. With only ten exceptions, including significantly altered houses and one house built in 2001, the district's noncontributing resources are secondary, consisting of domestic outbuildings, such as sheds and garages, associated with the mill houses. They were added to the landscape after the houses were sold to individual mill workers in the mid-to-late 1950s, and most post-date the 1967 end of the district's period of significance. For the most part, these domestic outbuildings, as well as the district's uncounted small prefabricated sheds, are located behind the houses so that their impact on the character of the district is minimal.

The houses have been updated in a variety of ways – such as with new siding, replacement window sash, and replacement porch details – since the mid-twentieth century. Major house alterations that pre-date the end of the period of significance are part of the house's

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## National Register of Historic Places Continuation Sheet

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Highland Cotton Mills Village Historic District  
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historic integrity, even though they lessen the original design integrity. Even with these changes in the materials and details of individual houses, the integrity of the dominant features of repetitive rhythm, form, and massing of the rows of houses survives to make the Highland Cotton Mills Village Historic District an excellent example of early twentieth century industrial housing design. The primary alteration to the mill has been the enclosure of most of the windows with brick, a typical change that textile mills underwent after they had been air-conditioned in the mid-twentieth century.

### Archaeology Potential

The structures are closely related to the surrounding environment. Archaeological remains, such as trash pits, privies, wells, chicken coops, and other structural remains which may be present, can provide information valuable to the understanding and interpretation of the contributing structures. Information concerning the development and evolution of urban farmsteads, land-use patterns, urban horticultural and animal husbandry practices, social standing and social mobility, as well as structural details, is often only evident in the archaeological record. Therefore, archaeological remains may well be an important component of the significance of the structures. 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.

### Inventory List

The following inventory list provides basic information for all properties in the Highland Cotton Mills Village Historic District. Each entry includes the property's name, address, approximate date of construction, and contributing or noncontributing status. If the entry is for a mill house, the house type is given along with a list of features that differ from the characteristics of the house type as described in the overall district description. Also mentioned are any particularly distinctive features. Entries for resources other than the mill houses include a longer description that addresses the property's particular character, materials, and features of note. Only outbuildings of substantial size or permanence are described and counted in the inventory list. Small, prefabricated modern outbuildings are enumerated and characterized in general in the overall district description. All outbuildings are one-story unless otherwise noted.

Inventory entries are based on the on-site recording and research conducted by Laura A. W. Phillips from October 2012 through February 2013. Sanborn maps for 1917, 1924, 1950, and 1956 and High Point city directories were the main sources used for dating the buildings.

Buildings or structures that add to the historic associations or historic architectural qualities for which the district is significant, were present during the district's period of

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significance, and possess sufficient historic integrity are contributing resources. Buildings or structures that do not add to the historic associations or historic architectural qualities for which the district is significant, were not present during the district's period of significance, or do not possess sufficient historic integrity are noncontributing resources. For example, almost all of the mill houses have been altered since the mid-1950s. However, those that have been altered to the extent that they no longer convey the appearance – in form or material – of a mill house, are noncontributing. Two examples are the houses at 1609 Fowler Place and 1123 Young Place. In the former example, the front porch has been removed and the space infilled with an enclosed room, thereby eliminating one of the essential features of all mill houses. In the latter example, the brick veneering of the house in ca. 1970, in particular, removes the visual concept of the frame construction and siding used for mill houses. Vacant lots are listed in the inventory, but they are not counted as either contributing or noncontributing resources.

The inventory is organized alphabetically by street name. North sides of the street are listed before south sides, and east sides are listed before west sides. Within each side of a street, properties are listed by address in ascending numerical order.

Property addresses and the contributing and noncontributing status of the district's primary resources are keyed to the accompanying district map. Secondary resources of substantial size and permanence are listed in the inventory entries but are not noted on map. Survey files containing photographic proof sheets, survey data base forms, maps, and historical information for district properties are maintained at the North Carolina Historic Preservation Office in Raleigh.

### CONNOR PLACE (East Side)

#### Vacant Lot

**Mill House**, 1603 Connor Place, ca. 1928 Contributing building  
Type C. Changes to the house include vinyl German siding. It retains its turned porch posts and front door with four lights above horizontal wood panels.

**Mill House**, 1605 Connor Place, ca. 1928 Contributing building  
Type D-1. Changes to the house include vinyl siding, replacement one-over-one window sash, metal porch posts and front door, and a concrete porch floor.

**Shed**, 1975-2000 Noncontributing building  
The large frame shed has a shallow shed roof and a double-leaf entrance.

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**Mill House**, 1607 Connor Place, ca. 1928 Contributing building  
Type C. Changes to the house include vinyl siding, replacement metal porch posts and front door, and a concrete porch floor.

**Mill House**, 1609 Connor Place, ca. 1928 Contributing building  
Type D-1. Changes to the house include vinyl siding, a replacement front door, and replacement porch posts and railing.

**Shed**, 1975-2000 Noncontributing building  
The frame shed has a shallow gable roof.

**Mill House**, 1611 Connor Place, ca. 1928 Contributing building  
Type C. Changes to the house include vinyl siding, vinyl-wrapped porch posts, a replacement front door, replacement one-over-one sash windows, and a concrete porch floor. It has lost its rear chimney.

**Mill House**, 1613 Connor Place, ca. 1928 Contributing building  
Type D-1. Changes to the house include aluminum siding and a replacement front door, one-over-one sash windows, metal porch posts, and a concrete porch floor.

**Shed**, 1975-2000 Noncontributing building  
Immediately behind the house is a large frame shed with plywood siding, a side-gable roof, and an open north end.

**Shed**, ca. 1960 Contributing building  
Near the rear property line is a frame shed with German siding and a shed roof.

**Mill House**, 1615 Connor Place, ca. 1928 Contributing building  
Type C. Changes to the house include vinyl siding and replacement front door and one-over-one modern sash windows.

**Mill House**, 1617 Connor Place, ca. 1928 Contributing building  
Type D-1. The house is sheathed with asbestos shingles and there is a replacement front door and metal porch posts and balustrade.

**Mill House**, 1619 Connor Place, ca. 1928 Contributing building  
Type C. Changes to the house include aluminum siding, a replacement front door, replacement porch posts, and a concrete porch floor.

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**Mill House**, 1621 Connor Place, ca. 1928 Contributing building  
Type D-1. Changes to the house include vinyl German siding, a concrete porch floor, metal porch posts, and one-over-one modern sash windows.

**Garage**, 1975-2000 Noncontributing building  
Behind the house is a one-story frame garage with vertical-board siding, a front-gable roof, and a shed-roofed shed attached to the north side.

### CONNOR PLACE (West Side)

**Mill House**, 1602 Connor Place, ca. 1928 Contributing building  
Type D-2. Changes to the house include aluminum siding, a replacement front door and a replacement south front multi-pane window. The porch has a concrete floor and metal posts. A covered porch has been added to the rear. The rear chimney is missing.

**Shed**, 1975-2000 Noncontributing building  
The frame shed has a gambrel roof and a double-leaf wood door on the east front.

**Mill House**, 1604 Connor Place, ca. 1928 Contributing building  
Type C. Changes to the house include vinyl German siding, a replacement front door, a concrete porch floor, and metal porch posts.

**Shed**, ca. 2000 Noncontributing building  
The shed is a large, vinyl-sided frame building with a front-gable roof.

**Mill House**, 1606 Connor Place, ca. 1928 Contributing building  
Type D-2. Changes to the house include vinyl siding and a replacement front door. The porch has a concrete floor and metal posts and balustrade. The front chimney is gone. An open, shed-roofed porch has been added to the rear.

**Shed**, 1975-2000 Noncontributing building  
The frame shed has a front-gable roof and a front shed porch with metal posts.

**Shed**, 1975-2000 Noncontributing building  
The shed is a shed-roofed frame building.

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**Mill House**, 1608 Connor Place, ca. 1928 Contributing building  
Type C. Changes to the house include vinyl German siding, a replacement front door and one-over-one modern sash windows, a concrete porch floor, and metal porch posts.

**Mill House**, 1610 Connor Place, ca. 1928 Contributing building  
Type D-2. Changes to the house include vinyl siding, a replacement front door and one-over-one sash windows, metal porch posts, and the addition of an open porch on the rear.

**Garage**, 1975-2000 Noncontributing building  
The frame garage has a gabled front and a narrow door next to the garage door.

**Mill House**, 1612 Connor Place, ca. 1928 Contributing building  
Type C. Changes to the house include vinyl German siding, one-over-one sash windows, a replacement front door, metal porch posts, and an added rear porch.

**Mill House**, 1614 Connor Place, ca. 1928 Contributing building  
Type D-2. Changes to the house include vinyl siding, one-over-one sash windows, a replacement front door, metal porch posts, and a shed-roofed rear addition.

**Shed**, 1975-2000 Noncontributing building  
The long frame shed has a side-gable roof and the east side is largely open.

**Mill House**, 1616 Connor Place, ca. 1928 Contributing building  
Type C. Changes to the house include several types of synthetic siding. The porch has a concrete floor and metal posts.

**Mill House**, 1618 Connor Place, ca. 1928 Contributing building  
Type D-2. The house is largely intact, although the façade has replacement board-and-batten siding. The porch posts are original, but are installed upside down.

### **CULLER PLACE (East Side)**

**Mill House**, 1601 Culler Place, ca. 1914 Contributing building  
Type A-1. Changes to the house include vinyl siding, one-over-one sash windows, a replacement front door, and an attached metal porch on the rear of the house. Two sheds behind the house are aligned with Mill Avenue so that they are prominent on the lot.

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**Mill House**, 1603 Culler Place, ca. 1914 Contributing building  
Type B-1. The house has original porch post brackets, although the turned posts, themselves, and the balustrade are replacements. Other changes to the house include a replacement front door, vinyl siding, and a shed-roofed rear addition.

**Outbuilding**, ca. 2000 Noncontributing building  
The large frame outbuilding has vertical board siding, a side-gable roof with a central cupola, lower side wings, and a shed-roofed entrance porch. It appears to be a guest house or studio.

**Mill House**, 1605 Culler Place, ca. 1914 Contributing building  
Type B-1. Changes to the house include aluminum siding, replacement one-over-one sash windows, and a rear addition.

**Outbuilding**, ca. 1960 Contributing building  
An outbuilding of undetermined use, possibly a workshop or storage building, stands behind the house. The one-bay-wide building has German siding, a front-gable roof with a tiny cupola, and a centered glass-and-wood-paneled front door sheltered by a braced pent roof.

**Mill House**, 1607 Culler Place, ca. 1914 Contributing building  
Type B-1. Changes to the house include vinyl German siding, some replacement one-over-one sash, a replacement front door, a concrete porch floor, and an added porch balustrade.

**Shed**, 1975-2000 Noncontributing building  
The frame shed has vertical-board siding, a shallow front-gable roof, and a front entrance.

**Mill House**, 1609 Culler Place, ca. 1914 Contributing building  
Type B-1. The largely intact house retains its weatherboard siding, cornice moldings, two-over-two sash windows, hipped porch roof. Changes to the house include a replacement front door, a concrete porch floor, and replacement metal pipe porch posts.

**Mill House**, 1611 Culler Place, ca. 1914 Contributing building  
Type B-1. Changes to the house include vinyl siding, a replacement front door, metal porch posts, and one-over-one sash windows, along with a three-part picture window – consisting of a large center pane flanked by a pair of narrow one-over-one sash – typical of many such windows installed in the 1950s and 1960s.

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**Mill House**, 1613 Culler Place, ca. 1914 Contributing building  
Type B-1. Changes to the house include vinyl German siding, one-over-one sash windows, a replacement front door, and replacement porch posts.

**Mill House**, 1615 Culler Place, ca. 1914 Contributing building  
Type B-1. Changes to the house include vinyl siding, one-over-one sash windows, a concrete porch floor, and metal porch posts.

**Shed**, 1975-2000 Noncontributing building  
The shed has German siding, a shallow gambrel roof, and a double-leaf entrance.

**Mill House**, 1617 Culler Place, ca. 1914 Contributing building  
Type B-1. Changes to the house include vinyl siding, replacement six-over-six sash windows, and a replacement front door. The house retains its original porch posts and sawn brackets.

**Mill House**, 1619 Culler Place, ca. 1914 Contributing building  
Type B-1. Changes to the house include asbestos-shingle siding and one-over-one sash windows.

### **CULLER PLACE (West Side)**

**Mill House**, 1600 Culler Place, ca. 1914 Contributing building  
Type A-1. Changes to the house include aluminum siding, a concrete porch floor, and metal porch posts and balustrade. The house retains its pressed-metal shingle roof.

**Mill House**, 1602 Culler Place, ca. 1914 Contributing building  
Type A-1. Changes to the house include replacement siding (possibly composition board), a shed-roofed rear addition, a replacement front door, lattice added to part of the porch, and one-over-one sash. The house retains its pressed-metal shingle roof, but the north chimney is missing.

**Shed**, 1975-2000 Noncontributing building  
Behind the house is a frame shed with what appears to be composition-board siding, a front-gable roof, and a double-leaf entrance.

**Mill House**, 1604 Culler Place, ca. 1914 Contributing building  
Type A-1. Changes to the house include vinyl German siding, one-over-one sash windows, a concrete porch floor, and metal porch railing. The house retains its pressed-metal shingle roof, and the south side of the front wing has a secondary door with horizontal wood panels.

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**Shed, 1975-2000**

Noncontributing building

Behind the house is a large frame shed with a standing-seam-metal front-gable roof.

**Mill House, 1606 Culler Place, ca. 1914**

Contributing building

Type A-1. Changes to the house include vinyl siding, replacement six-over-six sash windows, and metal porch posts. The house retains its pressed-metal shingle roof.

**Mill House, 1608 Culler Place, ca. 1914**

Contributing building

Type A-1. Changes to the house include aluminum siding, one-over-one sash windows, a concrete porch floor, and metal porch posts and railing.

**Mill House, 1610 Culler Place, ca. 1914**

Contributing building

Type A-1. Changes to the house include asbestos-shingle siding, a replacement front door, metal porch posts and railing, and metal awnings over some of the side windows. The south side of the front wing has a horizontal-wood-panel secondary door.

