

NATIONAL REGISTER OF HISTORIC PLACES

Minneola Manufacturing Company Mill

Gibsonville, Guilford County GF1549 Listed 12/21/2023

Nomination by Heather M. Slane, hmwPreservation

Photographs by Heather M. Slane, August and October 2021; July 2023



Mill #2 (Resource B) Facing southeast.



Dye House (Resource F), Picker House (Resource D), and
Smokestack (Resource I) Facing north.

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Minneola Manufacturing Company Mill

Other names/site number: _____

Name of related multiple property listing:
n/a

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

2. Location

Street & number: 106 Railroad Avenue

City or town: Gibsonville State: North Carolina County: Guilford

Not For Publication: N/A Vicinity: N/A

3. State/Federal Agency Certification

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

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

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

national statewide local

Applicable National Register Criteria:

A B C D

	<u>10/30/23</u>
<hr/> <p>Signature of certifying official/Title: State Historic Preservation Officer Date</p>	
<hr/> <p>State or Federal agency/bureau or Tribal Government</p>	
<hr/>	

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In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

**State or Federal agency/bureau
or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

Public – Local

Public – State

Public – Federal

Category of Property

(Check only one box.)

Building(s)

District

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Site

Structure

Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>10</u>	<u>5</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>5</u>	<u>0</u>	structures
<u>1</u>	<u>0</u>	objects
<u>16</u>	<u>5</u>	Total

Number of contributing resources previously listed in the National Register 1

Minneola Manufacturing Company Cloth Warehouse (NR2018)

6. Function or Use

Historic Functions

(Enter categories from instructions.)

INDUSTRY – manufacturing facility

INDUSTRY – industrial storage

Current Functions

(Enter categories from instructions.)

INDUSTRY – manufacturing facility

INDUSTRY – industrial storage

COMMERCE – specialty store

VACANT/NOT IN USE

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7. Description

Architectural Classification

(Enter categories from instructions.)

OTHER: Standard Industrial

ITALIANATE

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

FOUNDATION – brick, concrete

WALLS - brick

ROOF – asphalt, tar

Narrative Description

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

Summary Paragraph

The railroad corridor, as it extends through Gibsonville, influenced the surrounding road and building arrangement. The street grid surrounding the plant is rotated approximately thirty degrees from true cardinal direction. However, this document is written as though Railroad Avenue and West Minneola Street have true east-west orientation.

The Minneola Manufacturing Company Mill is a sprawling industrial complex located in southwest Gibsonville, separated from its central business district by a railroad corridor. The roughly rectangular 18.55-acre tract is anchored on the east end by the Minneola Manufacturing Company Cloth Warehouse (NR2018; resource E on the accompanying site map), built in 1907 and expanded in 1935 and 1953. The complex extends west from the Cloth Warehouse to include large one- and two-story industrial buildings, smaller support buildings and utilitarian structures, landscape features, and other resources that date from 1889 to ca. 1980. The resources express the continuous operation and physical expansion of the Minneola Manufacturing Company during the period of significance, 1889 to 1973, and continuing to 1988, when the mill closed. The stylistic details and methods of construction vary from the Italianate-style, slow-burn, heavy timber frame construction of the late-nineteenth century, to reinforced concrete construction typical of the early to mid-twentieth century, to the streamlined designs and steel-frame

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construction of the late twentieth century. The manufacturing buildings, specifically those in the eastern end of the complex facing the railroad tracks and downtown Gibsonville, are the most decorative, while the support structures on the south side of the complex and at the west end are more utilitarian in their design and construction.

Narrative Description

The Minneola Manufacturing Company Mill stands on the south side of Railroad Avenue, just south of the North Carolina Railroad Company tracks. It is opposite Gibsonville's central business district, which extends north of the tracks. The mill complex is bounded by Railroad Avenue on the north, Smith Street on the east, West Minneola Street on the south, and Whitsett Avenue (NC-100/NC-61) on the west. It is located just west of the Alamance/Guilford County line, which bisects Gibsonville. The complex abuts residential development on the east/southeast and a large open tract of land directly to the south, the site of a part of a mill village that was dismantled in the early 1950s. Remaining portions of the mill village are located to the west/southwest, though do not retain sufficient integrity to warrant inclusion in the nominated property.

The roughly rectangular 18.55-acre tract features relatively level terrain with the lowest elevation near the center of the parcel where the ground level drops below the railroad siding. The site is industrial in character and much of the land not occupied by buildings is asphalt-paved. This includes a paved lot near the southwest corner of Railroad Avenue and Smith Street, paved parking wrapping the raw cotton warehouse (resource H) near the intersection of West Minneola and Smith Streets, and parking on the north side of West Minneola Street. Unpaved areas are generally grassy and without formal landscaping. Concrete sidewalks and curb cuts are located along Railroad Avenue and stone retaining walls are located near the railroad siding and trestle (resource J). Deciduous tree lines extend along Railroad Avenue and West Minneola Street and there is a small grove of trees dotting a grassy area on the north side of West Minneola Street that was once believed, erroneously, to be a cemetery.¹ A chain link fence and a thick grove of white pines, planted in the late 1970s, border Whitsett Avenue and provide a physical and visual buffer between the 1979 addition to the mill complex and mill housing to the west.

The Minneola Manufacturing Company Mill includes historic mill buildings and their additions, as well as a full complement of industrial support buildings and structures, all constructed from 1889 through 1979. These include the earliest building, dating to 1889; the largest buildings, which date from 1903 and 1925; and numerous smaller wings and additions that date from ca. 1905 to ca. 1965. The 1975-1977 Cloth Room (resource S) and 1979 Weave Room (resource T) at the west end of the complex, as well as three smaller resources in that area, illustrate the continued operations of the mill into the 1980s. While they post-date the period of significance,

¹ A cemetery is shown on a "Close Circuit T. V." plan of the Minneola Plant, drawn by Cone Mills Corporation in 1977. However, the cemetery does not appear on earlier maps, including Sanborn Fire Insurance Company maps and the 1970 USGS map of the area. The area noted as a cemetery was surveyed with ground-penetrating radar in 2023, but no graves were located.

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they constitute a fairly small percentage of the built resources. The complex also includes the 1907/1935/1953 Minneola Manufacturing Company Cloth Warehouse (E) (NR2018), a finished goods storage warehouse that anchors the east end of the complex.

Resource List (in inventory order)

- A. Mill #1 (Finishing); 1889, 1976; Contributing Building
- B. Mill #2 (Spinning and Carding); 1903, 1948, 1953; Contributing Building
- C. Engine Room/Boiler House; 1903, ca. 1920, ca. 1950; Contributing Building
- D. Picker House; 1903, ca. 1974; Contributing Building
- E. Cloth Storage Warehouse (NR2018); 1907, 1935, 1953; Previously Listed
- F. Dye House; ca. 1910, ca. 1940; Contributing Building
- G. Mill #3 (Weaving); 1925, 1953, 1975; Contributing Building
- H. Raw Cotton Warehouse; ca. 1905, ca. 1915, ca. 1930; Contributing Building
- I. Smokestack; ca. 1910; Contributing Structure
- J. Railroad Siding and Trestle; ca. 1903; Contributing Structure
- K. Stone Retaining Walls; ca. 1903; Contributing Structure
- L. Circular Reservoir; ca. 1903; Contributing Structure
- M. Pumphouse #1; ca. 1903; Contributing Building
- N. Rectangular Reservoir and Pumphouse #2; ca. 1920; Contributing Structure
- O. Wellhouse #1; ca. 1950; Contributing Building
- P. Wellhouse #2; ca. 1980; Noncontributing Building
- Q. Wellhouse #3; ca. 1920; Contributing Building
- R. Fuel Tanks; ca. 1971; Contributing Object
- S. Cloth Room/Slasher-Beaming Room/Tie-in Room; 1975-1977; Noncontributing Building
- T. Weave Room; 1979; Noncontributing Building
- U. Electrical Building; ca. 1976; Noncontributing Building
- V. Refrigerator Room/Cooling Tower; ca. 1980; Noncontributing Building

Inventory List

The inventory below is keyed to the National Register map, using letters assigned to the major buildings and structures. Names were assigned based on original and/or long-term use, typically those denoted on Sanborn Fire Insurance Company maps. Resources are generally described in order of age, beginning with the earliest constructed. For large portions of the mill complex—including buildings, additions, and some of the site features—dates were derived from Sanborn Fire Insurance Company maps, newspaper clippings, aerial photographs available through the Guilford County GIS, and late-twentieth century architectural drawings. Although the majority of the buildings and additions were functionally connected within the period of significance, the plant sections are considered individual resources, based on their construction dates, for National Register purposes. Due to their size, smaller additions, which are difficult to accurately date, were described as minor additions to the larger mill buildings, rather than counted as individual resources.