**Mill House, 1612 Culler Place, ca. 1914**

Contributing building

Type A-1. Changes to the house include vinyl siding, one-over-one sash windows, a replacement front door, and metal porch posts and railing.

**Mill House, 1614 Culler Place, ca. 1914**

Contributing building

Type A-1. Changes to the house include vinyl German siding, six-over-six window sash, a replacement front door, and the addition of a wood porch railing.

**Mill House, 1616 Culler Place, ca. 1914**

Contributing building

Type B-1. Changes to the house include vinyl German siding, one-over-one sash windows, and the addition of a wood porch railing.

**Mill House, 1618 Culler Place, ca. 1914 /**

Contributing building

Type B-1. Changes to the house include vinyl siding, one-over-one sash windows, a replacement front door, replacement porch posts and railing, and rear additions. The porch floor is concrete, and it and its foundation have been extended southward to the end of the house.

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### FOWLER PLACE (East Side)

#### Vacant Lot

**Mill House**, 1603 Fowler Place, ca. 1915 Contributing building  
Type A-1. Changes to the house include vinyl siding, six-over-six sash windows, a replacement front door, and an added porch railing.

**Outbuilding**, ca. 2010 Noncontributing building  
The large, unfinished outbuilding has a front-gable roof.

**Mill House**, 1605 Fowler Place, ca. 1915 Contributing building  
Type A-1. Changes to the house include vinyl siding, one-over-one sash windows, and metal porch posts.

**Mill House**, 1607 Fowler Place, ca. 1915 Contributing building  
Type A-1. Changes to the house include vinyl siding, replacement porch posts, and lattice panels on the porch and north windows.

**Mill House**, 1609 Fowler Place, ca. 1915 Noncontributing building  
Type A-1. Changes to the house include vinyl siding. The house is noncontributing because the porch has been entirely enclosed, which is a major alteration to the front of the house. It is very likely that the porch was removed before the room was added. There is a new front door and a large three-part window.

**Mill House**, 1611 Fowler Place, ca. 1915 Noncontributing building  
Type A-1. Changes to the house include aluminum siding, a concrete porch floor, and metal porch posts. Although it could pre-date 1967, the simulated stone façade (except for the front gable, which is aluminum sided) is very different from and incompatible with the historic weatherboards or simulated horizontal siding on the mill houses in the village.

**Mill House**, 1613 Fowler Place, ca. 1915 Contributing building  
Type A-1. Changes to the house include vinyl German siding and a concrete porch floor.

**Mill House**, 1615 Fowler Place, ca. 1915 Contributing building  
Type A-1. Changes to the house include asbestos-shingle siding, one-over-one sash windows, a metal awning over one of the south windows, a concrete porch floor, and a metal porch post.

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**Mill House**, 1617 Fowler Place, ca. 1915 Contributing building  
Type B-1. Changes to the house include aluminum siding, replacement window sash, a concrete porch floor, metal porch posts, and a rear addition. Behind the house is a collection of outbuildings.

**Shed**, 1975-2000 Noncontributing building  
At the north end of the back yard is a frame shed with vertical-board siding, a double-leaf entrance on the west end, and a gambrel roof.

**Shed**, 1975-2000 Noncontributing building  
Adjacent to (and south of) the first frame shed is a string of connected small sheds. At the north end is a small, pre-fabricated metal shed with a shallow gambrel roof and a front entrance. Attached to it on the south is a shed-roofed shed with vinyl siding and a front entrance. Attached at the south end of the combined sheds is a small frame shed with weatherboard siding, a front-gable roof, and a doorway on the north side of the façade.

### Vacant Lot

### FOWLER PLACE (West Side)

**Mill House**, 1600 Fowler Place, ca. 1915 Contributing building  
Type A-2. Changes to the house include vinyl German siding, one-over-one sash windows, a replacement front door, and metal porch posts and railing.

**Carport**, ca. 2000 Noncontributing structure  
Behind the house is a large, double, metal carport with a slightly arched roof.

**Mill House**, 1602 Fowler Place, ca. 1915 Contributing building  
Type A-2. Changes to the house include vinyl German siding, one-over-one sash windows, a replacement front door and porch posts, and an added wood porch railing.

**Shed**, 1975-2000 Noncontributing building  
The long frame shed has vertical-board siding, a side-gambrel roof, and a double-leaf entrance on the front (east) side.

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**Mill House**, 1604 Fowler Place, ca. 1915 Contributing building  
Type A-2. Changes to the house include asbestos-shingle siding and the closure of the secondary entrance from the porch to the north side of the front wing. The house retains many of its original features, including its pressed-metal shingle roof.

**Mill House**, 1606 Fowler Place, ca. 1915 Contributing building  
Type A-2. Changes to the house include aluminum siding, one-over-one sash windows, and a replacement front door. The house retains its pressed-metal shingle roof.

**Mill House**, 1608 Fowler Place, ca. 1915 Contributing building  
Type B-1. Changes to the house include asbestos-shingle siding and an added wood porch railing. The house retains its pressed-metal shingle roof and an original engaged post with sawn bracket on the porch.

### Vacant Lot

**Mill House**, 1612 Fowler Place, ca. 1915 Contributing building  
Type B-1. Changes to the house include vinyl siding, one-over-one sash windows, metal awnings at all windows and extending the porch roof, and a metal porch post and railing.

**Outbuilding**, ca. 1960 Contributing building  
Probably a workshop or guest house, the outbuilding has asbestos-shingle siding, a flat roof, a central door, and multiple windows. The entrance and the windows are hooded by metal awnings.

**Mill House**, 1614 Fowler Place, ca. 1915 Contributing building  
Type B-1. Changes to the house include aluminum siding, a replacement front door, and metal porch posts and railing. The concrete porch floor has been extended forward about one to two feet, supported by metal poles beneath it, to provide more porch living area. Metal awnings wrap around the porch and shelter the window of the front wing.

**Carport**, 1975-2000 Noncontributing structure  
Northwest of the house is a frame and metal carport with metal pole supports and a shallow, front-gable roof.

**Mill House**, 1616 Fowler Place, ca. 1915 Contributing building  
Type B-1. Changes to the house include vinyl siding and a replacement front door.

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**Mill House**, 1618 Fowler Place, ca. 1915 Contributing building  
Type B-1. Changes to the house include vinyl German siding except for simulated wood shingles beneath the porch, a replacement front door, one-over-one and jalousie windows, and metal awnings on the porch and on the end windows of the front and side wings. Additions have been built to the rear.

**Shed**, 1975-2000 Noncontributing building  
A long, corrugated-metal shed has a side-gable roof and a door on the north gable end.

### JORDAN PLACE (West Side)

**Mill House**, 1512 Jordan Place, ca. 1927 Contributing building  
Type E. Changes to the house include aluminum siding, a concrete porch floor, and metal porch posts.

**Mill House**, 1514 Jordan Place, ca. 1927 Contributing building  
Type D-1. Changes to the house include aluminum siding, a concrete porch floor, and metal porch posts.

**Outbuilding**, 1975-2000 Noncontributing building  
The outbuilding, of unknown use, has corrugated-metal siding, a flat roof, and large doorways.

**Mill House**, 1516 Jordan Place, ca. 1927 Contributing building  
Type F. Changes to the house include aluminum siding, one-over-one sash windows, a replacement front door, a concrete porch floor, and metal porch posts and railing.

**Mill House**, 1518 Jordan Place, ca. 1927 Contributing building  
Type C. Changes to the house include vinyl German siding, one-over-one sash windows, a replacement front door, a concrete porch floor, and metal porch posts and railing.

**Shed**, ca. 2000 Noncontributing building  
The shed has vinyl German siding, a broad gable roof, and a double-leaf entrance sheltered by a gabled stoop.

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### MILL AVENUE (North Side)

**Highland Cotton Mills Office**, 910 Mill Avenue, 1967 Contributing building  
Prior to the construction of this building, a large boarding house for male mill workers occupied the site. The Highland Cotton Mills office was located within the mill building and across Mill Avenue in the village community building until the company built this new office in 1967, one sign of its continuing success. High Point architect Leon A. Schute designed the building. Since 2002, it has been owned and occupied by the High Point Mental Health Association.

The one-and-a-half-story brick building is a refined and extremely well executed example of the Georgian Revival style. The center section, facing both east and west, has a side-gable roof with dormers and is five bays wide. Extending from the north and south ends are side wings, each three bays wide, with a double-shouldered brick chimney at the end of each. Bricks are laid in Flemish bond and appear to be handmade. Molded brick defines the top edge of the water table. Multi-layer flat arches crown the windows, which are nine-over-nine sash with molded surrounds and molded sills. On either side of the building is a central entrance composed of double-leaf paneled doors, a six-light transom, and a heavily molded surround. A third, added, entrance is inserted into the north chimney. The building has a slate roof with a heavily molded and dentiled cornice. The dormers have fifteen-light fixed windows, beaded-edged boards on the side cheeks, and a pedimented, molded cornice. Small trees and shrubbery surround the building, and paved parking areas are on the east and west sides.

**Highland Cotton Mills**, 1014 Mill Avenue 1913, ca.1920, ca. 1930, ca. 1960, ca. 1970  
Contributing buildings (5) and Contributing structure (1)

Located at the northeast corner of Mill Avenue and Proctor Drive and consuming the northeast quadrant of the historic district, the Highland Cotton Mills is a large complex with building space totaling 281,413 square feet constructed over a period of six decades, from 1913 to ca. 1970. It consists of two nearly identical mills: **Mill #1** (1913 – contributing building) and **Mill #2** (ca. 1920 – contributing building), known by the mill workers as the old mill and the new mill, respectively, a smaller **Shipping and Packing Building** (ca. 1913 – contributing building), an **Air Conditioning Building** (ca. 1960 – contributing building), a **Cooling Tower** (ca. 1960 – contributing structure), and a **Boiler House** (ca. 1920, ca. 1960 – contributing building). Mill #1 stands at the southwest corner of the mill property. Mill #2 stands east of Mill #1, and the Shipping and Packing Building stands between the two mills. All three buildings stand along Mill Avenue at the south boundary of the mill property. The Air Conditioning Building stands north of the Shipping and Packing Building; the Cooling Tower stands north of the Air Conditioning Building; and the Boiler House stands north of the Cooling Tower.

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Not surviving are the cotton warehouses that stood north of the 1913 mill, the round, 150,000-gallon reservoir located at the northwest corner of the 1913 mill, the two water towers that stood on the west side of the 1913 mill near its north end, and the dammed lake that was located in the northeastern section of the large mill tract. The Highland Cotton Mills property continues northward from Mill Avenue past Richland Creek to the tracks of the High Point, Thomasville and Denton Railroad (Southern Railway belt line). A spur track once ran southeastward from the main track near the northwest corner of the mill property and along the east side of the cotton warehouses and the 1913 mill. The 1967 mill office stands on an adjacent parcel to the east (910 Mill Avenue).

The two mill buildings follow the standard mill construction of the early twentieth century with load-bearing masonry walls, large windows, and shallow gable roofs. Most sections of the one-story complex have a lower, basement level that in some areas is partially above ground due to the slope of the land. Each of the mills had a monitor roof for increased light and ventilation that ran the length of the roof ridge. In the late 1950s or early 1960s, when the mills were air-conditioned, the monitor roofs were removed and most of the mill windows were enclosed with brick. The brick enclosures, at least on the front and rear of the mills, were set back several inches from the face of the mill wall so that the pattern of the windows is still clearly evident. The main-floor windows are segmental-arched with four-row brick lintels. Some lower-level windows are small, segmental-arched openings with two rows of lights, while others are smaller segmental-arched openings filled with iron grills. The two mills and their additions erected between 1913 and ca. 1930 have overhanging, timber-braced eaves and molded cornices.

The interiors of the two mills are similar. The main level of the 1913 Mill #1 has heavy-timber posts and beams. The lower level of the 1913 mill and both levels of the ca. 1920 Mill #2 have heavy-timber beams but metal posts. The ca. 1930 and later sections of the two mills have iron and steel posts and beams. Floors in the sections of the two mills that were built between 1913 and ca. 1930 are tongue-and-groove hardwood, while later sections have concrete floors.

Located near the west end of the complex, the one-story-with basement Mill #1 is ten bays wide. The main portion of the original mill housed carding, winding, and spinning operations, while the picker room was located in the northwest corner and the machine shop filled the northeast corner. According to village residents, the west elevation was the original front of Mill #1. However, it is no longer visible, because around 1970 a long, narrow, one-story addition with plain brick walls was added to the west side of the 1913 mill, extending beyond the north and south of it.

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The Shipping and Packing Building, originally separated from Mill #1 by the railroad spur, but later attached, is a one-story, nine-bay-wide building with a flat roof, a pedestrian entrance at the southwest corner and a loading door on the rear. The original mill office was located in the southwest corner of the building.

North of the Shipping and Packing Building, the Air Conditioning Building is a one-story brick structure with a flat roof and a large opening on the east side. North of it, the Cooling Tower is a large, corrugated metal structure. North of the Cooling Tower, the Boiler House is a small, flat-roofed, one-story brick building with a ca. 1960 brick addition with a flat roof and an opening on the east end.'

The ten-bay-wide Mill #2 has one story and a basement. It is approximately the same size as Mill #1, but is longer toward the north where there is a picker room. Mill #2 provided additional space for carding and spinning. Around 1930, two brick wings were added to the east side of Mill #2. One wing, which was used for storage on the ground floor and spooling on the main floor, extends eastward from the south end of Mill #2. It is ten bays wide and has a shallow gable roof that faces east. This addition has rectangular, thirty-six-light metal-frame windows, each with two eight-light tilt openings. Apparently, in this section the lower windows were never enclosed. The upper-level windows were bricked up, but after 2000 every other window or every third window was reopened and replaced with new thirty-six-light windows that appear to have a single, twelve-light tilt opening in the center. The east end of the ca. 1930 addition originally had windows and loading docks. These were replaced after 2000 with large windows and double-leaf glass doors with metal frames. The other ca. 1930 wing, which is two stories tall, brick, and has bricked-up segmental-arched windows and a low-pitched roof, extends eastward from the north end of Mill #2. Together with Mill #2, the two wings form a U-shape. Around 1960, a brick addition was built to the north side of the ca. 1930 south wing, while leaving an open space between it and Mill #2 to the west. The ca. 1960 brick addition has plain brick walls and a flat roof.