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Each resource is designated as contributing or noncontributing, based on the period of significance and material integrity of the resource. Buildings constructed prior to 1974 are considered to be contributing if they retain architectural and historic integrity from the period of significance. The continued industrial use of the buildings through the late twentieth century resulted in the enclosure of window openings and the installation of modern entrances, loading docks, and accessible ramps. While windows in many parts of the mill have been filled in with brick or concrete block, the window openings remain visible, illustrating the historic fenestration. Thus, these resources are considered contributing. Noncontributing resources are those constructed after 1973, all of which have nondescript brick exteriors.

A number of non-historic and/or non-significant site features and building components are also present and include chain-link fencing, paved parking and curbs, small wells and components of the water/sewer system, air condensers and other mechanical equipment, air handlers and rooftop venting systems, fuel tanks, and exterior fire stairs. These are not included in the inventory, marked on the site map, or counted as resources for the purpose of the nomination.

A. Mill #1 (Finishing)

1889; 1976

Contributing Building

The oldest extant building in the Minneola Manufacturing Company Mill is this one-story-with-raised-basement, gabled building constructed in 1889. The building extends parallel to Railroad Avenue and was at least twenty-five bays wide at the time of construction with segmental-arch brick window openings at the main story and basement level. In 1976, the east one-third (approximately eight bays) of the building were removed along with a two-story tower on the north elevation. As part of the modernization of the building in 1976, the north elevation and the east end of the south elevation, were covered with a brick veneer. However, the veneer was removed from the west half of the north elevation in 2023, revealing a brown-brick exterior with original segmental-arch brick openings with red brick lintels. Several of the openings had been altered to accommodate the narrow fixed windows that have been installed and all of the openings are currently infilled with a combination of narrow windows, concrete block, and brick. However, the extant segmental arches provide a clear indication of the original window width. The east end of the north elevation retains the 1976 brick veneer, fixed aluminum-framed windows, and a modern storefront with aluminum-framed glass doors sheltered by a metal pent roof supported by square posts.² The entrance is accessed by a concrete stair with metal railing atop a brick knee wall.

The east gable end, where the bays were removed, is blind, consisting of the 1976 brick used on both the interior and the exterior to construct a new east elevation. The ca. 1910 Dye House (F) abuts the south elevation near its current east end. A one-story, flat-roofed, brick wing with a square footprint was added to the mill immediately west of the Dye House between 1934 and

² Removal of the veneer in this location, and several other areas as noted, cannot be accomplished until the occupying commercial businesses vacate the property.

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1951; it has an overhead door on its south elevation. To the west of this addition is a cooling tower, installed before 1967, that is enclosed with metal louvers. Immediately west of the cooling tower and facing a small interior courtyard, the mill's south elevation has segmental-arch window openings infilled with later brick. At the west end of the south elevation is a ca. 1950 two-story brick wing constructed to house air conditioning and sprinkler equipment.³ The wing, which extends above the roofline of the 1889 mill building, has a running-bond brick exterior, louvered metal vents near the top of the north elevation, and a parapet roof with terra cotta coping. A shed roof on square posts shelters a pedestrian entrance on the east elevation of the wing, which opens to a small courtyard between the building and the Picker House (D). The west gable end of building abuts the 1903 Mill #2 (B) and is not visible from the exterior, though segmental-arch window openings infilled with brick are visible from the interior of both buildings.

The interior of Mill #1 retains wood floors and painted brick walls at the first floor with the original segmental-arch window openings visible. Later windows correspond to the installation of the 1976 brick veneer and are smaller than the original openings. Wood trusses span the full width of the building and support the roof with exposed flush wood decking visible. The basement level, accessed via a wood stair near the center of the building, has a poured concrete floor, brick walls, and chamfered heavy-timber columns on concrete bases. These regularly spaced columns support trapezoidal blocks that in turn support the north-south spans supporting the floor above. Partial-height partitions creating spaces for the antiques mall at both levels are of temporary, frame construction.

B. Mill #2 (Spinning and Carding)

1903; 1948; 1953

Contributing Building

West of the 1889 Mill #1 (A) is the large 1903 Mill #2. The two-story, gabled building has a five-to-one common bond exterior. It is at least thirty-six bays wide on the north and south elevations with segmental-arch window openings at the first and second stories, as well as at a basement level. Window openings at all three levels have been bricked in but retain granite sills. A painted sign reading "CONE MILLS CORP. MINNEOLA COMPANY" in block letters is located near the center of the north elevation, between the first- and second-story windows and extends across fifteen bays, although the west end of the sign remains obscured by later brick veneer. A monitor roof extends the full length of the gable and is covered with metal sheathing except on the south elevation where the window openings remain visible. In 1976, a brick veneer was added to the north elevation and the east elevation where it extends above Mill #1. However, the veneer was removed in 2023 from the majority of the façade. The veneer remains at the east four to five bays of the building, which currently contain an active loading dock with two overhead garage doors and a single pedestrian entrance. It also covers four to five bays near the west end of the north elevation, where a second-floor loading dock with two overhead garage doors and a single pedestrian entrance is present. An exterior accessible ramp with brick

³ 1968 "Master Plan of Minneola Plant." Drawn by the Engineering Department of Cone Mills Corporation.

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sidewalls obscures seven bays of the first-floor level, immediately east of the second-floor loading dock.

The east elevation is largely obscured by Mill #1 (A) and the Picker House (D). The first story of the west elevation was obscured in 1953 when the space between this building and the 1925 Mill #3 (G) was infilled.⁴ However, window openings and granite sills on the west elevation are visible from inside the later, adjoining wings. The upper story of the west elevation of the building was removed, incorporating the upper level of the 1953 infill addition into the main mill space.

An original, two-story, gabled ell at the southwest corner of the building was constructed for “slashing and drawing” and is accessed via wide interior openings. The south gable end of this ell is five bays wide with segmental-arch brick openings that have been infilled with brick. Later roll-up aluminum doors have been installed at the west end of the second story and the east end of the first story, the latter opening to a modern loading dock. Paired metal doors are located near the west end of the first story, which is sheltered by a flat-roofed awning.

A two-story Warp Room addition, constructed in 1948, extends from the west end the south elevation, immediately east of the original gabled ell.⁵ The south end of this addition is obscured by a two-story cooling tower sheathed with panels of corrugated concrete. Below the tower, which is raised on concrete piers, is a steel door to the Warp Room. The cooling tower has a roll-up aluminum door on the east elevation and metal vents at the upper part of the east, south, and west elevations. The east elevation of the Warp Room addition features rectangular window openings on the second story that have been infilled with brick. A two-story, brick bathroom wing with roughly square footprint is located at the north end of the east elevation and appears to have been constructed concurrent with the addition. A one-story, flat-roofed air compressor wing extends south from this two-story, brick wing, along the east elevation of the Warp Room addition. Constructed between 1977 and 1986, it features a brick veneer and aluminum flashing at the parapet. It has a roll-up aluminum door and a steel pedestrian door on its south elevation and two square openings on its east elevation that have been infilled with brick. The interior of the Warp Room addition features wood floors, painted brick walls, and a roof supported by I-beam columns. The interior of the air compressor wing was not accessible.

A two-story hyphen connects the south elevation of Mill #2 to the Engine Room/Boiler House (C). It is flanked by small, brick bathrooms on both the first and second stories. A one-story, air conditioning wing was constructed west of the hyphen. This wing is similar in construction to the one-story wing along the east elevation of the Warp Room addition; it has brick veneer, aluminum flashing at the parapet, and paired steel doors and louvered metal vents on the south elevation.

⁴ Undated Plans posted inside Pumphouse #1 (resource M).

⁵ Undated Plans posted inside Pumphouse #1 (resource M).

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The interior of the first floor features a concrete floor, painted brick walls, and window openings infilled with concrete block. Metal posts support wide beams that span the building from north to south, supporting the floor above, the underside of which is sheathed with flush wood. Electrical and mechanical systems are suspended from the ceiling. Ten-light, segmental-arch transom windows remain in the upper part of the wall between the main building and the Warp Room addition, which is separated from the main mill building by a sliding metal door. A square circulation tower, located at the west end of the building, between the monitor roof and the original west wall features a stairwell and adjacent freight elevator with steel doors. The second floor has wood floors, painted brick walls, and beaded-board ceilings. The low-sloped gabled roof is supported by wood beams resting on four rows of metal columns that extend the length of the building from east to west. Between the center two rows of columns is a full-length monitor roof, supported by chamfered heavy timbers and featuring multi-light windows along the north and south elevations. The same interior structure and finishes extend into the gabled ell, confirming its concurrent construction.

C. Engine Room/Boiler House

1903; ca. 1920; ca. 1950

Contributing Building

A two-part, side-gabled brick building, the Engine Room/Boiler House was constructed concurrent with Mill #2 (B) and is located to its south.⁶ The east half of the building contains three large coal-fed boilers, has a one-story pump-house wing on the east elevation, and connects to the smokestack. The west half, which has a slightly lower roofline, initially housed the Engine Room. This half of the building is connected to Mill #2 by a two-story hyphen that contained belts to convey the electricity from the Engine Room to the machinery in Mill #2.

The Boiler Room is a single story on the interior but, due to the height of the equipment it houses, reads as a one-and-a-half-story building from the exterior. It has a five-to-one common bond exterior with a stepped and corbelled parapet on the east gable end. Two upper-level segmental-arch openings on the east elevation have been infilled with brick. However, the north opening retains a granite sill and a later twelve-light window that is smaller than the original opening. A garage bay with a roll-up door has been installed on the south end of the lower level of the east elevation, and is sheltered by a 5V metal, pent roof. The garage entrance, which is slightly below grade, has an adjacent concrete retaining wall that extends along the railroad siding and originally formed a coal pit. The south elevation of the Boiler Room is six bays wide with round-arch brick openings at the lower level, all bricked in. The west part of this elevation has a darker brown brick in a different bond pattern indicating that the east end of the building may have been reconstructed at some point. A gabled monitor is located on the roof and has deep eaves, molded weatherboards, and regularly spaced windows that have been boarded with plywood. The interior has a poured concrete floor with the three large boilers located in sunken bays in the floor that are accessed by metal ramps. It has painted brick walls and exposed wood trusses supporting the roof. The monitor has exposed wood framing on the interior.

⁶ "Local News," *The Wilmington Messenger*, August 11, 1903. Accessed via Newspapers.com April 20, 2016. In addition to the main building, the newspaper notes a picker house, dye house, and boiler and engine room to be constructed.

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The Engine Room is a single story on a raised basement. The west gable end is five bays wide with segmental-arch brick openings, infilled with brick, and flush eaves. A sixth opening is located in the gable and is also bricked in. A later brick veneer covers the elevation below the gable, marking the location of a later, flat-roofed addition that was subsequently removed. The south elevation has four round-arch openings on the ground-floor level, matching those on the Boiler Room to its east, all of which have been bricked in. The Engine Room has a slightly lower roofline than the Boiler Room, and the two parts of the building are separated by a brick wall and parapet with terra cotta coping, which projects above the roofline. The interior of the Engine Room, features a floor level that is roughly six feet higher than that of the Boiler Room to its east. It is accessed from the Boiler Room and the later generator room by steel and concrete stairs respectively. It has a wood floor, painted brick walls, and exposed wood trusses supporting the roof, the underside of which has flush wood sheathing. The engines have been removed, and the room is now used for electrical panels and breakers for the mill.

A one-and-a-half-story, flat-roofed wing on the north elevation of the building, filling the space between the Boiler Room and Mill #2 (B), was constructed between 1918 and 1924 as a generator room.⁷ The brick wing features three six-light, steel-sash windows located high on the east elevation, the only elevation not obscured by other buildings. The interior of the generator room has a concrete floor and painted brick walls. The flat roof is supported by wide square beams and has exposed flush wood sheathing on the interior. A concrete stair at the southwest corner of the wing leads to a segmental-arch opening on the east end of the north elevation of the Engine Room. Opposite the door opening is a roughly square brick room that aligns with a bathroom shown on 1908 Sanborn Fire Insurance Company map on the south elevation of Mill #2.

A one-story, parapet-roofed pumphouse wing, constructed concurrent with or shortly after the Engine Room/Boiler House, is attached to the east gable end. It has a five-to-one common bond exterior and a built-up membrane roof. A sliding batten door on the south elevation has a wide, steel lintel. A matching opening on the north wall has been infilled with brick. A segmental-arch opening on the east elevation has been modified to serve as an entrance to a later, flat-roofed brick bay on the east elevation, added between 1934 and 1968. The interior of the pumphouse has a concrete floor, painted brick walls, and a poured concrete roof structure.

D. Picker House

1903; ca. 1974

Contributing Building

The building was constructed in 1903 and appears on the 1908 Sanborn Fire Insurance Company map as a two-story, two-part building containing both a Picker House and Dye House. However, by 1913, a new dye house (F) had been constructed and the building was used solely as a Picker

⁷ Sanborn Fire Insurance Company Maps, 1918 and 1924.

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House.⁸ This two-story building has a five-to-one common bond brick exterior and a low-pitched, gabled roof. Segmental-arch window and door openings throughout the first and second stories have been infilled with concrete block on the interior and brick on the exterior, though they retain granite sills. The south elevation, which faces the railroad siding, is ten bays wide. There is one historic door opening on this elevation, with a segmental arch matching the window openings. Two window openings at the first story were converted to doors. Regularly spaced openings along the top of the north and south elevations are covered with metal. They align with interior roof beams, indicating there likely was an earlier roof with deeper eaves and projecting rafters. The east and west gable ends are each eight bays deep with sawn wood brackets at the roofline. An integrated, three-story, flat-roofed tower at the southwest corner of the building is roughly square and the equivalent of one-bay wide, though without fenestration. It has a band of vents at the top of the walls, just below the roof. It does not appear to be accessible from the interior and its use is not known.

First-story windows on the east elevation of the Picker House are obscured by a one-story, 1970s hyphen that connects the building to the Dye House (F) to its east. The bricked-in window openings are visible from the interior of this wing, which is accessed by a modern roll-up overhead door on the south elevation. A one-story, flat-roofed brick wing, constructed about 1974 as a truck shed, obscures the westernmost four bays of the building's south elevation.⁹ The wing has a garage bay on its east elevation that has been infilled with modern siding, a single window, and a pedestrian door when it was converted to office space. The interior was not accessible.

The interior of the building has painted brick walls and exposed concrete block at the window openings of both levels. Both floors have wood flooring that has been patched with plywood in several places. Round metal columns support metal I-beams at the first-floor ceiling, which, in turn, support the second floor. The second floor has round metal columns supporting wood beams. Exposed mechanical systems are suspended from the tongue-and-groove ceilings of both levels.

E. Cloth Storage Warehouse (NR2018)¹⁰

1907; 1935; 1953

Previously Listed

The cloth warehouse is a three-story brick building with a one-story brick addition on its south side. The building was constructed in three phases. The original three-story, rectangular brick warehouse to the north dates to 1907. It retains segmental-arch window openings with granite

⁸ *The Wilmington Messenger*. "Local News." August 11, 1903. Accessed via Newspapers.com April 20, 2016. In addition to the main building, the newspaper notes a picker house, dye house, and boiler and engine room to be constructed. Sanborn Fire Insurance Company Maps, 1908 and 1913.

⁹ Undated Plans posted inside Pumphouse #1 (resource M).

¹⁰ Jennifer F. Martin, "Minneola Manufacturing Company Cloth Warehouse," nomination to the National Register of Historic Places, 2018, Section 7, pages 1-6; A full interior and exterior description of the building is included in the 2018 National Register nomination.

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sills, those the windows themselves have been removed and louvered vents installed or the openings bricked in. An entrance on the west end of the north elevation is sheltered by a flat metal canopy. A two-story, flat-roofed, brick addition on the north elevation, constructed in 1977, contains no fenestration and houses bathrooms on both levels. A roll-up metal door and steel pedestrian entrance are located on the west elevation.

In 1935, a three-story, brick annex addition on the south of the original block doubled the size of the warehouse. The building has full-height brick pilasters on the east and west elevations, separating the bays. Multi-light, steel-sash windows with concrete sills and soldier-course brick lintels were located throughout, but many of the window openings have been bricked in or had louvered vents installed in place of the windows. An inset elevator shaft on the west end of the building extends above the parapet. A steel pedestrian door on the east elevation is sheltered by a flat metal awning and accessed by a metal stair.

In 1953, the company built a one-story, brick packing room and loading dock addition along the south elevation of the 1935 addition. The addition has multi-light, steel-sash windows along the south elevation, except in the location of the loading dock near the west end of the elevation. There, a roll-up metal door and steel pedestrian door are sheltered by a flat-roofed metal canopy and accessed by a brick and concrete loading dock with concrete stairs. A steel pedestrian entrance on the east entrance is sheltered by a flat metal awning and accessed by a metal stair.

The interior originally consisted of open warehouse spaces on each of the three levels and the only alteration to this was the construction of a wide corridor along the west end of the building, within which are the stairs and elevator. The 1907 building has a poured concrete floor in the corridor and exposed brick walls throughout. The remainder of the building has wood floors with steel columns and beams at the first floor and wood columns and ceiling joists at the second and third floors. The 1935 addition has wood floors, exposed brick walls, and steel columns and beams at all three levels. The 1953 addition has wood floors, a combination of brick and concrete walls, and steel columns and beams supporting the roof.