### **Vacant Lot**

According to the 1917 and 1924 Sanborn maps, this was the site of a small store.

**Mill House**, 1108 Mill Avenue, ca. 1928, ca. 1970  
building

Noncontributing

Type D-1. This house retains the form of the Type D-1 house. According to a village resident, it suffered a destructive fire, after which it was updated and brick veneered.

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**Boarding House/Duplex**, 1110 Mill Avenue, ca. 1915 Contributing building  
Type I. The size and symmetrical four-bay façade with two front doors, along with early residential listings in the High Point city directories, reveal that this house was a boarding house or duplex. Changes to the house include vinyl German siding, a brick-veneered porch foundation, and metal porch posts and railing.

**Shed**, 1975-2000 Noncontributing building  
At the rear of the property is a large shed with corrugated fiberglass siding and a front-gable roof.

**Boarding House/Duplex**, 1112 Mill Avenue, ca. 1915 Contributing building  
Type I. The size and symmetrical four-bay façade with two front doors, along with early residential listings in the High Point city directories for multiple occupants, reveal that this house was a boarding house or duplex. Changes to the house include vinyl German siding, one-over-one sash windows, a concrete porch floor, and metal porch posts and railing.

**Shed**, 1975-2000 Noncontributing building  
At the rear of the property is a metal shed with a flat roof.

**Mill House**, 1114 Mill Avenue, ca. 1915 Contributing building  
Type I. Changes to the house include vinyl German siding, one-over-one sash windows, a replacement front door, a concrete porch floor, and metal porch posts and railing. The form of this house and of 1116 Mill Avenue is like that of the duplexes/boarding houses at 1110 and 1112 Mill Avenue, except that the rear ell is shorter. Although at present there is only one front door, there is room for two, which would have given the house a symmetrical four-bay façade, suggesting its use as a duplex.

**Mill House**, 1116 Mill Avenue, ca. 1915 Contributing building  
Type I. Changes to the house include vinyl siding, one-over-one sash windows, a replacement front door, fluted columns on the porch, and an added rear porch. The form of this house and of 1114 Mill Avenue is like that of the boarding houses at 1110 and 1112 Mill Avenue, except that the rear ell is shorter. Although at present there is only one front door, there is room for two, which would have given the house a symmetrical four-bay façade, suggesting its use as a duplex.

**Garage**, 1975-2000 Noncontributing building  
Northeast of the house is a pre-fabricated metal garage with an arched roof and an open front end.

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**Outbuilding**, ca. 2000 Noncontributing building  
Immediately behind the house is a frame outbuilding of undetermined use with vertical-board siding, a front-gable roof, and a front door.

**Mill House**, 1118 Mill Avenue, ca. 1915 Contributing building  
Type B-1. Changes to the house include aluminum siding and a lattice porch balustrade.

**Mill House**, 1120 Mill Avenue, ca. 1915 Contributing building  
Type A-1. Changes to the house include vinyl German siding, one-over-one sash windows, the loss of one chimney, a replacement door, and replacement wood porch posts and balustrade.

**Mill House**, 1122 Mill Avenue, ca. 1915 Contributing building  
Type A-1. Changes to the house include vinyl siding, one-over-one sash windows and a lattice porch balustrade.

**Mill House**, 1124 Mill Avenue, ca. 1915 Contributing building  
Type A-1. Changes to the house include vinyl siding, one-over-one sash windows, a replacement front door, and metal porch posts and railing.

**Carport**, 1975-2000 Noncontributing structure  
Immediately behind the house is a frame carport with a flat roof.

**Shed**, 1975-2000 Noncontributing building  
Along the east property line is a long shed composed of a pre-fabricated metal shed with a low gable roof and a string of frame additions north of it.

### MILL AVENUE (South Side)

**Mill House**, 903 Mill Avenue, ca. 1915 Contributing building  
Type A-1. Changes to the house include vinyl siding, a replacement front door, and an added porch railing.

**Mill House**, 905 Mill Avenue, ca. 1915 Contributing building  
Type A-1. The house retains its pressed-metal shingle roof. Changes to the house include aluminum siding, a replacement front door, and metal porch posts and railing.

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**Mill House**, 907 Mill Avenue, ca. 1915 Contributing building  
Type A-1. Changes to the house include aluminum siding, a replacement front door, metal porch posts, and a handicap ramp leading to the porch. A secondary door opens from the porch to the east side of the front wing. The house retains its pressed-metal shingle roof.

**Shed**, ca. 1950 Noncontributing building  
Behind the house is a combined shed and garage. The shed section on the east side is sided with asphalt simulated brick and has a single door. The garage on the west side is sided with corrugated metal and has a double-leaf, vertical-board door. The garage features are repeated in a west continuation of the building, which is the garage for the adjacent house at 909 Mill Avenue. The whole building has a flat roof.

**Mill House**, 909 Mill Avenue, ca. 1915 Contributing building  
Type A-1. Changes to the house include aluminum siding, a replacement front door, metal porch posts, and metal awnings that provide additional shade for the porch. The separate garage is a continuation of the outbuilding behind 907 Mill Avenue and is discussed in that entry.

**Mill House**, 911 Mill Avenue, ca. 1915 Contributing building  
Type A-1. Changes to the house include vinyl German siding, one-over-one sash windows, a replacement front door, and metal porch posts. A secondary door opens from the porch to the east side of the front wing.

**Shed**, 1975-2000 Noncontributing building  
A shed behind Changes to the house include vertical-board siding, side windows, and a side-gable roof.

**Mill House**, 913 Mill Avenue, ca. 1915 Contributing building  
Type A-1. Changes to the house include vinyl German siding, a concrete porch floor, and metal porch posts and railing. A secondary door opens from the porch to the east side of the front wing. The roof retains its pressed-metal shingles.

**Shed**, 1975-2000 Noncontributing building  
A large frame shed behind Changes to the house include plywood siding, a large double leaf door, and a shed roof.

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**Mill House**, 1001 Mill Avenue, ca. 1915 Contributing building  
Type A-1. Changes to the house include vinyl German siding, one-over-one sash windows, a replacement front door, and metal porch posts and railing. A secondary door opens from the porch to the east side of the front wing. The roof retains its pressed-metal shingles.

**Shed**, 1975-2000 Noncontributing building  
A large rectangular shed has vertical-board siding, a side-gable roof, and a fiberglass awning beneath the east gable.

**Mill House**, 1003 Mill Avenue, ca. 1915 Noncontributing building  
Type A-1. This house appears originally to have been a Type A-1 mill house. The roof was later rebuilt, converting it from the central hipped roof of the Type A-1 houses to a front-gable roof and thereby changing its character. The house does retain its right front wing and its hip-roofed porch, although the porch has been screened. The house appears to be sheathed with composition-board siding and has replacement sash windows.

**Outbuilding**, ca. 2000. Noncontributing building  
A large outbuilding at the rear of the property has the form of a modern, arch-roofed carport, but enclosed. It has vinyl siding, a roll-up garage door with a window to the east. The building has a small sign labeling it as "Paw Paw's Workshop."

**Mill House**, 1005 Mill Avenue, ca. 1915 Contributing building  
Type A-1. Changes to the house include composition-board siding, one-over-one sash windows, and replacement porch posts. Instead of a center front door, Changes to the house include only a door opening from the west end of the porch to the east side of the front wing. The roof retains its pressed-metal shingles. At the time of the survey, the house was being re-sided.

**Mill House**, 1007 Mill Avenue, ca. 1915 Contributing building  
Type A-1. Changes to the house include aluminum siding, one-over-one sash windows, and metal porch posts. Instead of a center front door, Changes to the house include only a door opening from the west end of the porch to the east side of the front wing. The roof retains its pressed-metal shingles.

**Mill House**, 1009 Mill Avenue, ca. 1915 Contributing building  
Type H. Both 1009 and the adjacent 1011 Mill Avenue stand directly across from the earliest section of the mill. They are both wider and deeper than the other mill houses on the street, suggesting that they originally may have been supervisors' or foremen's houses. Changes to this house include composition-board siding, six-over-six replacement sash windows, a concrete

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porch floor, fancy metal porch posts, and a shed addition built to the left rear of the house. The house roof retains its pressed-metal shingles.

**Shed, ca. 1950**

Contributing building

At the rear of the property stands a long frame shed with composition-board siding, a side-gable roof, a door near the west end, and a window on the east end.

**Garage, ca. 1950**

Contributing building

Behind the southwest corner of the house is a frame garage with composition-board siding, a front-facing gable roof, and a roll-up garage door.

**Mill House, 1011 Mill Avenue, ca. 1915**

Contributing building

Type H. Both 1011 and the adjacent 1009 Mill Avenue stand directly across from the earliest section of the mill, and their large size suggests that they originally may have been supervisors' or foremen's houses. Changes to this house include vinyl siding, replacement porch posts, and the removal of the west side chimney.

**Highland Methodist Church Parsonage, 1013 Mill Avenue, 1962**

Contributing building

The parsonage is a two-story, brick-veneered, Colonial Revival-style house. It has a side-gable roof with cornice returns, an exterior chimney on the west end, and a five-bay façade with a central entrance with side pilasters and a pedimented cornice. Six-over-six sash windows are headed by a flat arch. According to long-time residents of the mill village, the Highland Cotton Mills helped pay for the parsonage in that it installed a Coca-Cola vending machine in the mill and profits from the sale of the drinks went to a fund for the building's construction. The Reverend Robert M. Varner, who served the church from 1962 to 1966, was the first to occupy the parsonage.

**Carport, 1975-2000**

Noncontributing structure

Directly behind the house is a large, two-vehicle, frame carport. It has wood support posts with wood braces at the corners and a gable roof with vinyl German-sided gables.

**Outbuilding, 1975-2000**

Noncontributing building

At the rear of the property is a long, narrow outbuilding of undetermined use. It has a lattice skirt around the foundation, vinyl German siding, a double-leaf door and a four-over-four sash window on the north side, and a side-gable roof.

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**Highland Methodist Church**, 1015 Mill Avenue, 1930

Contributing building

Initially, there was no organized place of worship in the Highland Cotton Mills Village. In 1921, a Sunday School was organized and met in the Community Building. After a canvassing of village residents, it was determined that there was an interest in having church worship services, as well, so in the spring of 1922 church services were begun, still meeting in the Community Building and led by student ministers from Trinity College, High Point College and Duke University. Perceiving these religious activities to be of great benefit to the residents of the mill village, Highland Cotton Mills paid for the construction of a church located adjacent to the Community Building and across the street from the mill. When the \$30,000 building was completed, the first service at Highland Methodist Church was held on May 4, 1930. The mill continued to provide financial support for the church until 1959, when the congregation became self-supporting. On September 28, 1970, Highland Cotton Mills deeded the church property to the Trustees of the Highland United Methodist Church.

Reflecting the Colonial Revival style, the church has a cast-stone foundation and brick-veneered walls. It is a narrow but deep rectangle with lower side wings toward the rear. The sanctuary occupies the front half of the building, while two stories of Sunday School and other rooms are located in the rear half. The building has a front-gable roof outlined by a heavy cornice. At each front corner is a classical brick pilaster with a cast-stone base and cap. The projecting vestibule, several feet lower than the main body of the building, has a pedimented cornice and corner pilasters. The front entrance has double-leaf doors, a stained-glass transom displaying the name of the church, and a classical surround crowned by a dentiled cornice and a swan's neck broken pediment. The sides of the vestibule and the first bay of the church have milky-glass rectangular windows. Subsequent bays of the sanctuary have milky-glass fifteen-over-fifteen sash, round-arched windows, each capped by a brick arch with a cast-stone keystone and imposts. The wings are asymmetrical. The west wing is three bays wide and has a side-gable roof, while the east wing is one bay wide and has a hipped roof.

### **Vacant Lot**

This was the site of the Community Building, erected by the mill ca. 1920.

### **PROCTOR DRIVE (North Side)**

**Mill House**, 902 Proctor Drive, ca. 1922, early 1960s

Contributing building

Type B-2. Changes to the house include vinyl siding, a concrete porch floor, and metal porch posts. In the early 1960s, a one-bay-wide addition was built to the east side of the house. Its gable roof is slightly lower than that of the original house and is sheathed in standing-seam metal

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rather than asphalt shingles. Although the addition creates a major change to the house type, it is distinguished from the original house, whose size and form as a Type B-2 house remain clearly evident.

**Outbuilding**, late 1970s

Noncontributing building

A large frame outbuilding is located northeast of the house. It has vertical-board siding, a broad gable roof with widely overhanging, braced, front eaves, and two sets of double-leaf entrances. Attached to the east side of the outbuilding is a shed-roofed addition whose south front is largely open.

**Mill House**, 904 Proctor Drive, ca. 1922

Contributing building

Type B-2. The house is largely intact except for metal porch posts.

**Mill House**, 906 Proctor Drive, ca. 1922

Contributing building

Type B-2. Changes to the house include vinyl siding, a replacement front door, and metal porch posts.

**Mill House**, 908 Proctor Drive, ca. 1922

Contributing building

Type B-2. Changes to the house include vertical-board siding and metal porch posts and railing.

**Garage**, 1975-2000

Noncontributing building

Behind the house is a concrete-block garage with a front-gable roof and a tilting door.

**Mill House**, 910 Proctor Drive, ca. 1922

Contributing building

Type B-2. Changes to the house include vinyl siding, one new porch post, and an added wood porch railing. The house retains an original porch post and an engaged post.

**Mill House**, 912 Proctor Drive, ca. 1922

Noncontributing building

Type B-2. Although this vinyl-sided house retains its original form, the replacement of its original windows with smaller windows has changed its character.

**Shed**, ca. 2000.

Noncontributing building

The tall shed has plywood siding and a side-gable roof with gable end to the street.

**Mill House**, 914 Proctor Drive, ca. 1922

Contributing building

Type B-2. Changes to the house include asbestos-shingle siding and one-over-one sash windows.

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**Mill House**, 916 Proctor Drive, ca. 1922 Contributing building  
Type B-2. Changes to the house include vertical-board siding, one-over-one sash windows, and an added wood porch railing.

**Shed**, 1975-2000 Noncontributing building  
Northwest of the house is a shed with vertical-board siding, a gambrel roof, and a double-leaf entrance.

**Mill House**, 918 Proctor Drive, ca. 1922 Contributing building  
Type B-2. Changes to the house include vinyl siding, one-over-one sash windows, and a metal porch railing.

**Shed**, ca. 1950 Contributing building

**Mill House**, 1000 Proctor Drive, ca. 1922 Contributing building  
Type B-2. Changes to the house include asbestos-shingle siding and an added wood porch railing.

**Mill House**, 1002 Proctor Drive, ca. 1922 Contributing building  
Type B-2. Changes to the house include asbestos-shingle siding, modern six-over-six sash windows, and a replacement front door.

**Mill House**, 1004 Proctor Drive, ca. 1922 Contributing building  
Type B-2. Changes to the house include aluminum siding, replacement wood porch posts and balustrade, metal awnings over the west side windows, and a rear addition.

**Outbuilding**, ca. 1950 Contributing building  
Behind the house is an outbuilding of undetermined use. The rectangular structure has corrugated metal siding, six-light windows, and a metal roof – part corrugated, part standing-seam – with widely overhanging eaves supported by skinned tree poles.

**Mill House**, 1006 Proctor Drive, ca. 1922 Contributing building  
Type B-2. Changes to the house include vinyl German siding, one-over-one sash windows, metal porch posts, and a long rear ell added to the east side of the house.

**Carport**, 1975-2000 Noncontributing structure  
Adjacent to the added ell on the east side of the house is a metal carport with a broad, arched roof.

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### PROCTOR DRIVE (South Side)

**Mill House, 905 Proctor Drive, ca. 1922** Contributing building  
Type B-1. Changes to the house include vinyl German siding, one-over-one sash windows, and metal porch posts. In addition, the window in the façade's gable end is a replacement that probably dates from the mid-twentieth century. Its type – a large central pane flanked by narrow two-over-two sash – was popular during the 1950s and early 1960s.

**Mill House, 907 Proctor Drive, ca. 1922** Contributing building  
Type B-1. Changes to the house include aluminum siding and an ell addition behind the east side of the house. The porch retains two original porch posts.

**Mill House, 909 Proctor Drive, ca. 1922** Contributing building  
Type B-1. Changes to the house include aluminum siding, one-over-one sash windows – except for the right front window, which has been replaced with a pair of smaller windows – and a replacement front door. The porch posts and brackets remain intact.

**Outbuilding, 1975-2000** Noncontributing building  
Behind the house is a frame outbuilding of undetermined use. It has vertical-board siding, a double-leaf entrance on the long side, a one-over-one sash window, and a steep, side-gambrel roof covered with standing-seam metal.

**Mill House, 911 Proctor Drive, ca. 1922** Contributing building  
Type B-1. Changes to the house include vinyl German siding, one-over-one sash windows, a replacement front door, and added porch posts and railing.

**Mill House, 913 Proctor Drive, ca. 1922** Contributing building  
Type B-1. Changes to the house include vinyl German siding and metal awnings over the windows. The front porch has been enclosed with glass. A shed addition is on the rear of the house. A chain link and lattice fence surrounds the property.

**Carport, 1975-2000** Noncontributing structure  
Behind the east side of the house is a large metal carport with an arched metal roof.

**Shed, 1975-2000** Noncontributing building  
Behind the west side of the house is a long frame shed with a gambrel roof.

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**Mill House**, 915 Proctor Drive, ca. 1922 Contributing building  
Type B-1. Changes to the house include vinyl siding, six-over-six replacement sash windows, and a replacement front door. The house retains original porch posts.

**Outbuilding**, ca. 2000 Noncontributing building  
At the southeast corner of the property is an outbuilding of undetermined use. It has vinyl siding, a two-bay façade with a door and a small window, a steep front-gable roof, and a gabled door hood of the same pitch so that the slopes of the two gables are parallel.

**Mill House**, 1001 Proctor Drive, ca. 1922 Contributing building  
Type B-1. Changes to the house include vinyl German siding, six-over-six replacement sash windows, a replacement front door, replacement porch posts, and a rear shed addition and deck.

**Shed**, 1975-2000 Noncontributing building  
At the southwest corner of the property is a frame shed with vertical-board siding, a front-gable roof, and a door on the gable end.

**Mill House**, 1003 Proctor Drive, ca. 1922 Contributing building  
Type B-1. Changes to the house include aluminum siding, one-over-one sash windows, a replacement front door, and metal porch posts.

**Mill House**, 1005 Proctor Drive, ca. 1922 Contributing building  
Type B-1. Changes to the house include aluminum siding, single-light windows, and replacement porch posts.

**Shed**, 1975-2000 Noncontributing building  
Behind the house is a metal shed with a corrugated-metal gable roof and a gable-end door. The roof's west slope continues downward to create an open shed.

**Mill House**, 1007 Proctor Drive, ca. 1922 Contributing building  
Type B-1. Changes to the house include vinyl German siding, six-over-six replacement sash windows, and replacement porch posts and railing. The house currently stands on a lot of nearly two acres that extends westward along the curve of Proctor Drive up to the 1100 block of Mill Avenue. Today the land includes lawns with garden areas and wooded areas. During the mill's ownership, the land west of the house was vacant.

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**Outbuilding, 1975-2000**

Noncontributing building

Behind the house is a frame outbuilding of undetermined use. It has vinyl German siding, a gable-front roof, and a two-bay façade with a door and a small four-over-four sash window.

**Superintendent's House, 1101 Proctor Drive, ca. 1915**

Noncontributing building

Type G. This was one in a row of five superintendents' or foremen's houses on this block of Proctor Drive across from the west end of the mill. The other four houses were later demolished, probably around 1970, to create added parking for the mill. Changes to the house include vinyl German siding and the enclosure of the engaged, three-bay-wide front porch. The porch enclosure consists of panels filled with tall windows and a glass door in the center bay. The porch's tall classical posts and frieze remain intact and visible.

**Storage Building, 1975-2000**

Noncontributing building

On the north side of the house is a large storage building with vertical-board siding, a broad side-gable roof, and a double-leaf door on the south side.

**Storage Building, 1975-2000**

Noncontributing building

Behind (west of) the house is an outbuilding with vertical-board siding, a front-gable roof with corner-braced eaves, and a double-leaf door on the south gable end.

### Vacant Lot

### TEXTILE PLACE (North Side)

**Mill House, 1100 Textile Place, ca. 1915**

Contributing building

Type B-2. Changes to the house include vinyl German siding, six-over-six replacement sash windows, a replacement front door, a concrete porch floor, and a metal porch post.

**Mill House, 1102 Textile Place, ca. 1915**

Contributing building

Type B-2. Changes to the house include vinyl siding, a replacement front door, a concrete porch floor, and a metal porch post.

**Garage, 1975-2000**

Noncontributing building

Immediately behind the house is frame garage with a corrugated-metal shed roof and a roll-up door.

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**Johnson Farm House**, 1104 Textile Place, ca. 1900 Contributing building  
Village tradition claims that before it was purchased by Highland Cotton Mills and became a mill house, this one-story frame dwelling was the seat of the Johnson Farm, which constituted at least part of the land that became Highland Mills Village. The vernacular dwelling is a single-pile, three-bay-wide structure with a side-gable roof with plain brackets under the gable eaves and a central chimney. An ell extends from the rear of the right (east) side and a rear shed room runs between the ell and the west side of the house. The original weatherboard siding was covered with asphalt simulated masonry within the period of significance. Windows are four-over-four double-hung sash; the near-center front door is a replacement. A shed-roofed front porch with turned posts and a plain balustrade replaces a hip-roofed porch.

**Shed**, 1975-2000 Noncontributing building  
A large frame shed with plywood siding and a nearly flat corrugated-metal roof stands behind the house.

**Shed**, 1975-2000 Noncontributing building  
West of the aforementioned shed is another frame shed with composition-board siding, a front-gable roof, and a double-leaf entrance.

**Mill House**, 1106 Textile Place, ca. 1915 Contributing building  
Type B-2. Changes to the house include vinyl siding, a concrete porch floor, and metal porch posts.

**Mill House**, 1108 Textile Place, ca. 1915 Contributing building  
Type B-2. Changes to the house include vinyl siding, a replacement front door, and an added porch railing. The replacement one-over-one sash windows are considerably smaller than the originals and alter the character of the house.

**Mill House**, 1110 Textile Place, ca. 1915 Contributing building  
Type B-2. Changes to the house include aluminum siding, a replacement front door, and a rear deck. The porch posts are replacements, although the brackets, themselves, are original.

**Mill House**, 1112 Textile Place, ca. 1915 Contributing building  
Type B-2. Changes to the house include vinyl siding, a rear deck, two one-over-one sash windows, a replacement front door, and metal porch posts and railing.

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**Mill House**, 1114 Textile Place, ca. 1915 Contributing building  
Type B-2. Changes to the house include vinyl siding, one-over-over sash windows, and a slightly smaller replacement window on the projecting front wing, a replacement front door, and a concrete porch floor. The porch posts and brackets are original.

**Carport**, 1975-2000 Noncontributing structure  
A single-vehicle metal carport with a flat roof stands at the northeast corner of the house.

**Shed**, 1975-2000 Noncontributing building  
At the rear of the lot is a frame shed with a side-gable roof and a double-leaf entrance flanked by two one-over-one sash windows.

**Mill House**, 1116 Textile Place, ca. 1915 Contributing building  
Type B-2. This house and the house at 1118 Textile Place appear to have been remodeled at the same time, for the features are identical. Changes to the house include vertical-board siding, six-over-six replacement sash windows, a concrete porch floor, and a single, corner, metal porch post.

**Mill House**, 1118 Textile Place, ca. 1915 Contributing building  
Type B-2. This house and the house at 1116 Textile Place appear to have been remodeled at the same time, for the features are identical. Changes to the house include vertical-board siding, six-over-six sash windows, a replacement front door, a concrete porch floor, and a single, corner, metal porch post.

**Mill House**, 1120 Textile Place, ca. 1915 Contributing building  
Type B-2. This house retains its original weatherboard siding, pressed-metal shingle roof, corner pilasters, and molded cornice features. Changes to the house include one-over-one sash windows, a concrete porch floor, and a metal, corner, porch post.

**Mill House**, 1122 Textile Place, ca. 1915 Contributing building  
Type B-2. Changes to the house include aluminum siding, a low brick skirt wall across the front and east side of the front wing, one-over-one sash windows, a replacement front door, a concrete porch floor, and a metal, corner, porch post. The house retains its original cornice moldings on the main and porch roofs.

**Mill House**, 1124 Textile Place, ca. 1915 Contributing building  
Type B-2. Changes to the house include composition-board siding, a low brick skirt wall across the front and down the west side of the front wing, a replacement front door, a concrete porch

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floor, and a metal post at the corner of the porch. The house retains its two-over-two sash windows and cornice moldings.

**Shed, 1975-2000** Noncontributing building  
Northwest of the house is a metal shed with a broad gambrel roof and a double-leaf entrance on the gambrel end.

**Shed, 1975-2000** Noncontributing building  
Behind the house is a shed with vertical-board siding, a broad front-gable roof, and a double-leaf entrance on the gable end.

### TEXTILE PLACE (South Side)

**Mill House, 1107 Textile Place, ca. 1915** Contributing building  
Type A-1. Among changes to the house are vinyl siding, one-over-one sash windows, replacement front porch posts and added balustrade, and an open shed attached to the rear of the house on the right side. There is no central front door. Instead, there is a door from the porch to the east side of the front wing, characteristic of some of the Type A houses. The door, itself, is a replacement.

**Shed, 1975-2000** Noncontributing building  
At the rear of the property is a frame shed with vertical-board and asphalt simulated masonry siding, a door near the west end, and a shed roof.

**Mill House, 1109 Textile Place, ca. 1915** Contributing building  
Type A-1. Changes to the house include aluminum siding, one-over-one sash windows, a concrete porch floor, and metal porch posts and balustrade. The only front door opens from the porch to the east side of the front wing.

**Carport/Storage Building, 1975-2000** Noncontributing building  
At the rear of the lot is a two-vehicle frame carport with a storage room across the rear. It has a brick foundation, frame posts that are braced at the top, aluminum or composition-board siding, a double-leaf door on the north side of the storage room, and a broad front-gable roof with overhanging eaves.

(Note: The house numbers inexplicably jump from 1109 to 1113. There is no missing house.)

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**Mill House**, 1113 Textile Place, ca. 1915 Contributing building  
Type A-1. Changes to the house include vinyl siding, one-over-one sash windows, a replacement front door, and replacement wood porch posts and balustrade.

**Mill House**, 1115 Textile Place, ca. 1915 Contributing building  
Type A-1. A concrete block retaining wall runs along the street edge of the front yard, and concrete steps rise from street level to a concrete front walk. Changes to the house include aluminum siding, one-over-one sash windows, a replacement front door and metal porch posts and balustrade.

**Mill House**, 1117 Textile Place, ca. 1915 Contributing building  
Type A-1. Changes to the house include aluminum siding, one-over-one sash windows, a concrete porch floor, and metal porch posts and railing. A concrete block retaining wall runs along the front of the lot and turns south along each side of the yard for a short distance.

**Mill House**, 1119 Textile Place, ca. 1915 Contributing building  
Type A-1. Changes to the house include asbestos-shingle siding, replacement six-over-six sash windows, a replacement front door, and an added porch balustrade. Original cornice moldings remain intact.

**Mill House**, 1121 Textile Place, ca. 1915 Contributing building  
Type A-1. Changes to the house include aluminum siding, a replacement front door, and metal porch posts and railing. The house still bears its original number, 176.

**Mill House**, 1123 Textile Place, ca. 1915 Contributing building  
Type A-1. Changes to the house include vinyl siding, one-over-one sash windows, a replacement front door, a concrete porch floor, and metal porch posts and railing. The house retains its original pressed-metal shingle roof.

**Mill House**, 1125 Textile Place, ca. 1915 Contributing building  
Type A-1. Changes to the house include aluminum siding, six-over-six sash windows, a replacement front door, an added lattice porch balustrade, and an addition to the rear ell. The house retains original cornice moldings and an original porch bracket.