F. Dye House

ca. 1910; ca. 1940

Contributing Building

Connected to the south side of Mill #1 (A) and the east end of the Picker House (D) by a one-story brick hyphen, this one-story, gabled building was constructed between 1908 and 1913.¹¹ It has a five-to-one common bond brick exterior. The building was nine bays deep on the east elevation and two bays deep on the south gable end, though segmental-arch window openings on all sides have been infilled with brick. Stucco covers the lower one-fourth of the walls and the east elevation has been painted. Both a hollow-core metal door and a modern roll-up metal door have been added to the east and south elevations in modified or newly cut openings. The gabled roof has a parapet at the north gable end and a flush gable at the south end. The 1934 Sanborn

¹¹ Sanborn Fire Insurance Company Maps, 1908 and 1913.

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Fire Insurance Company map shows a monitor roof extending the length of the gable. However, by 1955, the southern half of the monitor had been removed. The monitor was further reduced between 1970 and 1974, leaving only the current section, an approximately eight-foot wide, frame structure with weatherboard sheathing and a vent at the top. The north elevation is obscured by Mill #1 (A) and the south half of the west elevation is partially obscured by the 1970s brick hyphen that connects the building to the Picker House (D). About one-fourth of the west elevation remains visible with bricked-in segmental-arch openings.

The interior features concrete floors and exposed brick walls with concrete block at the infilled window openings. Exposed wood roof trusses support the roof, the underside of which is covered with flush wood sheathing. Exposed mechanical systems are suspended from the trusses.

G. Mill #3 (Weaving)

1925; 1953; 1975

Contributing Building

Mill #3 was constructed west of Mill #2 (B) and was initially connected to the earlier mill by a narrow hyphen, though the full space between the two buildings was infilled in 1953. The building is of poured concrete and concrete block construction. The north elevation, facing Railroad Avenue, displays a running-bond brick veneer above a poured concrete knee wall with projecting band at its top. This veneer appears to have been applied in 1961, when the improvements to the air conditioning system were completed.¹² Concrete coping at the parapet is partially covered with metal flashing. A vehicular bay near the west end of this elevation was infilled with brick and three pedestrian entrances near the east end of the elevation have been infilled with brick and concrete block. In 1976, this elevation was covered with a second brick veneer, most of which was removed in 2023, with only the metal clips, from which the brick veneer was hung, remaining. The 1976 veneer remains only at the entrance bay, which is located near the center of the elevation and contains an aluminum-framed glass door with one-light sidelight, both sheltered by a metal canopy. The flat roof is punctuated by four large monitors that extend north-south. Between each pair of monitors is a large, rooftop ventilation system with associated ductwork. An additional rooftop structure is located on the east end of the building with a brick veneer on its east elevation and aluminum siding on the north and west elevations.

The east elevation is obscured by two 1953 two-story additions flanking the original hyphen and filling all of the space between Mill #2 (B) and Mill #3.¹³ The 1953 infill features a five-to-one common-bond brick exterior and a gabled roof that is an extension of the roof structure of the adjacent Mill #2. In 1976, the north elevation, facing Railroad Avenue, was covered with a brick veneer, which was removed in 2023, except for a small portion at the west end of the first story, which surrounds a steel door and two louvered vents. The remainder of the façade featured three window openings at the first story and six bays at the second story, all of which have been

¹² "Cone Mills Reports High Mark of Volume, Quality for 1961," *The Daily Times-News (Burlington)*, February 5, 1962.

¹³ Undated Plans posted inside Pumphouse #1 (resource M).

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infilled with brick and concrete block. The easternmost bay of the second story was enlarged to accommodate a loading bay, but has since been infilled.

The west and south elevations are fully obscured by buildings and additions constructed in the 1970s. A full-depth, flat-roofed 1975 addition to the west extends the open interior of Mill #3.¹⁴ Its north elevation has a brick veneer divided into three bays by aluminum downspouts. A steel door at the east end of the elevation is sheltered by a flat-roofed canopy. The east end of the south elevation is concealed by a one-story, flat-roofed wing with brick veneer, metal coping, and an overhead garage door on its east end. The remainder of the south elevation is obscured by the 1975-1977 Cloth Room/Slasher-Beaming Room/Tie-in Room (S). A large, steel structure on the roof of the 1975 addition is not visible from the interior of the building, but likely housed ventilation equipment of some kind. It has a low-sloped, gabled roof, corrugated metal sheathing, and a membrane roof.

The interior of Mill #3 retains a concrete floor with integrated drains. The walls are poured concrete at the base with the exposed concrete block “curtain wall” noted on the Sanborn maps above. Metal columns support concrete beams and the poured concrete roof structure. The texture of the ceiling replicates flush wood sheathing, indicating wood molds were used. The monitors have cast concrete structures; the vertical components have been infilled with concrete block. The northeast, roughly one-fourth, of the building was upfitted for office space with frame walls, tiled and carpeted floors, and dropped ceilings.

The 1953 two-story additions to the east have also been upfitted for office space. However, exposed brick walls (the exterior walls of Mill #2 (B) and Mill #3), exposed steel beams at the ceiling, and sections of wood flooring remain in the north part of the addition. The 1975 addition to the west has a concrete floor and flush wood ceiling above beams supported by steel I-beam columns.

H. Raw Cotton Warehouse ca. 1905; ca. 1915; ca. 1930

Contributing Building

Southeast of Mill #1 (A) and the Dye House (F) and southwest of the Cloth Storage Warehouse (E) is a large one-story warehouse that was built in at least three phases. The center portion is the oldest, appearing on the 1908 Sanborn Fire Insurance Company map, and contains three bays separated by brick parapet walls. Between 1913 and 1918, two additional bays were added to the east end of the building. They are deeper than the original bays, with their south elevations aligning with those of the earlier bays and their north elevations angled to follow the route of the railroad siding as it enters the complex. During the same period an “opening room,” where bales of raw cotton were opened, was added west of the earlier warehouse bays and extending roughly half the depth of the warehouse. At its northwest corner there also was a small “motor room” that was later removed. Between 1924 and 1934, the opening room was extended to the south,

¹⁴ Undated Plans posted inside Pumphouse #1 (resource M).

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beyond the south elevation of the warehouse, and appears to have been enlarged to the east, into the westernmost warehouse bay, making the westernmost bay narrower than the others.¹⁵ During this same period, between 1924 and 1934, a sixth warehouse bay was added to the east elevation, resulting the current building configuration.

While the building is of frame construction, each of the seven individual bays is separated by a brick parapet wall to minimize the spread of fire. Molded weatherboards on the north and south elevations have been covered with either vertical metal sheathing or brick veneer; weatherboards remain visible on a small section of the south elevation and at some of the door openings. Pedestrian and garage bays on the north elevation are likely later alterations to the original fenestration. They include metal roll-up garage doors and hollow-core metal pedestrian doors. Historic aerial photos show regularly spaced square openings along the top of the north elevation, likely vents that were later sided over. A full-width, concrete loading dock spans the north elevation, following the angle of the building, and is supported by steel I-beams on brick piers. The east five bays are sheltered by a metal shed roof supported by iron columns. An extended dock and shed roof are located on the north elevation of the easternmost two bays.

The east elevation is covered with a brick veneer in a five-to-one common bond with two entrances near the center of the elevation. The site slopes to the south, revealing a partial basement level on the south elevation constructed of brick or concrete block. Upper-level hollow-core metal doors open to exterior metal stairs. With the exception of one small section of exposed weatherboards, the south elevation is covered with vertical metal sheathing or brick veneer. Aluminum vents near the top of the south wall are indicative of the vents that were originally also on the north elevation. Due to the slope of the site, the main level of the opening room at the west end of the building is supported by tall brick piers that have not been underpinned at the perimeter, leaving the area beneath open. Two original metal, divided-light windows remain in place on the south and west elevations of this section, though partially obscured by metal sheathing.

The interior of the opening room features wood floors, painted brick walls, and a number of later frame partition walls that divide the space. Wood posts support wood beams at the ceiling. Sixteen-light steel-sash windows on the south and west elevations are visible on the interior, though have been painted over. The other warehouse bays have wood floors, brick firewalls on their east and west sides, and drywall- or plaster-covered walls on the north and south elevations. Wood posts and beams support the roof. The easternmost bay has concrete flooring and a steel beam that extends north-south to support the roof structure.

I. Smokestack ca. 1910 Contributing Structure

¹⁵ It is also possible that the westernmost warehouse bay and the opening room were fully reconstructed between 1924 and 1934.

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Located just off the northeast corner of the Engine Room/Boiler House (C), the tapered cylindrical brick smokestack was constructed between 1908 and 1913. The base of the smokestack is obscured by the Engine Room/Boiler House, the Picker House (D), and their associated additions. The smokestack is unadorned with the exception of a single projecting brick beltcourse near the top of the tower.