**Outbuilding**, 1975-2000 Noncontributing building  
Behind the house is a long frame outbuilding of undetermined use. It has vinyl German siding, a double-leaf entrance, a small four-over-four sash window, and a side-gambrel roof.

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**House, 1127 Textile Place, 2001**

Noncontributing building

This house replaced a mill house that once stood on the lot. The present house has a concrete-block foundation, vinyl siding, and a side-gable roof. Windows are one-over-one sash. The five-bay façade with center entrance is sheltered by an engaged porch with square posts and a lattice balustrade.

### WALKER PLACE (East Side)

#### Vacant Lot

**Mill House, 1603 Walker Place, ca. 1928**

Contributing building

Type C. Changes to the house include vinyl German siding, replacement six-over-six sash windows, and metal porch posts.

**Mill House, 1605 Walker Place, ca. 1928**

Contributing building

Type D-1. Changes to the house include vinyl German siding, a replacement front door, a concrete porch floor, and metal porch posts. The current owner has lived in the house since 1958.

**Outbuilding, ca. 1970**

Noncontributing building

This outbuilding of undetermined use has a broad front-gable roof, a single door, and a six-over-six sash window.

**Mill House, 1607 Walker Place, ca. 1928**

Contributing building

Type C. Changes to the house include vinyl siding, a replacement front door, a concrete porch floor, and metal porch posts.

**Mill House, 1609 Walker Place, ca. 1928**

Noncontributing building

Type C. Among the changes to this house are vinyl German siding, replacement six-over-six sash windows, and a replacement front door. The loss of the original engaged front porch and its replacement by a gabled stoop have significantly altered the original house type design.

**Mill House, 1611 Walker Place, ca. 1928**

Contributing building

Type C. Changes to the house include vinyl German siding, a replacement front door, a concrete porch floor, and metal porch posts.

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**Mill House**, 1613 Walker Place, ca. 1928 Contributing building  
Type D-1. Changes to the house include Masonite siding and a replacement front door. The porch posts are original, but the sawnwork brackets are not.

**Mill House**, 1615 Walker Place, ca. 1928 Contributing building  
Type C. Changes to the house include aluminum or composition-board siding, a replacement front door, a concrete porch floor, and metal porch posts.

**Mill House**, 1617 Walker Place, ca. 1928 Contributing building  
Type D-1. Changes to the house include aluminum siding, one-over-one sash windows, a concrete porch floor, and metal porch posts and railing.

**Mill House**, 1619 Walker Place, ca. 1928 Contributing building  
Type C. Changes to the house include vinyl German siding, one-over-one sash windows, a concrete porch floor, and metal porch posts.

**Mill House**, 1621 Walker Place, ca. 1928 Contributing building  
Type D-1. Changes to the house include vinyl German siding, one-over-one sash windows, a replacement front door, and a concrete porch floor.

### WALKER PLACE (West Side)

#### Vacant Lot

**Mill House**, 1602 Walker Place, ca. 1928 Contributing building  
Type D-2. Changes to the house include vinyl German siding, one-over-one sash windows, a replacement front door, and metal porch posts.

**Mill House**, 1604 Walker Place, ca. 1928 Contributing building  
Type C. Changes to the house include vinyl siding and a replacement front door.

**Storage Building**, 1975-2000 Noncontributing building  
At the rear of the property is a storage building with particle-board siding, a north-side entrance, small windows, a gable roof, and a small, open shed attached to the north end.

**Mill House**, 1606 Walker Place, ca. 1928 Contributing building  
Type D-2. Changes to the house include vinyl German siding and lattice at each end of the porch. The porch posts and railing may be original.

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**Mill House**, 1608 Walker Place, ca. 1928 Contributing building  
Type C. Changes to the house include vinyl German siding, but otherwise appears to be largely intact.

**Outbuilding**, ca. 1950 Contributing building  
Immediately behind the house is a tall frame outbuilding with German siding and a gable roof.

**Mill House**, 1610 Walker Place, ca. 1928 Contributing building  
Type D-2. Changes to the house include vinyl siding, one-over-one sash windows, and the enclosure of the front porch with glass and screening so that it still reads as a porch.

**Mill House**, 1612 Walker Place, ca. 1928 Contributing building  
Type C. Changes to the house include vinyl German siding and a lattice porch balustrade.

**Mill House**, 1614 Walker Place, ca. 1928 Contributing building  
Type D-2. Changes to the house include vinyl siding and a replacement front door.

**Mill House**, 1616 Walker Place, ca. 1928 Contributing building  
Type C. Changes to the house include vinyl German siding, a concrete porch floor, and metal porch posts and railing.

**Outbuilding**, 1975-2000 Noncontributing building  
A large outbuilding stands at the northwest corner of the lot. It has vinyl German siding, a front-gable roof, and a double-leaf entrance on the east gable end.

**Mill House**, 1618 Walker Place, ca. 1928 Contributing building  
Type D-2. Changes to the house include aluminum siding, one-over-one sash windows on the façade, a replacement front door, and a concrete porch floor. The porch posts and balustrade are likely well-proportioned replacements.

**Mill House**, 1620 Walker Place, ca. 1928 Contributing building  
Type C. With its wood German siding, exposed brackets and rafter ends, front gable vent, and bracketed end porch posts, this house is largely intact. However, the front windows have been covered with plywood, there is a concrete porch floor, and the large, center, porch post and the end balustrades are probably additions. Survey photographs show that in 2000, the porch was enclosed. However, since then it has been reopened.

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**Shed, 1975-2000** Noncontributing structure  
Southwest of the house is a large open shed with decorative metal posts and a flat wood roof.

**Shed, 1975-2000** Noncontributing building  
Behind the open shed is an enclosed frame shed with a shed roof.

### YOUNG PLACE (North Side)

**Mill House, 1100 Young Place, ca. 1927** Contributing building  
Type C. Except for its replacement one-over-one sash windows, this house has excellent integrity and retains its original exterior features.

**Mill House, 1102 Young Place, ca. 1927** Contributing building  
Type F. Changes to the house include vinyl German siding, one-over-one sash windows, a replacement front door, a concrete porch floor, and metal porch posts.

**Mill House, 1104 Young Place, ca. 1927** Contributing building  
Type C. Changes to the house include aluminum siding, a replacement front door, and metal porch posts and railing.

**Mill House, 1106 Young Place, ca. 1927** Contributing building  
Type D-2. Changes to the house include vinyl German siding, one-over-one sash windows, a replacement front porch, a concrete porch floor, and metal porch posts.

**Mill House, 1108 Young Place, ca. 1927** Contributing building  
Type C. Changes to the house include vinyl siding, one-over-one sash windows, a replacement front door, a concrete porch floor, and replacement wood porch posts and balustrade.

**Carport, 1975-2000** Noncontributing structure  
Close to the east side of the house is a metal carport with support posts along both sides and a broad-arched roof.

**Outbuilding, ca. 1960** Contributing building  
Behind the house is a frame outbuilding of undetermined use. It has German siding, a door on the south side, a window on the east side, and a corrugated-metal shed roof.

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**Mill House**, 1110 Young Place, ca. 1927 Contributing building  
Type D-2. Changes to the house include vinyl German siding, a concrete porch floor, and metal porch posts.

**Outbuilding**, ca. 1950 Contributing building  
This two-bay-wide outbuilding of undetermined use has weatherboard siding and single and double-leaf batten doors. The eastern bay projects beyond the rest of the building, and a shed roof covers the whole.

**Mill House**, 1112 Young Place, ca. 1927 Contributing building  
Type F. Changes to the house include aluminum siding, one-over-one sash windows, a replacement front door, a concrete porch floor, and replacement wood porch posts, one of which is missing.

### YOUNG PLACE (South Side)

**Mill House**, 1101 Young Place, ca. 1927 Contributing building  
Type C. Changes to the house include vinyl siding, one-over-one sash windows, a replacement front door, a concrete porch floor, and metal porch posts.

**Mill House**, 1103 Young Place, ca. 1927 Contributing building  
Type F. Changes to the house include vinyl siding, a replacement front door, a concrete porch floor, and metal porch posts and railing.

**Mill House**, 1105 Young Place, ca. 1927 Contributing building  
Type C. Changes to the house include aluminum siding, a replacement front door, and an added wood porch railing. The house retains its original turned porch posts.

**Shed**, ca. 1950 Contributing building  
Behind the house is a large frame outbuilding. It has vertical board siding, a standing-seam metal gable roof, a batten door on the north side, and a window on the west side. Across the rear is a shed-roofed extension with a door on the east side.

**Mill House**, 1107 Young Place, ca. 1927 Contributing building  
Type D-1. Changes to the house include vinyl siding, one-over-one sash windows, a replacement front door, and an added metal porch railing. The house retains its original turned porch posts. A retaining wall runs along the front of the yard.

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**Mill House**, 1109 Young Place, ca. 1927 Contributing building  
Type C. Changes to the house include vinyl German siding, a replacement front door, a concrete porch floor and metal porch posts and railing.

**Mill House**, 1111 Young Place, ca. 1927 Contributing building  
Type D-1. Changes to the house include vinyl German siding, one-over-one sash windows, and a replacement front door. The house retains original porch posts. It is not known if the plain wood railing is original. A retaining wall runs along the front of the yard.

**Mill House**, 1113 Young Place, ca. 1927 Contributing building  
Type F. Changes to the house include asbestos-shingle siding and an added porch railing. The house retains its exposed rafter ends, four-over-four sash windows, and four-light-over horizontal-paneled front door. A concrete-block retaining wall runs along the front of the yard and along the driveway.

**Mill House**, 1115 Young Place, ca. 1927 Contributing building  
Type C. Changes to the house include vinyl German siding, one-over-one sash windows, and an added wood porch railing. The house retains its original plain porch posts and four-light-over horizontal-paneled front door. A concrete-block retaining wall runs along the front of the yard and along the driveway.

**Mill House**, 1117 Young Place, ca. 1927 Contributing building  
Type D-1. Changes to the house include vinyl siding, a replacement front door, and replacement porch posts and added railing. The two styles and sizes of replacement front windows appear to date from the 1950s and early 1960s.

**Mill House**, 1119 Young Place, ca. 1927 Contributing building  
Type F. Changes to the house include vinyl German siding, one-over-one sash windows, a concrete porch floor, and metal porch posts and railing.

**Outbuilding**, 1975-2000 Noncontributing building  
At the rear of the lot is a long frame outbuilding with vertical-board siding and a side-gable roof.

**Mill House**, 1121 Young Place, ca. 1927 Contributing building  
Type C. Changes to the house include aluminum siding, horizontal two-over-two sash windows, a replacement front door, a concrete porch floor, and metal porch posts and railing.

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**Mill House**, 1123 Young Place, ca. 1927, ca. 1970 Noncontributing building  
Type D-1. The altered front windows and, especially, the brick-veneering of this house change  
its character. It has vinyl-sided gables, a replacement front door, a concrete porch floor, and  
metal porch posts and railing.

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### SIGNIFICANCE

#### Summary

During the late nineteenth and early twentieth centuries, High Point began to develop as a major industrial center in Piedmont North Carolina. At first, furniture manufacturing was most prevalent, but as the first two decades of the twentieth century progressed, textile manufacturing, especially hosiery, came to the forefront of the city's industrial expansion. Premier local industrialists and entrepreneurs John Hampton Adams and James Henry Millis established the High Point Hosiery Mill in 1904 and several other hosiery mills after that. When they realized the competitive advantage they would have by producing their own knitting yarn, they built Highland Cotton Mills in 1913. Thus began eighty-two years of the mill's prominent role in High Point's textile industry – until 1986 as Highland Cotton Mills and, after that, under different ownership until the mill closed in 1995.

The initial Mill #1 followed the standard mill construction of the time, which included thick, load-bearing brick walls, heavy-timber posts and beams, dense wood floors, large segmental-arched windows, a shallow gable roof and, beneath the roof, no ceiling material but, instead, exposed joists, beams, and the underside of the roof. Because electricity powered the mill, its various operations could be spread out across one main floor and basement in a long, rectangular building with a shallow gable roof. The construction method seen at Highland Cotton Mills exemplifies that used for textile mill buildings during the first quarter of the twentieth century. The mill underwent expansions ca. 1920, ca. 1930, ca. 1960, and ca. 1970. The ca. 1920 Mill #2 was nearly identical to the original mill, and the later additions were all built using the construction practices common to their times. In 1967, when the company built a handsome Colonial Revival-style office designed by High Point architect Leon A. Schute, its construction supported the business functions of the mill and signified the mill's continued success well into the second half of the twentieth century.

In 1915, Highland Cotton Mills employed nearly 100 workers, but after only one decade, that number had climbed to more than 450. In order to draw an adequate number of workers to the mill, many of whom came from rural areas in the surrounding counties and elsewhere, both in and out of state, the company built a utilitarian, largely self-contained mill village of approximately sixty-nine acres. Across the street from the mill, the company built a large Community Building ca. 1920 (no longer standing) that housed offices, a store, a post office, a library, a barbershop, a gymnasium, and several meeting and club rooms. In 1930, the company built the Highland Methodist Church just east of the Community Building. Spreading out south and west of the mill were nine tree-lined, unpaved streets with orderly rows of simple, one-story frame houses with space for gardens behind them. One hundred sixty-five of the 175 houses survive. Constructed in waves between the mid-1910s and the late 1920s, the houses followed

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several basic forms using a hipped roof, a cross-gable roof, and a front-gable roof, depending on when they were constructed. They epitomize the type of houses built in mill villages in North Carolina during the first quarter of the twentieth century. After the mill sold the houses in the mid-1950s, mostly to the occupying mill families, the houses were individualized through various changes, such as to siding material, window sash, and porch details. Many of these changes occurred within the district's period of significance. At Highland Cotton Mills Village, the essential forms of the houses remain intact, so that the streetscapes retain the repetitive rhythm so characteristic of textile mill villages.

As the producer of knit yarns for manufacturing hosiery, the well-preserved Highland Cotton Mills played an important role in High Point's textile industry during much of the twentieth century. The Highland Cotton Mills Village was one of the first planned neighborhoods in High Point – along with villages established at Pickett Cotton Mill and Cloverdale Dye Works and several suburban residential neighborhoods developed northwest of the center city in the 1910s and 1920s – and it survives as the most intact and well-articulated mill village in the city. The Highland Cotton Mills Village Historic District meets National Register Criterion A for its local significance in the areas of industry and community planning and development. It meets Criterion C for its local architectural significance. The district's period of significance spans the years from 1913, when Mill #1 was built, to 1967, when the company office was built. Although the period of significance extends beyond the fifty-year date (1964), production at the mill was still going strong throughout the mid-1960s until the office was built, signifying the mill's continued success.