J. Railroad Siding and Trestle

ca. 1903

Contributing Structure

A railroad siding extends from the main railroad line that bisects Gibsonville from east to west. It proceeds from the northeast corner of the property boundary southwest along the north side of the Raw Cotton Warehouse (H) to the southeast corner of the Engine Room/Boiler House (C). The steel rails remain in place at grade, although they have been paved over in front of most of the warehouse, re-emerging in the grassy area in front of the warehouse's westernmost bay. West of the warehouse, along the south side of the Engine Room/Boiler House, the site topography drops and the rail line is supported by a wooden trestle, approximately 240' long. The trestle and railroad ties are deteriorated, the former resting on wedge-shaped, poured-concrete supports that stand approximately fifteen feet high. Concrete "buttresses" and partial-height concrete walls located along the south elevation of the Engine Room/Boiler House connect to the railroad trestle and originally served as an enclosed coal storage area. The railroad siding and trestle were likely constructed concurrent with the Engine Room/Boiler House and nearby Picker House (D). They appear on the 1908 Sanborn Fire Insurance Company map and are labeled as a "coal trestle" as early as 1913.

K. Stone Retaining Walls

ca. 1903

Contributing Structure

A network of stone retaining walls south of the Dye House (F) and southeast of the Engine Room/Boiler House (C) was likely built concurrent with the construction of these two buildings in 1903. The retaining walls support the railroad siding as it extends along the west end of the Raw Cotton Warehouse (H), which is situated at a higher elevation than the Dye House and Engine Room/Boiler House. A stone stair intersects the wall, leading up to the rail line. To the east of the stair, near the top, is a brick wall, within which are imbedded four large drainage pipes that extend under the Raw Cotton Warehouse.

L. Circular Reservoir

ca. 1903

Contributing Structure

Located south of the Engine Room/Boiler House (C) and west of the Raw Cotton Warehouse (H) is a round 200,000-gallon reservoir. The reservoir, which is empty and no longer in use, is constructed of brick coated with concrete. An elliptical brick wall separates the southeast part of

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the reservoir. Visible on the 1908 Sanborn Fire Insurance Company map, the reservoir was likely constructed about 1903, concurrent with Mill #2 (B), the Engine Room/Boiler House, and the Picker House (D).

M. Pumphouse #1

ca. 1903

Contributing Building

The one-story, cubical building stands north of the Rectangular Reservoir (N) and southeast of the Circular Reservoir (L) with a low poured-concrete and brick retaining wall extending from the east corner. It was constructed with a seven-to-one common bond brick exterior and a flat roof with concrete coping at the low parapet. A rectangular window opening on the east elevation has been infilled with brick. A wide garage bay on the north elevation has been infilled with a hollow-core metal door and later brick. The interior was not accessible.

N. Rectangular Reservoir and Pumphouse #2

ca. 1920

Contributing Structure

Between 1918 and 1924, a second reservoir was constructed on the site. Located southwest of the Circular Reservoir (L) and separated from Minneola Avenue by a driveway and tree line, the 180,000-gallon cooling reservoir is constructed of poured-in-place concrete with concrete buttresses located at regular intervals around the perimeter. A chain-link fence encircles the reservoir. Integrated in the northwest corner of the reservoir is a two-part, brick pumphouse. It has a five-to-one common bond brick exterior and a flat roof with metal coping at the shallow parapet. A one-light-over-one-panel metal door is located on the west elevation. A wing on the north elevation has a slightly lower roofline and a hollow-core metal door on its east elevation. The building interior has a concrete floor, painted brick walls, and a wide opening between the main building and north wing. Pumping equipment remains within the building.

O. Wellhouse #1

ca. 1950

Contributing Building

Wellhouse #1 is located next to the southeast corner of the Rectangular Reservoir (N). It was constructed to be partially below grade, accessed by concrete steps on the east elevation. It has a running bond brick veneer on a poured concrete foundation, a flat metal roof, a louvered vent on the north elevation, and paired metal doors with louvered panels on the east elevation. The interior was not accessible.

P. Wellhouse #2

ca. 1980

Noncontributing Building

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On the north side of Minneola Avenue, roughly centered between Wellhouse #1 (O) and Wellhouse #3 (Q), this flat-roofed brick wellhouse has a metal roof and hollow-core metal door on the north elevation. The interior was not accessible.

Q. Wellhouse #3

ca. 1920

Contributing Building

The earliest of the three extant wellhouses, this low, hip-roofed brick building is located near the southeast corner of the complex, near the intersection of Smith Street and Minneola Avenue. It has a nine-to-one common bond brick exterior and a replacement door on the west elevation. A deteriorated square, frame cupola is centered on the hipped roof. The interior is partially below grade and has a dirt floor and exposed brick walls.

R. Fuel Tanks

ca. 1971

Contributing Object

South of the Engine Room/Boiler House (C), are two large metal fuel tanks. The tanks rest on a poured concrete pad and poured concrete knee walls encircle the tanks to contain fuel spills. A smaller tank is located on the west end of the concrete enclosure and all of the tanks are connected to each other and the Engine Room/Boiler House via a series of iron pipes. Aerial photos indicate the fuel tanks were installed sometime between 1967 and 1974, though as late as 1968, a "Master Plan of Minneola Plant – Gibsonville, NC," drawn by the Cone Mills Company shows a coal bin, indicating that the company had not yet moved to oil as a source of fuel.¹⁶

S. Cloth Room/Slasher-Beaming Room/Tie-in Room

1975-1977

Noncontributing Building

On the west end of the complex is a series of three one-story wings, arranged in a T-shaped plan with the top of the T abutting the south elevations of 1925 Mill #3 (G) and the 1979 Weave Room (T).¹⁷ All have five-to-one common bond brick veneers, flat roofs with mechanical equipment mounted on them, and few windows or pedestrian entrances. A flat-roofed second story at the northeast corner of the wings is a cooling tower with vertical metal sheathing. Vehicular loading bays are located on the south elevation of the east and west wings and on the east and south elevations of the south wing. Paired steel doors on the east end of the west wing are sheltered by a flat, metal canopy and accessed by a poured concrete stair. A single pedestrian entrance near the center of the west wing has a steel door.

¹⁶ "Master Plan of Minneola Plant – Gibsonville, NC." Cone Mills Corporation. February 15, 1968. Drawings are in the possession of Lindley Laboratories Inc.

¹⁷ The wings may have been built in stages, but all were noted as "future" development on a 1975 plan of condensation lines for the plant. All are drawn as completed spaces on a 1977 plan for closed circuit TV for the plant.

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A small, two-bay wing extends from the west end of the south wing and has a poured concrete foundation, brick veneer, and flat roof with metal coping at the parapet; loading bays on its east elevation include two overhead lift doors and a steel, pedestrian door accessed bay concrete steps. Located within the L created by the west and south wings, is a flat-roofed, brick bay and immediately to its south is a steel cooling tower that rests on a poured concrete foundation.

The interiors of the three wings have concrete floors and steel columns and beams supporting the steel roof structure. The original rear elevation of the 1925 Mill #3 (G) is visible along the north interior wall of the additions, with poured concrete forming the lower part of the wall and brick veneer above, all painted. Several frame walls have been constructed throughout to subdivide the space, which is otherwise a single, open volume.

T. Weave Room

1979

Noncontributing Building

At the northwest end of the complex is a one-story Weave Room addition, constructed at the west elevation of the 1975 addition to Mill #3 (G). While constructed as an addition, the spaces are not connected on the interior and the scale of the addition warrants listing it as a separate resource. The building has a very shallow gabled roof and brick veneer throughout. A steel door at the east end of the elevation is sheltered by a flat-roofed canopy. An aluminum-framed glass door with narrow sidelights and five fixed-sash, aluminum-framed windows are located near the east end of the north elevation. Visible patching in the brickwork indicates that all six openings were added after the initial construction. A large garage bay near the west end of the north elevation opens to the main weave room space. The west elevation is blind. The south elevation abuts the north wall of the 1975-1977 Cloth Room (S).

The interior of the building has a poured concrete floor and steel columns supporting the steel roof structure. Offices installed in the northeast corner of the building, are accessed by the aluminum-framed glass door and enclosed with wood frame walls.

U. Electrical Building

ca. 1976

Noncontributing Building

Constructed of brick similar to that applied to the front of the mill in 1976 and appearing on a 1977 site plan of the mill, this one-story, flat-roofed, brick-veneered building was built to house electrical equipment. It has a flat roof with metal coping protecting the brick veneer. A hollow-core metal door is located on the north elevation. A rectangular area southwest of the building is encircled with a chain-link fence and originally contained an electrical substation that has been removed. The interior was not accessible.

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V. Refrigerator Room/Cooling Tower

ca. 1980

Noncontributing Building

Southwest of Mill #2 (B) is a one-story, flat-roofed, brick building. The building has metal coping at the roof and a steel structure projects above the roof, likely constructed to hold cooling equipment that has since been removed. A 1977 plan notes the building as a “cooling tower” and a 1979 plan describes the building as a refrigerator room.

Integrity Assessment

The Minneola Manufacturing Company Mill retains integrity of location and setting. Located on its original site, the complex retains its historically industrial character with an original rail siding, paved parking, and the sprawling façades of three historic mill buildings facing downtown Gibsonville. Industrial storage, sheds, well houses, reservoirs, and other utilitarian elements remain relegated to the rear of the complex. The railroad tracks, laid by the North Carolina Railroad Company in 1854, remain to the north of the site, separating the mill from the commercial core of Gibsonville to the north. Mill housing originally extended south and southwest of the mill. All of the housing south of the mill was demolished between 1955 and 1967 with the land remaining vacant. While mill housing remains extant southwest of the mill, it does not retain sufficient material integrity to warrant inclusion within the National Register boundary.

The Minneola Manufacturing Company Mill also retains integrity of design, materials, and workmanship. Brick veneer that was added in 1976 to the north elevation of the 1889 Mill #1 (A), the 1903 Mill #2 (B), and the 1925 Mill #3 (G) has been largely removed, revealing original brick exteriors, segmental-arch and rectangular window openings, granite and brick window sills, and painted signage of Mill #2 and the brick veneer that was applied to Mill #3 in the early 1950s. Further, interior features of the main mill buildings and their subsidiary buildings remain in place, including wood and concrete floors, brick walls, and exposed metal, wood, and concrete roof trusses and monitors.

Elements of the complex that have been removed include the east one-third of the 1889 Mill #1 (A) as well as the tower that fronted Mill #1; a ca. 1900 water tower south of Mill #1; a ca. 1910 lint house; a ca. 1910 one-story office building at the northeast corner of the complex; a ca. 1920 water tower, leaving only the concrete bases of the tower’s legs in place; and a number of other small-scale buildings, seven mill houses (all gone by 1924), and equipment associated with the power supply and fire suppression systems of the mill. The 1975-1977 Cloth Room (S) and the 1979 Weave Room (T) are attached to the south and west elevations of Mill #3 (G) respectively. While these are large in scale and post-date the period of significance, they constitute a fairly small percentage of the built resources and illustrate the continued operations of the mill into the 1980s. Despite these alterations to the mill complex, the extant resources Minneola Manufacturing Company Mill retains are sufficient to convey the site’s industrial feeling and

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association as a prominent textile mill complex that was expanded throughout much of the twentieth century. The varied building forms, styles, and materials, as well as the loss of a number of building features and site components, illustrate changing building technologies and industrial developments.

Statement of Archaeological Potential

The Minneola Manufacturing Company Mill Complex is closely related to the surrounding environment and landscape. Archaeological deposits, such as debris that accumulated during operation of the mill, underground infrastructural components such as water pipes and drainage features, and other remains which may be present, can provide information valuable to the understanding and interpretation of the property. Information concerning worker health, nutrition, and quality of life, environmental transformations during industrial development, and the effects of technological change on work culture and daily life, as well as details of construction processes and the operation of the mill can be obtained from the archaeological record. Therefore, archaeological remains may well be an important component of the significance of the property. At this time no investigation has been done to discover these remains, but it is likely that they exist, and this should be considered in any development of the property.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

INDUSTRY

Period of Significance

1889-1973

Significant Dates

1889

1903

ca. 1905

1907

ca. 1910

ca. 1920

1925

1948

ca. 1950

1953

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Davidson, Berry

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

The Minneola Manufacturing Company Mill is locally significant under National Register Criterion A for Industry as the largest of three textile mills in Gibsonville and the town's largest employer for much of the twentieth century. At its peak in 1949, the company employed 750 workers, more than one-third of the population of Gibsonville recorded in the 1950 U. S. census.¹⁸ The histories of the Minneola Manufacturing Company and the Town of Gibsonville are intertwined, with the growth and development of the town a direct result of the success of the mill. Constructed adjacent to the railroad tracks, the mill benefited from direct access to the railroad, and its location across the street from the railroad depot (no longer extant), at the center of the town, illustrates both the physical and economic prominence of the mill within the community. The 1979 architectural resource inventory of Guilford County, Gibsonville, High Point, and Jamestown notes that, "Gibsonville is representative of a late nineteenth-century mill town, in which the town functions as an independent municipality, but is dominated physically and economically by the factory, in this case the Minneola Cotton Mill."¹⁹ Acquired by Greensboro industrialists Moses and Ceasar Cone in 1893, the mill predates the construction of the larger Cone-owned mills in nearby Greensboro. Physical changes to the plant throughout the twentieth century are a result of shifting production, which in turn represents the Cone family's adept response to changing textile technologies and markets.

The Period of Significance begins in 1889 with construction of the earliest extant resources and extends to 1973 to include the majority of building periods associated with the historic mill and its most productive era in the post-World War II years. While the mill experienced significant additions and modernization in the late 1970s and remained in operation through 1988, its later years of operation lack the exceptional significance necessary to extend the period of significance to within the last fifty years.

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

Historical Background and Industrial Context

Early Textile Industry in Guilford and Alamance Counties: 1830-1900

The Town of Gibsonville straddles the border between Guilford and Alamance counties. The west half of the town, including the Minneola Manufacturing Company Mill located just two blocks west of the line, is in Guilford County while the east half of the town is in Alamance County. Positioned geographically at the border of two counties, each with significant textile

¹⁸ "Earlier Days Found Saloons in Abundance," *The Daily Times-News* (Burlington), May 9, 1949.

¹⁹ H. McKelden Smith, ed. *Architectural Resources: An Inventory of Historic Architecture, High Point, Jamestown, Gibsonville, Guilford County*. Raleigh: North Carolina Department of Cultural Resources, Division of Archives and History, 1979, 21.

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industry, the Minneola Manufacturing Company Mill is understood within the history and industrial context of both counties equally.

Antebellum Guilford and Alamance counties were rural, with industries that supported the agricultural economy, but had little in the way of manufacturing.²⁰ As early as 1833, Henry Humphreys established the Mount Hecla Steam Cotton Mill in downtown Greensboro in Guilford County, but problems obtaining fuel and Humphreys's untimely death in 1840 forced the company to relocate.²¹ His son-in-law, Thomas Tate, took control of the mill and in 1848 closed it, opening instead a mill on the Catawba River in Gaston County.²² While the Haw and Deep rivers extended across the northeast and southwest corners of Guilford County, respectively, historian Alexander Stoesen noted they "never played any significant role in the county's development," and the county did not emerge as a manufacturing center until after the arrival of the railroad in the 1850s.²³

Alamance County, on the other hand, had ample waterways and in the 1830s, utilizing the available waterpower, began to build an economy around an emerging textile industry. Even small creeks and streams were able to be dammed to provide power, though without the infrastructure to distribute power, nineteenth-century mills were relegated to the shores of these creeks and streams. The earliest mill in Alamance County was Trollinger's Mill, constructed in present-day Alamance in 1832, followed by the Holt and Carrigan cotton factory, constructed on Alamance Creek in 1837.²⁴ By the opening of the Civil War there were four cotton mills in operation in Alamance County.²⁵ The construction of the railroad through Alamance and Guilford counties in the 1850s increased the area's ability to move both raw materials and finished goods, but textile mills were still reliant on water power. Thus, water-powered mills were usually located in rather isolated rural areas where the mill owners constructed small villages around their factories.²⁶

The post-Civil War years saw a shift in the area toward a full-scale, industrialized economy, a direct result of the growth of textile manufacturing. By then, both Guilford and Alamance

²⁰ H. McKelden Smith, ed. *Architectural Resources: An Inventory of Historic Architecture, High Point, Jamestown, Gibsonville, Guilford County*. Raleigh: North Carolina Department of Cultural Resources, Division of Archives and History, 1979, 24.

²¹ Alexander Stoesen. *Guilford County: A Brief History*. Raleigh, N. C.: North Carolina Department of Cultural Resources, Division of Archives and History, 1993, 12.

²² "Mount Hecla Mill." North Carolina Highway Historical Marker Program.
<http://www.ncmarkers.com/Markers.aspx?MarkerId=J-104>

²³ Stoesen, *Guilford County*, 1.

²⁴ Carole Watterson Troxler and William Murray Vincent, *Shuttle & Plow: A History of Alamance County, North Carolina*. Burlington, N.C.: Alamance County Historical Association, 1999, 344; Sallie Walker Stockard, *The History of Alamance*. [Original publisher and place of publication not identified], 1900. Reprinted by Alamance County Historical Museum, Inc., 1986, 91.