### Historical Background and Industry and Architecture Contexts

High Point developed around the propitious crossing of the North Carolina Railroad and the Great Fayetteville and Western Plank Road in 1855. It was incorporated on May 26, 1859, with a population of 250. During the late nineteenth and early twentieth centuries, High Point's expanding rail system, raw materials, and local capital enabled it to develop as a major industrial center in Piedmont North Carolina. First, furniture manufacturing was in the forefront, and by the turn of the twentieth century, the city had thirty-three furniture factories and was well on its way to becoming the "Furniture Capital of the South." By 1900, High Point's population had grown to around 5,000.<sup>1</sup>

During the first two decades of the twentieth century, furniture manufacturing leveled off and industrial expansion in High Point shifted to textiles, with hosiery at the forefront. In 1917, High Point had three railroads – the Southern Railway (which had a long-term lease on the North Carolina Railroad), the Carolina and Yadkin River Railroad, and the High Point and Asheboro

<sup>1</sup> Briggs, 27, 29, 31, 37; Farriss, 1918.

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Railroad – and the city’s population had expanded to 15,000. There were eleven textile mills, most of which produced hosiery or the yarns used in hosiery. In 1953, the *E. S. C.* (Employment Security Commission) *Quarterly* reported that High Point’s population exceeded 40,000 and that the hosiery industry had overshadowed the furniture industry from the standpoint of the number of employees and the total wages paid. At that time there were twenty-six hosiery mills, which employed from 6,500 to 7,000 persons. The textile industry as a whole, including yarn and thread mills, broad woven fabric mills, knitting mills, dyeing and finishing plants, and miscellaneous textile goods, consisted of forty-five companies employing around 9,000 people.<sup>2</sup> It was into this milieu that the Highland Cotton Mills was established and flourished.

Highland Cotton Mills was an outgrowth of the enterprises of High Point industrialists and entrepreneurs John Hampton Adams and James Henry Millis. In 1904, they established the High Point Hosiery Mills. When it prospered, they organized the Piedmont Hosiery Mill a few years later and, after that, the Kernersville Knitting Company and the Pointer Hosiery Company. In 1928, these mills merged to form the Adams-Millis Corporation which, by mid-century, had become one of the largest hosiery producing firms in the nation.<sup>3</sup>

In 1913, Adams and Millis took a step that proved to be of tremendous benefit to their own as well as to other hosiery mills in High Point. They established the Highland Cotton Mills to manufacture knitting yarns, which they used in their own mills, but also sold to other hosiery mills. Soon thereafter, Adams and Millis built the Cloverdale Dye Works near Highland Cotton Mills to dye yarns produced by Highland. On January 1, 1913, a group of investors signed incorporation papers creating the Highland Cotton Mills, Inc. J. H. Millis, J. H. Adams, J. E. Millis, and H. A. Millis each subscribed to 150 shares of stock, and H. F. Hunsucker subscribed to seventy-five shares. The remaining investors held from twenty to fifty shares each. The total authorized capital stock was \$250,000, but the company could begin business when subscriptions were in hand for \$100,000 in stock.<sup>4</sup> J. H. Adams served as first president of Highland Cotton Mills. J. H. Millis was the first vice-president. J. E. Millis was treasurer, and H. F. Hunsucker was secretary.<sup>5</sup>

No deeds could be found that show the purchase of land for building the Highland Cotton Mills and its associated village, although it is locally believed that the Johnson Farm, as well as other land, was acquired for that purpose. Nevertheless, the July 1913 edition of the trade journal *Cotton* carried the notice, “Work has been started on the new factory of the Highland Cotton Mills.”<sup>6</sup> Mill #1, as it came to be known, was built using the standard mill construction of the time that was largely dictated by the insurance companies that insured industrial buildings.

<sup>2</sup> Farriss, 1918; Briggs, 46, 49; *E. S. C. Quarterly*, 54.

<sup>3</sup> *E. S. C. Quarterly*, 14-15; Guilford County Incorporation Book H, 179.

<sup>4</sup> Guilford County Incorporation Book D, 316.

<sup>5</sup> *The Highlander*, 2.

<sup>6</sup> *Cotton* (July 1913), 148.

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Dependent on electricity rather than water power, the mill was built along the Southern Railway belt line that encircled the industrial sections of the city. A spur from the rail line was extended along the east side of the mill. The long, rectangular, one-story-with-basement building has fire-resistant construction with thick, load-bearing brick walls, heavy-timber posts and beams, and dense wood floors. Large, segmental-arched windows, infilled with brick since the advent of air conditioning at the mill in the late 1950s or early 1960s, illuminated the building and provided ventilation. Additional light and ventilation came from the raised monitor roof that ran along the ridge line of the low-pitched gable roof. The type of construction seen at Highland Cotton Mills exemplifies that used for textile mill buildings during the first quarter of the twentieth century.

The Sanborn map for 1917 shows the mill with its monitor roof. The main body of the mill was used for carding, winding, and spinning. At the rear (north end) were the picker room and the machine shop. Shown "from plans" was the brick cotton warehouse with its brick interior fire walls and, at the east end, the waste house and opener room. A narrow platform connected the warehouse to the picker room. A 150,000 gallon circular reservoir is shown adjacent to the northwest corner of the mill. At the south end of the mill, adjacent to its east side but on the opposite side of the railroad spur and set forward closer to the street, the map shows the nearly square shipping and packing building. At its southwest corner was the office that served the mill in its earliest years. North of the 1913 mill, the map also shows a nearly identical building, though slight longer, "from plans." It was designed to accommodate carding and spinning functions with a picker room across the rear. In addition to the mill buildings, the map also shows the earliest sections of the mill village with mill houses along Highland Avenue (now Mill Avenue), Textile Avenue (now Textile Place), Myrtle Street (now the upper part of Proctor Drive), Barker Street (now Fowler Place) and Mendenhall Street (now Culler Place).<sup>7</sup>

The Annual Report for the Department of Labor and Printing of the State of North Carolina for 1915 provides a good picture of the workings of the Highland Cotton Mills within two years of its commencing operation. As a manufacturer of hosiery yarns, it had 8,208 spindles and utilized 1,516,254 pounds of raw material. Its electric power consisted of 488 horsepower. The value of its yearly output was estimated at \$276,135. The mill operated 307 days of the year and had estimated yearly wages of \$25,988. There were 53.4 male workers, 35.8 female workers, and four salaried employees for a total of ninety-three. Eleven hours constituted a day's work.<sup>8</sup> Two years later, the figures reported by the Department of Labor and Printing showed dramatically increased figures for the mill. In 1917-1918, the mill had 23,760 spindles and 102 cards, and its electric horsepower had increased to 1165. The value of its

<sup>7</sup> Sanborn Map, 1917, p. 21.

<sup>8</sup> *Annual Report of the Department of Labor and Printing*, 1915.

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yearly output had nearly tripled to \$811,574. J. H. Adams was listed as president, and J. E. Millis, son of J. H. Millis who had died in mid-1913, was secretary-treasurer.<sup>9</sup>

The Sanborn map for 1924 shows that the second mill shown on the 1917 map “from plans” had been built. It was labeled Main Mill #2, as opposed to the 1913 Main Mill #1. The 1924 map also shows that the mill village had expanded to include not only another street of mill houses – Grimes Street (now Proctor Drive) – which ran parallel to Highland (Mill) Avenue, but also the two-story-plus-basement Community Building, no longer extant, that stood across the street from the 1913 mill. That building housed several functions, including more office space for the mill. On the north side of Highland (Mill) Avenue east of the mill stood a one-story, T-shaped, frame boarding house.<sup>10</sup>

The following year, the Thirty-fifth Report of the Department of Labor and Printing for 1925-1926 indicated that the company’s annual stock had increased from the original \$250,000 to \$500,000. The number of spindles had increased to 31,648, the number of cards to 124, and the number of electric horsepower to 1,600. Approximately 5,656,500 pounds of raw materials were used, and the yearly production was valued at \$1,682,000. The mill was in operation for 276 days out of the year. Employees worked sixty hours a week with eleven hours in the day shift and twelve hours in the night shift. There were 291 men working in the mill and 175 women for a total of 466. Paid weekly, the highest-paid men made \$8.80, while the highest-paid women made only \$3.66. The lowest-paid men made \$2.31, and the lowest-paid women made \$2.20. It was estimated that the number of persons – workers and their families – dependent on the mill was 800.<sup>11</sup> According to *The North Carolina Year Book* for 1939, at that time the mill’s number of spindles used in the production of hosiery and underwear yarns had increased to 35,000, and J. E. Millis had become president.<sup>12</sup>

When the Sanborn map was updated in 1950, it showed that several additions had been made to Highland Cotton Mills. A small addition had been built to the rear of the packing and shipping building but, more important, two two-story additions had been built to Mill #2. Probably added ca. 1930, these extended eastward from the south and north ends of the mill, so that Mill #2 took on a U-shape. Instead of heavy timber posts and beams, the additions used round iron posts and steel beams, but they retained the use of wood floors. Most of the windows in the additions were large rectangular ones. Those at the north end have been brick in, but most of those on the south end are open. The upper-level windows have been replaced, but the lower

<sup>9</sup> *Thirty-first Report of the Department of Labor and Printing*, 1917-1918.

<sup>10</sup> Sanborn Map, 1924, pp. 42-43.

<sup>11</sup> *Thirty-fifth Report of the Department of Labor and Printing*, 1925-1926, pp. 14-15, 32-33, and 48-49. After this report, future reports were presented in a different way and individual firms were no longer listed.

<sup>12</sup> *The North Carolina Year Book*, 1939. J. H. Adams had died in 1935.

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level metal windows, with thirty-six lights and a tilt opening in the center, survive. The south-end addition was used for spooling and storage.<sup>13</sup>

The 1950 Sanborn map also reveals an expansion of the mill village. The Highland Methodist Church, sponsored by the mill, had been built in 1930 on the south side of Mill Avenue across from the mill's packing and shipping building. Additional housing had been constructed on new streets – Young Place and Jordan Place (previously Druid Street) ca. 1927 and Walker Place and Connor Place ca. 1928.<sup>14</sup>

After the Great Depression and the General Strike of 1934, textile mills throughout the South began to divest themselves of their mill housing, usually offering them for sale first to the mill employees who lived there.<sup>15</sup> In the mid-1950s, Highland Cotton Mills became a part of this trend. In May 1955, registered surveyor J. W. Traylor platted the mill's residential holdings – all the streets and houses that made up the mill village. Using the plat as reference, Highland Cotton Mills dedicated to the City of High Point all streets, public power lines, public sewer lines, and public water lines within the platted area for public use, giving the city the right of ingress and egress for maintenance of the said lines.<sup>16</sup> Until that point, the streets in the mill village were not paved and the houses did not have indoor plumbing. Shortly after this transaction with the city, the mill began to sell the mill houses, with most being sold within the following two years.<sup>17</sup>

Probably contributing to Highland Cotton Mills' decision to sell its residential properties in the mid-1950s was its modernization of the mill. According to an article in the January 27, 1957, issue of the *High Point Enterprise*, Chairman of the Board H. F. Hunsucker announced that Highland Cotton Mills was completing an extensive modernization program throughout the mill complex with expenditures approximating \$1,500,000.<sup>18</sup> Meanwhile, on December 28, 1956, the nearby Cloverdale Dye Works had merged with Highland Cotton Mills to make a more seamless operation.<sup>19</sup> As a result of this merger, Highland Cotton Mills became one of the few sales yarn operations able to supply both dyed combed and carded yarns and natural yarns from its own spinning operations. As Highland Cotton Mills had done in 1957, Cloverdale Dye Works underwent modernization in 1960, but its facilities were also expanded.<sup>20</sup> It was likely around this same time that an addition was built to the north side of the ca. 1930 east addition at the south end of Highland Mill #2.

<sup>13</sup> Sanborn Map, 1950, p. 42.

<sup>14</sup> Sanborn Map, 1950, p. 42; Anderson, 3-4 (based on High Point City Directories).

<sup>15</sup> Andrews, 199.

<sup>16</sup> Traylor, Map of Residential Properties.

<sup>17</sup> Guilford County Register of Deeds.

<sup>18</sup> *High Point Enterprise*, January 27, 1957, p. 5A.

<sup>19</sup> Guilford County Incorporation Book 25, p. 347.

<sup>20</sup> *High Point Enterprise*, July 25, 1960.

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As one indication of its continued success, Highland Cotton Mills built a new, and separate, office building on the north side of Mill Avenue east of the mill in 1967 where the boarding house had stood. The new building allowed the company to improve the business aspects of the corporation. Leon A. Schute (1929-1976), a prolific and well-respected architect in mid-twentieth-century High Point, designed the finely detailed, one-story, Colonial Revival-style brick building. The plans are dated November 15, 1966. Some of Schute's other commissions in the city included the Sears retail store, the Bassett Furniture Industries showroom, several fire stations as well as the fire department headquarters, the Carson Stout Homes for the High Point Housing Authority, the Adams Memorial YWCA, the High Point Bank and Trust Company building, the Myrtle Desk Company office and showroom, and the Chamber of Commerce building.<sup>21</sup>

The last expansion of High Point Hosiery Mills was likely constructed ca. 1970. Running along the east side of the upper section of Proctor Drive, the long, one-story, flat-roofed, plain, brick-veneered addition was built along the west end of the 1913 Mill #1.

In 1970, Highland Cotton Mills, Inc. conveyed the lot on which Highland Methodist Church stands to the trustees of the church.<sup>22</sup> Although no deed was found to verify this, Mildred Gwin Andrews, in her book *The Men and the Mills*, asserts that in October 1986, Texfi Industries, Inc. acquired Highland Cotton Mills, which then became known as Highland Yarn Mills.<sup>23</sup> The following month Highland Yarn Mills conveyed the lot on which the Highland Methodist Church Parsonage stands to the Western North Carolina Methodist Conference.<sup>24</sup> The mill went by the name of Highland Yarn Mills until September 3, 1992, when it and four others merged into Texfi Industries, Inc.<sup>25</sup> Texfi's ownership of the mill was not of long duration, for on December 18, 1995, the company conveyed the property to Market Square Limited Partnership.<sup>26</sup> At that time, after eighty-two years as a manufacturer of yarn, the mill closed.