²⁵ John William Harden, *Alamance County: Economic and Social*. Chapel Hill, N.C.: University of North Carolina Press, 1928, 41.

²⁶ Patricia S. Dickinson, "Bellemont Mill Village Historic District." Nomination to the National Register of Historic Places, 1987, Section 8, 3.

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Counties had abundant labor and access to rail lines, making them uniquely suited to textile and other types of manufacturing.²⁷ White farm tenants seeking higher wages provided abundant labor for mills and mill villages offered a sense of community for residents, and in some cases, social, recreational, and educational opportunities. (Most mills did not employ Black laborers initially and later on they were hired only for the most menial tasks.) Railroad construction in the post-Civil War era connected farmers and their raw materials with mills and, in turn, connected mills with markets for their yarns and woven and knitted fabrics. Together these factors drove the development of textile manufacturing in the North Carolina Piedmont. In Alamance County in particular, the textile industry became the predominant economic engine during this period, building and sustaining communities throughout the county.²⁸ As early as 1879 there were six cotton mills reported in Alamance County, a number that grew to thirteen factories by 1886.²⁹ Industry in Guilford County was more diverse, with textiles, furniture, and other associated businesses largely located within the growing cities of Greensboro and High Point.

The period between 1881 and 1915 marked a significant transition in the textile industry from water power to steam. Prior to the development of steam-powered mills in the early 1880s, a cotton mill's site was largely determined by the availability and location of water power. Utilizing steam power, mills could be constructed near rail lines instead of water sources, reducing transportation time and cost and placing them closer to larger workforces that were flocking to the area's growing cities. The transition to steam power was largely promoted by Lafayette Holt, who built the first steam-powered mill, Lafayette Mills, in Company Shops (present-day Burlington) in 1881.³⁰ After the establishment of Lafayette Mills, the transition to steam power was swift and thorough. The last water-powered mill constructed in either county was Glencoe Mill, northeast of Company Shops, completed in 1882.³¹

Without the need to locate mills on suitable water sources, mill construction proceeded at an unprecedented rate in Alamance County. Nine new mills were constructed between 1886 and 1894, and another four were constructed between 1901 and 1904 following a lull in construction due to the economic depression of 1893.³² The textile industry was a major economic driver in the county, with approximately 2,600 people, or one-fourth of the white population, employed in the county's nineteen cotton factories in 1896.³³ The Holt family dominated the textile industry in Alamance County by the early twentieth century. They owned twenty-three of the county's twenty-seven mills in 1919, including Bellemont (1879), Altamahaw (1880), Glencoe (1882), Aurora (1882, 1885), Ossipee (1882), E. M. Holt Plaid Co. (1884), Elmira (1886), and Granite

²⁷ Harden, *Alamance County*, 43.

²⁸ Walter E. Whitaker, *Centennial History of Alamance County, 1849-1949*. Burlington, N. C.: Burlington Chamber of Commerce, 1949, 163.

²⁹ Whitaker, *Centennial History of Alamance County, 1849-1949*, 164.

³⁰ Troxler and Vincent, *Shuttle & Plow*, 366.

³¹ Troxler and Vincent, *Shuttle & Plow*, 362.

³² Dickinson, "Bellemont Mill Village Historic District," Section 8, 4.

³³ Carl Lounsbury, *Alamance County Architectural Heritage*, Alamance County, N. C.: Alamance Historic Properties Commission, 1980, 18.

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Mill (1844, 1880).³⁴

A Town and the Mill That Put It on the Map: 1855-1892

Gibsonville was initially named Gibson Station for local farmer Joseph Gibson, who provided grading services performed by enslaved African American laborers for the railroad. A depot was constructed in 1854 and the North Carolina Railroad (NCR) Company completed tracks through what became the center of Gibsonville in 1855. Businesses grew up slowly around the station in the 1850s and 1860s to provide goods and services to local farmers and gold miners, and the town was incorporated in 1871 as Gibsonville. The oldest known map of Gibsonville, dating to 1894, shows a town of one square mile divided by an east-west railroad line, with the depot located squarely in the center of town.³⁵

While the railroad was the reason for the town's existence, the Minneola Cotton Manufacturing Company was responsible for its growth, and from its establishment, the mill both dominated the local economy and held a prominent physical position within the community. In 1886, Berry and Joseph Davidson established the first mill in Gibsonville and constructed a brick building immediately adjacent to the railroad and depot, thus positioned in the center of the town, to house the mill operation. The building contained twenty-eight looms, operated by steam power, on which employees produced plaids.³⁶ Two years later, in 1888, the Davidsons, Charles H. Fisher, and John W. Page incorporated the Minneola Manufacturing Company for the "manufacture of cotton into threads, cloths, and fabrics, and general merchandise."³⁷ They added onto the original two-story cotton mill in 1889, and this addition remains the oldest extant part of the current mill complex, the earlier portions having been torn down before 1908, likely about 1903 when Mill #2 (B), the Engine Room/Boiler House (C), and the Dye House (D) were constructed. The expanded factory opened in June of that year and included 1,020 spindles, forty-eight looms, and employed forty people.³⁸ The town, too, grew steadily, and by 1891 was also home to five distillers, a fertilizer company, a flour and saw mill, a tanner, a general store, and two other mills (likely grain or saw mills).³⁹ Largely as a result of the increasing number of jobs Minneola Manufacturing provided, the town's population grew from 120 residents in 1890 to 521 residents in 1900.⁴⁰

Berry Davidson served as an important regional developer and local community leader in the late-nineteenth and early-twentieth centuries, credited with transforming Gibsonville, "a

³⁴ Troxler and Vincent, *Shuttle & Plow*, 351; Bellemont NRHD 8-1.

³⁵ Melvin O. Wyrick. *History of Town of Gibsonville, North Carolina*. Gibsonville, NC: [publisher not identified], 1971, 2.

³⁶ *The Raleigh Times*, April 22, 1907; Catherine W. Bishir, "Berry Davidson (1831-1915)," *North Carolina Architects and Builders: A Biographical Dictionary*, Copyright & Digital Scholarship Center, North Carolina State University Libraries, Raleigh, NC.

³⁷ *Greensboro Daily Workman*, September 1, 1888.

³⁸ *The Reidsville Review*, June 26, 1889.

³⁹ Wyrick, *History of Town of Gibsonville*, 9.

⁴⁰ Blackwell P. Robinson and Alexander R. Stoesen, *The History of Guilford County, North Carolina, U.S.A. to 1980*, A. D. Greensboro, N. C.: Guilford County Bicentennial Commission, 1980, 134.

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primarily agricultural community into a regional manufacturing town.”⁴¹ In Gibsonville, in addition to the Minneola Manufacturing Company, Berry Davidson constructed the Hiawatha Cotton Mill (located several blocks north of the Minneola Manufacturing Company) and in 1905 sold it to Lawrence S. Holt and Sons.⁴² (Hiawatha, later renamed Gem Cotton Mill, failed during the Great Depression.) He served as the mayor of Gibsonville from 1907 to 1911 and his son, D. M. Davidson, held the office from 1913 to 1933.⁴³ Berry Davidson also was a prolific builder throughout the region, constructing more than forty mills, ten water power plants, and numerous mill houses, earning him a reputation as a builder who specialized in saw mills, grist mills, and cotton mills.⁴⁴ He also constructed three churches, including the Methodist Protestant Church in 1887, the first church building erected in Gibsonville.⁴⁵

The Cone Family and the Growth of Gibsonville and the Minneola Mill: 1892-1940

While the Holt family dominated the textile industry in early-twentieth-century Alamance County, it was Moses and Ceasar Cone who built a textile empire in Guilford County during that time. The brothers began their business partnership in 1887 when they expanded from grocery and tobacco distribution into textile distribution and production by investing \$50,000 the C. E. Graham Manufacturing Company (located in Asheville, North Carolina, and later renamed the Asheville Cotton Mill).⁴⁶ Utilizing their knowledge of sales and distribution, the Cones established the Cone Export and Commission Company in 1891 and quickly convinced the owners of thirty-eight textile mills to utilize their services to market and distribute their products.⁴⁷ The company was credited with saving a number of mills that would have otherwise closed in the 1890s. In the later part of the decade, using their own manufacturing experience they helped numerous mills improve the quality of their textiles.⁴⁸ In 1892, the brothers purchased stock in the Minneola Manufacturing Company and by 1893 owned a controlling interest in the company; by 1900 the Minneola Manufacturing Company was operating as a weaving subsidiary, manufacturing plaids, of the Cone Export and Commission Company.⁴⁹

The Cone brothers were instrumental in establishing numerous mills and purchasing others. They were generally disappointed with the “cheap cotton plaids” being woven in the mills and sought to improve the quality of textiles, and thus their marketability, especially in northern markets.⁵⁰

⁴¹ “Berry Davidson,” Marker placed in front of Davidson’s Gibsonville home by the Gibsonville Museum and Historical Society, 2016.