Market Square Limited Partnership, later named F. P. L. Limited Partnership for partners Jake Froelich, Dave Phillips, and George Lyles, housed several companies in the mill for the next decade. These included Down Home Entertainment, a film company that produced movies in the space; the North Carolina Shakespeare Festival, which had office space and a rehearsal hall in the mill; and the High Point Theater, which was headquartered in the mill and used the same rehearsal hall as the Shakespeare Festival.<sup>27</sup>

<sup>21</sup> *High Point Enterprise*, April 3, 1966, p. 5.

<sup>22</sup> Guilford County Deed Book 2500, p. 400.

<sup>23</sup> Andrews, 290.

<sup>24</sup> Guilford County Deed Book 3549, p. 539.

<sup>25</sup> Guilford County Deed Book 3996, p. 1597.

<sup>26</sup> Guilford County Deed Book 4370, p. 1720.

<sup>27</sup> High Point Museum, File notes.

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On July 29, 2005, F.P.L. Limited Partnership sold the Highland Cotton Mills property to its present owner, Cisco Properties, LLC.<sup>28</sup> Cisco, a California-based furniture company, uses the east end of the former mill for its showroom and distribution center. The rest of the mill stands largely idle at the present time.<sup>29</sup>

### The Mill Village and Community Planning/Development and Architecture Contexts

North Carolina's early textile mills were dependent on water power and so were built along streams, mostly in rural areas. In order to have enough hands to operate the mills, owners had to create villages that would attract farm families from the surrounding countryside to the mill to work and live. Usually several members of a family – men, women, and children – worked in the mill. Built on the hill above the stream and mill, the mill village had one or more streets, houses, a company store, a school, and a church, making it largely self-sufficient. The houses were simple and were designed to look much like farmhouses of the period, and the lots were large enough so that the mill family could plant a garden and keep chickens and one or more animals.<sup>30</sup>

By 1910, electric-powered mills were commonplace and, freed from the necessity of being by a stream, most mills were built in urban areas where a larger workforce was usually available. Instead of being tied to a waterway, the urban mills, including the Highland Cotton Mills, were built in proximity to a rail line to facilitate the transport of raw materials and finished goods. Although there was little need for the urban mill villages to retain the single-house rural form of their nineteenth-century counterparts, they did. Many workers still came from rural farms to work in the mills, and the design of the rural villages continued to appeal to them. Thus, the community plan that had developed along the waterways of rural Piedmont industrial sites in the nineteenth century prevailed in nearly every mill village constructed in North Carolina during the first quarter of the twentieth century.<sup>31</sup>

The industrial development of High Point was rapid in the early twentieth century, and the increased demand for labor, particularly for the textile mills, outstripped the supply. Advertisements broadcast the need for workers in nearby counties, and agents traveled to the mountains to recruit families for the mills. Workers even came from out of state. According to Wanda Reeves Hedrick, her father, Homer Dalton Reeves, came from South Carolina to work at Highland Cotton Mills in 1914, when he was fifteen.<sup>32</sup>

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<sup>28</sup> Guilford County Deed Book 6379, p. 1339.

<sup>29</sup> *The Business Journal*, October 22, 2007.

<sup>30</sup> Glass, *Textile Industry*, 18; Briggs, 51.

<sup>31</sup> Glass, "Southern Mill Hills," 146.

<sup>32</sup> Briggs, 51; Hedrick Interview.

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Highland Cotton Mills Village was one of the first planned neighborhoods in High Point. Like the Highland village, two other nearby mill villages – at Pickett Cotton Mills and at Cloverdale Dye Works – followed an informal grid plan. Also developed in the 1910s, those villages were much smaller and less articulated than the Highland Cotton Mills Village and only small sections survive.<sup>33</sup> As High Point grew, other, non-mill-related, residential neighborhoods were platted in the suburbs away from the city center. Johnson Place was established in 1907 as High Point's first streetcar suburb. Organized on a grid plan, it paralleled the north side of Main Street. On the south side of Main Street, Roland Park was developed in 1912 and incorporated a circular court. Immediately south of Roland Park, the Parkway was laid out in 1915 along a wide avenue. South of The Parkway and soon thereafter, Sheraton Hill was platted with a grid plan that had a triangular park at its center. All of these neighborhoods catered to upper middle-class families. High Point's most prestigious residential development, Emerywood, was laid out north of the other suburban neighborhoods beginning in 1923, at a time when the city's hosiery industry reached maturity. Unlike the grid plans of the mill villages and earlier suburban neighborhoods, Emerywood featured curvilinear streets and large lots reflective of the nation's "garden city" movement.<sup>34</sup>

Highland Cotton Mills opened in 1913, but when Lee Young came there that year to work, there were no mill houses. By 1914, however, several houses had been constructed. The addition of streets and houses continued at a steady pace through the late 1910s and 1920s, and by 1929, all houses had all been erected.<sup>35</sup>

According to an article in the January 20, 1935 edition of the *High Point Enterprise*,

The mill village on Highland hill is considered a model by sociologists who have frequently praised the cleanliness and attractiveness of the homes and plan and the well directed social program which is maintained there through schools, churches, athletics, and the community building. There is, too, a fine degree of loyalty on the part of those who work on the plant as well as those who direct it, for in the general strike of last fall the plant continued to operate despite the efforts of flying squadrons to "pull" the workers and force a shutdown.<sup>36</sup>

The same edition of the paper includes an aerial photograph of the village showing the mill, the community building, and several tree-lined streets with rows of houses with gardens in the backyards.<sup>37</sup> The following year, Lewis Hine photographed a view of the village from a field

<sup>33</sup> Briggs, 51.

<sup>34</sup> Briggs, 61-62.

<sup>35</sup> Anderson, 2-5.

<sup>36</sup> Briggs, 146.

<sup>37</sup> *High Point Enterprise*, January 20, 1935, Sec. 5, p 7.

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behind Young Place looking southeast toward the mill and another view looking east from the west end of Textile Place. These images show rows of neat houses and dirt streets. Hine also photographed the living room and the bedroom of one of the houses. However, both interior shots appear to have been staged.<sup>38</sup>

The Highland Cotton Mills Village covers approximately sixty-nine acres. The layout of the village is very orderly. There are nine streets, four of which are parallel running roughly east-west and five of which are parallel running roughly north-south. Alleys ran down the center of the blocks of houses and were used for making deliveries and for picking up trash.<sup>39</sup> The mill and mill office consume the northeast portion of the village. The Highland Methodist Church and Parsonage stand on the south side of Mill Avenue across from the mill. The ca. 1920 Community Building, no longer standing, stood immediately west of the church. An old photograph of the Community Building shows that it was a handsome, two-story-with-basement structure with storefronts across the first story of the façade and seven double windows set within round-arched brick surrounds across the second story. A boarding house for single men, possibly used at one time as the village school, was located on the north side of Mill Avenue east of the mill until the mid-twentieth century. In 1967 that location became the site of the new mill office. One hundred sixty-five mill houses line the streets to the east, south, and west of the mill. The mill supervisors' houses, one of which survives, stood on the west side of Proctor Drive across from the mill. The houses were set on the front half of the narrow, deep lots, leaving ample space behind them for a garden and often a chicken coop. Until the mid-1950s, each house had an outhouse in the back yard or a toilet in a shed room on the back porch. Each had a flushable toilet. When one sat on the toilet, the tank would fill with water, and when one stood, the toilet automatically flushed.<sup>40</sup>

The houses were small, one-story frame structures with weatherboard or German siding, and most had three or four rooms. The superintendents' houses, such as the one at 1101 Proctor Drive, were somewhat larger, as were several houses, including those at 1110 and 1112 Mill Avenue, which served as small boarding houses in the early years or as duplexes. The houses followed several basic types, and with each, there were several variations. Some streets were lined with one type of house, creating a repetitive rhythm, while others alternated between two house types for some visual variety. All houses had a partial or full front porch providing a semi-public space that contributed to friendly interaction among neighbors. The houses were largely devoid of stylistic features, although some of the earliest houses had turned porch posts with simple sawn-and-spindle brackets that harkened back to the Queen Anne style, and the later houses had simple Craftsman eaves brackets. The house forms used at Highland Cotton Mills

<sup>38</sup> Hine, Photographs.

<sup>39</sup> High Point Museum, File notes.

<sup>40</sup> High Point Museum, File notes.

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village were largely defined by roof type, and they were tied to the periods during which they were built. The earliest type, found on Mill Avenue, Culler Place, Fowler Place, and Textile Place, was built in the mid-to-late 1910s and featured a hipped roof with short, front and rear wings extending from opposite sides of the house. The other early house type, with a cross-gable roof creating a T-form, was derived from D. A. Tompkins's "Three-Room Gable House," published in 1899.<sup>41</sup> This house form was used in Highland Cotton Mills Village for houses on Proctor Drive, Culler Place, Fowler Place, Textile Place, and Mill Avenue that were built from the mid-1910s to the early 1920s. In the late 1920s, simple gable-front bungalows were built along Young Place, Jordan Place, Walker Place, and Connor Place. All these houses were typical of those found in mill villages in North Carolina.

When Highland Cotton Mills sold the mill-owned houses in the mid-1950s, most were purchased by the employees who occupied them. Over time, the houses were individualized in a variety of ways, while keeping their essential forms that retained the streetscapes typical of mill villages. Some of the houses are still owned and occupied by the families who lived in them during the years the mill was active. Others, purchased by investors, are used as rental property.

Villagers' lives were greatly affected by the mill, both at work and outside of work. Mill employees worked eleven hours a day, five-and-a-half days a week.<sup>42</sup> Eventually, there were three shifts. A whistle called the employees to work. The village had electricity, but the mill controlled the power. At night, lights came on in the early evening but later were shut off throughout the village, thereby encouraging an adequate amount of sleep.<sup>43</sup>

Pay was low. In 1925 it ranged from \$2.31 to \$8.80 a week for men and \$2.20 to \$3.66 for women.<sup>44</sup> Still, housing was cheap. In the early years each household paid a weekly rate of \$.25 per room, and in later years the rate rose to \$.50 per room.<sup>45</sup> In addition, workers were able to provide most of their own food. They grew vegetables in their gardens and often kept chickens for eggs and some of their meat. Some had cows and/or hogs, which they kept in a fenced area north of Young Place and in an area west of Jordan Place. Looking back on their lives in the village in earlier years, former workers or the children of workers who grew up in the village often reflect that they didn't have much, but had what they needed and did not think of themselves as poor.<sup>46</sup>

The mill was a place where people walked to work, to church, and most other places they needed to go. This, of course, kept the village rather insular. Few villagers owned automobiles,

<sup>41</sup> Tompkins, 25.

<sup>42</sup> *Thirty-fifth Report of the Department of Labor and Printing, 1925-1926*, p. 48.

<sup>43</sup> *Greensboro News and Record*, September 23, 1990; High Point Museum, File notes.

<sup>44</sup> *Thirty-fifth Report of the Department of Labor and Printing, 1925-1926*, p. 49.

<sup>45</sup> *Greensboro News and Record*, September 23, 1990; High Point Museum, File notes; Hedrick Interview.

<sup>46</sup> Group Interview; *Greensboro News and Record*, September 23, 1990.

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but for those that did, the mill provided car sheds located on the vacant land east of Fowler Place. There was no place to keep them at home.<sup>47</sup>

When the mill built the Community Building around 1920, it became a focal point in village life. The mill office was located in the building, but there was also a store that took scrip during the Depression, a post office, a library established by the YWCA, a barber shop with showers in the basement for men, a gymnasium, and meeting or club rooms.<sup>48</sup>

Sunday school classes were held in the building and then worship services until the mill built the Highland Methodist Church adjacent to the Community Building in 1930.<sup>49</sup> Highland Cotton Mills continued to provide financial support to the church until 1959, when it became self-supporting. The mill also helped pay for the construction of the parsonage by donating the proceeds of the sale of Coca-Cola drinks at the mill. The parsonage was built just east of the church in 1962.<sup>50</sup>

At various times, there were other stores in and just outside the district, such as the small store that stood for a time on the north side of Mill Avenue opposite Fowler Place and Brogan's Grocery, built ca. 1930, also on the north side of Mill Avenue but just beyond the mill-owned property.<sup>51</sup> After the Highland Baptist Church was established just west of the village in the 1200 block of Textile Place in 1952 (the present church building was completed in the later 1960s), many villagers chose to worship there.<sup>52</sup>

The mill also provided a school for the village children prior to the opening of the large, nearby, and public Cloverdale School in 1923. It was a public school. Where the village school was held is not certain. According to some village residents, it was held on the top floor of the Community Building.<sup>53</sup> Others say it was located in the building east of the mill on Mill Avenue, but whether that was before, during, or after the building was used as a boarding house is not known.<sup>54</sup> Some references suggest that another building may have been used as the school. The Sanborn maps do not indicate the location of a school in the village. However, what seems clear is that during its first decade, the mill did provide a school for the village children.<sup>55</sup>

Recreation was also an important part of village life. There were three nearby parks, and there was a lot behind the church where the children could play baseball and football. The mill

<sup>47</sup> High Point Museum, File notes.

<sup>48</sup> Briggs, 145; *The Highlander*, 9; Hedrick Interview; Anderson, 8.

<sup>49</sup> *The Highlander*, 6.

<sup>50</sup> Briggs, 145; High Point Museum, File notes.

<sup>51</sup> Anderson, 8-9.

<sup>52</sup> Hedrick Interview; Ward Interview.

<sup>53</sup> Group Interview.

<sup>54</sup> Briggs, 145.

<sup>55</sup> *The Highlander*, 2.

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sponsored baseball, football, and basketball teams that won many trophies.<sup>56</sup> In 1942, the village baseball team won the city championship. Highland Methodist Church also fielded a baseball team that played in the church league.<sup>57</sup>

Generations of families lived and worked in the Highland Cotton Mills Village. Some families lived in a single house for at least twenty-five years, while other families lived in a series of houses in the village.<sup>58</sup> Although the mill management could have engendered animosity among village residents because of its strongly paternalistic approach to life in the village, apparently, for the most part, it did not. Among other reasons, during the Depression the mill stayed open, thereby putting food on the table. In recent years, people with a history of living in the village report positive attitudes toward the mill management. And, typical of mill villages, they claim that the village was like a family, where residents helped others in times of need and where both happy and unhappy events were shared.<sup>59</sup>

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<sup>56</sup> *The Highlander*, 8; Group Interview; High Point Museum, File notes.

<sup>57</sup> *High Point Enterprise*, November 10, 1992.

<sup>58</sup> Anderson, n.p.n.

<sup>59</sup> *Greensboro News and Record*, September 23, 1990 and March 25, 2001.

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Danny Pierce.

Leroy Shackelford.

Peggy Shackelford.

Stan Spangle.

J. D. Starnes.

Wanda Reeves Hedrick (former long-time resident of Highland Cotton Mills Village),  
February 26, 2013.

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### GEOGRAPHICAL DATA

#### UTM References

5) 17 588920 3977040

#### Boundary Description

The boundary of the Highland Cotton Mills Village Historic District is shown by the heavy black line on the accompanying district map, drawn to a scale to 1" = 200'.

#### Boundary Justification

The boundary of the nominated property encompasses the mill and nearly the entire mill village historically owned by Highland Cotton Mills. Excluded from the historic district are several parcels on the edges of the district that no longer contribute to its historic character. These include land northeast of the mill office along South Elm Street that is no longer connected to either the mill office or the mill; two parcels at the east end of the south side of Mill Avenue, one parcel at the east end of the south side of Proctor Drive, and one parcel at the north end of the west side of Connor Place – all of which have houses built since 1984; and the vacant lot at the south end of the west side of Connor Place which was always vacant, but which is now used for large-truck parking associated with a warehouse immediately to the west.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section Number Photos Page 63

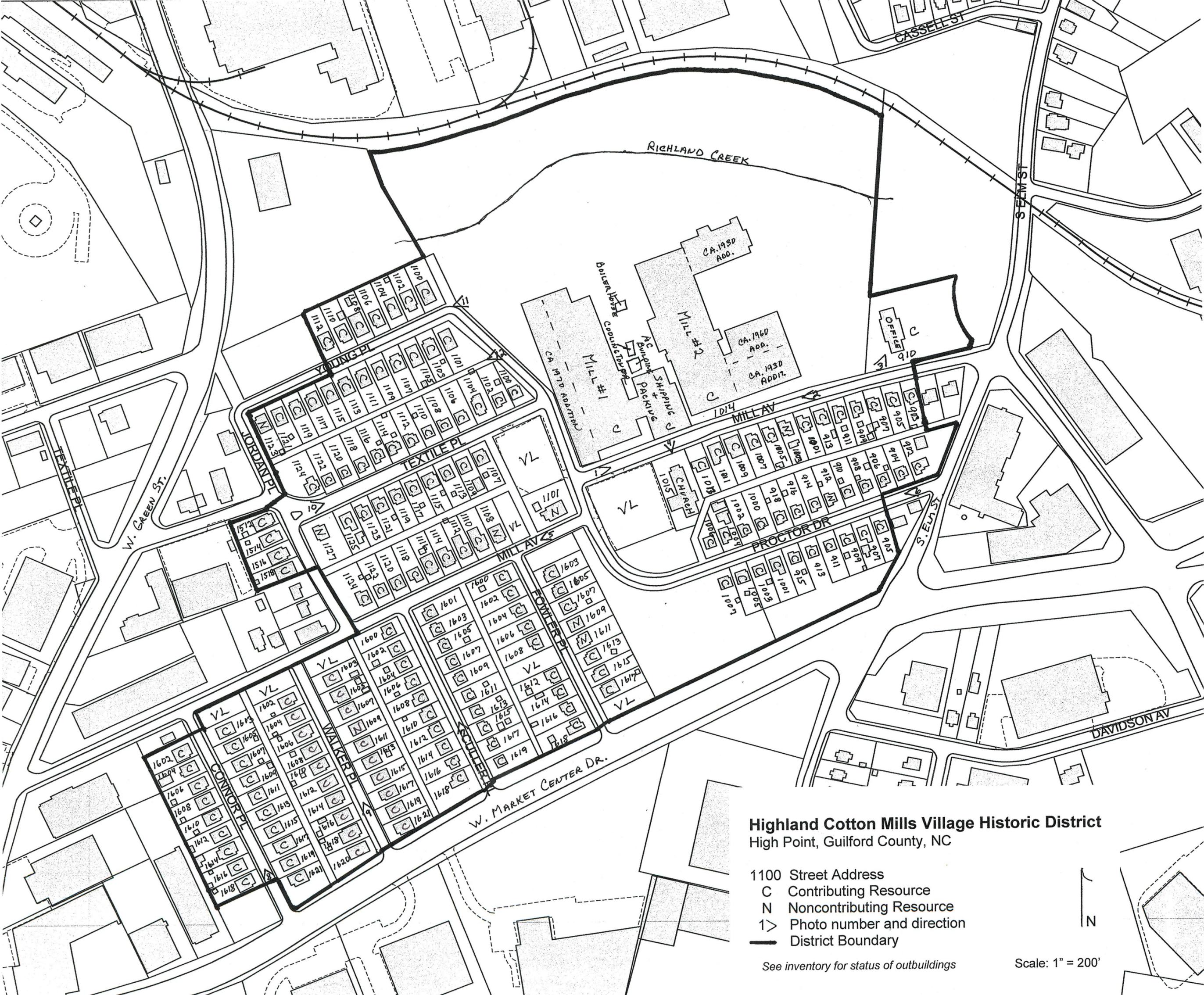
Highland Cotton Mills Village Historic District  
Guilford County, North Carolina

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### PHOTOGRAPHS

The following information for #1-5 applies to all nomination photographs except where otherwise stated:

- 1) Highland Cotton Mills Village Historic District
- 2) High Point, Guilford County, North Carolina
- 3) Laura A. W. Phillips
- 4) Photo #3 was shot in April 2013; Photos #4 and #12 were shot in October 2012; all other photos were shot in January 2013.
- 5) CD: NCHPO, Raleigh, North Carolina
- 6) - 7)
  - 1: Highland Cotton Mills, 1014 Mill Avenue, view to northeast
  - 2: Highland Cotton Mills, 1014 Mill Avenue, view to southwest
  - 3: Highland Cotton Mills Office, 910 Mill Avenue, view to northeast
  - 4: Highland Methodist Church, 1015 Mill Avenue, view to southeast
  - 5: North side 1100 block Mill Avenue, showing noncontributing house at 1108 and variety of mill house types beyond, view to west
  - 6: North side 900 and 1000 blocks Proctor Drive, view to west
  - 7: 1600 block Culler Place, view to northwest
  - 8: 1600 block Connor Place, view to northwest
  - 9: 1600 block Walker Place, view to northwest
  - 10: 1100 block Textile Place with mill at end of street, view to northeast
  - 11: North side 1100 block Young Place, view to west
  - 12: South side 1100 block Young Place, showing landscape of back yards and typical outbuildings, view to southwest



**Highland Cotton Mills Village Historic District**  
 High Point, Guilford County, NC

- 1100 Street Address
- C Contributing Resource
- N Noncontributing Resource
- 1> Photo number and direction
- District Boundary

See inventory for status of outbuildings

Scale: 1" = 200'



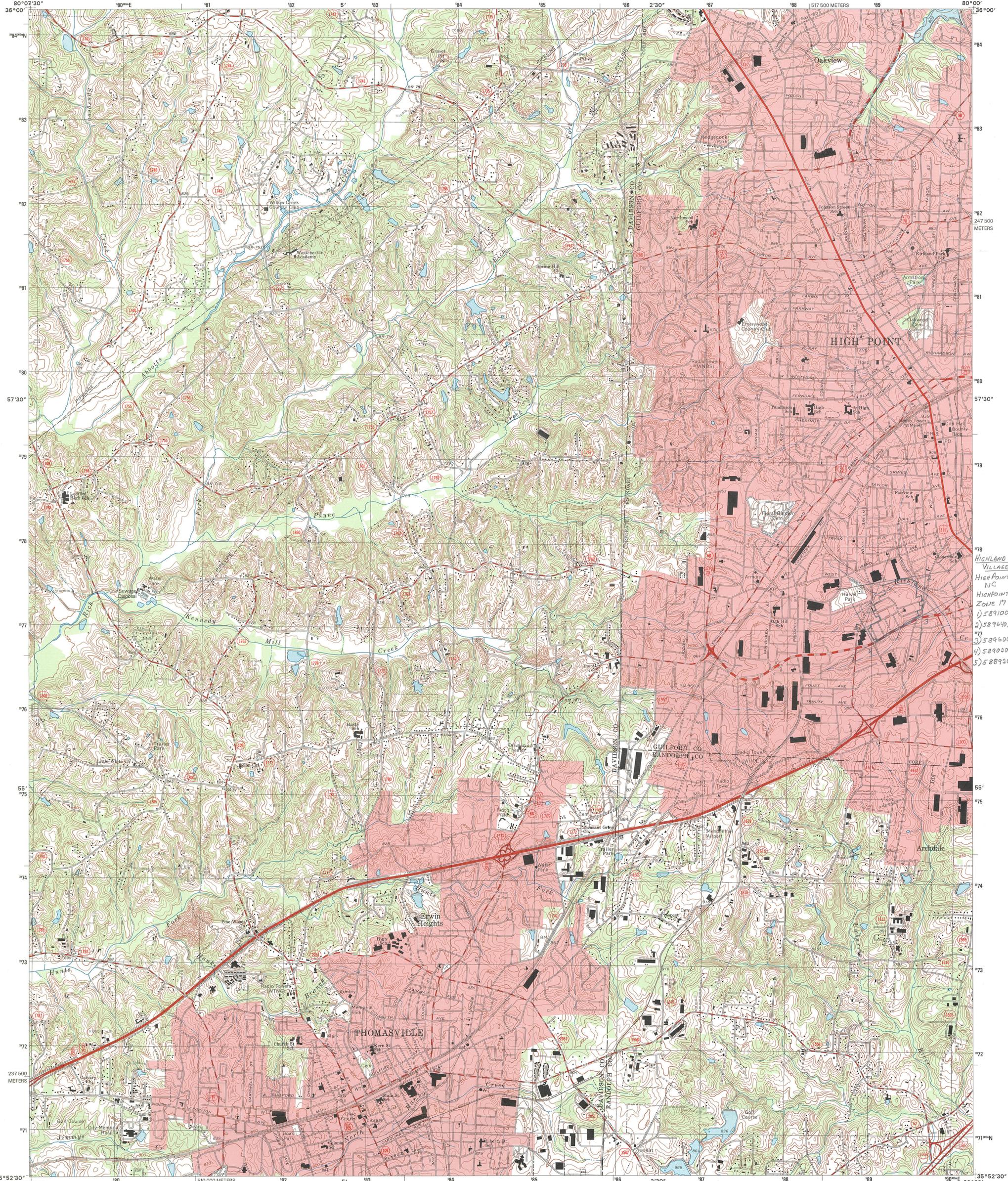


U.S. DEPARTMENT OF THE INTERIOR  
U.S. GEOLOGICAL SURVEY



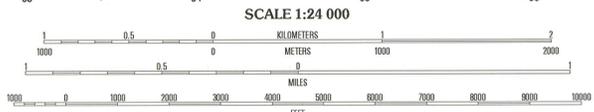
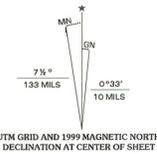
STATE OF NORTH CAROLINA  
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES  
DIVISION OF LAND RESOURCES  
NORTH CAROLINA GEOLOGICAL SURVEY

HIGH POINT WEST QUADRANGLE  
NORTH CAROLINA  
7.5-MINUTE SERIES (TOPOGRAPHIC)



HIGHLAND COTTON MILLS  
VILLAGE HISTORIC DISTRICT  
HIGH POINT, GUILFORD CO.,  
NC  
HIGH POINT WEST QUA  
ZONE 17  
1) 589100/3977600  
2) 589640/3977700  
3) 589600/3977200  
4) 589020/3976860  
5) 588920/3977040

Produced by the United States Geological Survey  
in cooperation with North Carolina Department  
of Environment and Natural Resources  
Topography compiled 1965. Planimetry derived from imagery  
taken 1993 and other sources. Survey control current as of 1969  
North American Datum of 1983 (NAD 83). Projection and  
1 000-meter grid: Universal Transverse Mercator, zone 17  
2 500-meter ticks: North Carolina Coordinate System of 1983  
North American Datum of 1927 (NAD 27) is shown by dashed  
corner ticks. The values of the shift between NAD 83 and  
NAD 27 for 7.5-minute intersections are obtainable from  
National Geodetic Survey NADCON software  
Landmark buildings verified 1969



CONTOUR INTERVAL 10 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929  
TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048



ROAD CLASSIFICATION

Primary highway hard surface .....	Light-duty road, hard or improved surface .....
Secondary highway hard surface .....	Unimproved road .....
Interstate Route	U.S. Route
	State Route

1	2	3	1 Winston-Salem East
			2 Kernersville
			3 Guilford
4	5		4 Midway
			5 High Point East
			6 Lexington East
6	7	8	7 Fair Grove
			8 Glenside

HIGH POINT WEST, NC  
1993

NIMA 4955 1 NE-SERIES V842



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ADJOINING 7.5' QUADRANGLE NAMES



HIGHLAND YARN MILLS, INC.





  
village

AUTHORIZED  
PERSONNEL  
ONLY

NO  
TRESPASSING





1015

HIGHLAND  
METHODIST CHURCH

WEDNESDAY  
7:00 AM  
9:00 AM  
11:00 AM

THURSDAY  
7:00 AM  
9:00 AM  
11:00 AM

FRIDAY  
7:00 AM  
9:00 AM  
11:00 AM

SATURDAY  
7:00 AM  
9:00 AM  
11:00 AM

SUNDAY  
7:00 AM  
9:00 AM  
11:00 AM

PRAYER  
PLACE









1618







SPEED  
LIMIT  
25