⁴² Heather Fearnbach, “Aurora Cotton Mills Finishing Plant – Baker-Cammack Hosiery Mills Plant,” nomination to the National Register of Historic Places, 2020, Section 8, page 14.

⁴³ “Berry Davidson built Minneola Plant 100 years ago.” *The Daily Times-News (Burlington)*, November 19, 1988.

⁴⁴ Wyrick, *History of Town of Gibsonville*, 6.

⁴⁵ Wyrick, *History of Town of Gibsonville*, 7.

⁴⁶ Cone Mills Corporation: Industrial and Public Relations Department. *A Century of Excellence: The History of Cone Mills, 1891-1991*. Greensboro, N. C.: Cone Mills Corp., 1991, 13.

⁴⁷ Cone Mills Corporation: Industrial and Public Relations Department. *A Century of Excellence: The History of Cone Mills, 1891-1991*. Greensboro, N. C.: Cone Mills Corp., 1991, 11.

⁴⁸ Stoesen, *Guilford County*, 26-27.

⁴⁹ *A Century of Excellence*, 14.

⁵⁰ *A Century of Excellence*, 14.

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Their marketing proved so successful that Cone Export and Commission Company did not have enough product to sell.⁵¹ To address both problems, they established a headquarters in Greensboro, drawn by the strong railroad presence in the city, with tracks branching out in six different directions by 1890.⁵² Just north of the burgeoning city, the brothers constructed the Proximity Mill in 1895, Revolution Mill in 1899, White Oak Mill in 1905, and Proximity Printworks in 1912.⁵³

The Cone family was most associated with the Greensboro mills that they had constructed themselves and carried high values of capital stock. In 1902, Proximity Manufacturing Company was worth \$150,000 and Revolution Mill was worth \$300,000.⁵⁴ The company also purchased and operated dozens of smaller mills elsewhere throughout the South in the early twentieth century, including Salisbury Cotton Mills (Salisbury, North Carolina) in 1920, Cliffside Mill (Cliffside, North Carolina) and Haynes Mill (Avondale, North Carolina) in 1927, the Granite Cotton Factory and Tabardrey Manufacturing Company (both in Haw River, North Carolina) in 1927, and Florence Mill (Forest City, North Carolina) in 1941.⁵⁵ While the construction of the Minneola Mill, as well as its purchase and operation by the Cone Export and Commission Company, predated the construction of their Greensboro mills, it was ultimately operated as a subsidiary of those mills, with a stock value of only \$40,000 in 1902.⁵⁶

Though the Minneola Manufacturing Company held a relatively minor place in the Cone family's textile enterprise, it was the center of Gibsonville's industry and the town benefitted from the Cones' extensive experience. In 1898, Gibsonville was described as a "typical Tar Heel manufacturing town," with the first enterprise the "mammoth plant of the Minneola Manufacturing Company."⁵⁷ In that year, the mill, operating in only three buildings, produced eleven to twelve thousand yards of "yarns and colored cloths" daily and employed 150 white laborers, nearly thirty percent of the town's total population, earning an average salary of seventy-five cents per day, which compared "most favorably with prices paid elsewhere."⁵⁸

A November 1901 newspaper story on the town described it as a "Busy, Happy Town" with "all the advantages of churches, schools, etc., of much larger towns and is altogether one of the happiest, most restful little villages on the globe."⁵⁹ It notes a population of 600-700 people, most of whom were employed by one of the two cotton factories. It further describes the Minneola Mill, which at that point was producing plaids and sheetings, as "a splendid and well

⁵¹ *A Century of Excellence*, 15.

⁵² Stoesen, *Guilford County*, 29.

⁵³ Stoesen, *Guilford County*, 27; *A Century of Excellence*, 19-21.

⁵⁴ Stockard, *The History of Guilford County*, 75.

⁵⁵ *A Century of Excellence*, 24-27; Heather Fearnbach, "Granite-Cora-Holt Mills Historic District," nomination to the National Register of Historic Places, 2020, Section 8, page 22.

⁵⁶ Stockard, *The History of Guilford County*, 75.

⁵⁷ "Local News: Gibsonville," *The Greensboro Patriot*, April 20, 1898.

⁵⁸ "Local News: Gibsonville," *The Greensboro Patriot*, April 20, 1898.

⁵⁹ *The Greensboro Patriot*, November 20, 1901.

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managed one, with 200 looms and 2,000 spindles” and “one of the finest as well as best paying mills in North Carolina.”⁶⁰

When the Minneola Mill announced plans to expand in January 1903, it was already noted as “the parent industry of the town of Gibsonville.”⁶¹ The mill planned to “practically triple” both the physical size and the capacity of the mill. The company announced it would expand from two hundred looms to five hundred looms, and the main building of the plant was to be doubled in size to accommodate the weaving department, “[enlarging] the scope and capacity of its plant to such an extent as would “give the place rank among manufacturing municipalities that is [had] not hitherto enjoyed.”⁶² A finishing room and a new spinning mill with a capacity of ten thousand spindles was also constructed and the company began adding worker houses.⁶³ Upon completion of the new mill buildings, additional equipment was relocated from the Hucomuga Mill in Greensboro, which the Cone brothers has purchased at auction the preceding year.⁶⁴

A 1907 article in the *Raleigh Times* industrial edition describes the Minneola Manufacturing Company as one of “the most prominent business institutions of this section of the country” and “justly deserving of considerable mention.”⁶⁵ The company’s capital had increased five-fold from 1888 to 1907 as it went from a single building with 23 looms to a seven-acre complex of buildings with 512 looms, 15,000 spindles, and more than 400 employees.⁶⁶ The company had built 120 “modern cottages,” each with its own garden, had plans to build a “Club Room,” similar to a YMCA, for employees, and was considering the construction of a public school building to serve their employees’ children.⁶⁷

A 1915 article about Gibsonville in the magazine *Modern Progress* describes the town as a “prosperous town of 1,500 happy people,” and identifies “two cotton mills and one knitting mill, which ensures profitable employment to the industrious person who may come here to live.” The knitting mill indicated is the Gibsonville Hosiery Mill, constructed about 1914, and located about 0.4 miles northeast of the Minneola Manufacturing Company. Minneola was the largest of the three mills described, with a yearly output of 7,500,000 yards of cloth. The article goes on to list a roller mill, thirteen stores, and a post office also in the town.⁶⁸ The Bank of Gibsonville, the town’s first bank, had been established in 1907.⁶⁹

⁶⁰ *The Greensboro Patriot*, November 20, 1901; *The North Carolinian* (Raleigh), November 14, 1901; *The Greensboro Patriot*, April 20, 1898.

⁶¹ “40-Stamp Mill to be Erected-Minneola Mill to be Enlarged,” *The Wilmington Messenger*, January 30, 1903.

⁶² “Guilford County’s Textile Interests Expanding,” *The Greensboro Patriot*, January 28, 1903; *The Wilmington Messenger*, January 30, 1903; A worker village immediately south of the mill no longer exists.

⁶³ *The Wilmington Messenger*, January 30, 1903; A worker village immediately south of the mill no longer exists.

⁶⁴ “Local News,” *The Greensboro Patriot*, October 28, 1903; “Hucomuga Mills Bring \$23,000,” *The Greensboro Patriot*, October 29, 1902.

⁶⁵ “Minneola Manufacturing Company,” *The Raleigh Times*, April 22, 1907.

⁶⁶ “Minneola Manufacturing Company,” *The Raleigh Times*, April 22, 1907.

⁶⁷ “Minneola Manufacturing Company,” *The Raleigh Times*, April 22, 1907.

⁶⁸ “A Story of Gibsonville, North Carolina,” *Modern Progress*, February, 1915.

⁶⁹ Wyrick, *History of Town of Gibsonville*, 10.

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While the mill complex expanded, the company also preceded the town in the establishment of fire protection, water supply systems, and other services. The 1908 Sanborn Fire Insurance Company map shows water tanks, pipes, and a water reservoir at the mill complex, all necessary for fire prevention in the mill. As early as 1918, Sanborn Fire Insurance Company maps of the mill complex list a private fire department made up of 34 mill employees. By 1921, Gibsonville had approximately 1,300 residents living in five hundred homes; many were employed at the Gem Cotton Mill, Minneola Manufacturing Company, Gibsonville Hosiery Mill, and a local chair factory.⁷⁰ In 1922-1923, the town constructed a water and sewer system complete with two wells, a water tower, and a reservoir.⁷¹ With a reliable water supply in place, the Gibsonville Fire Department was organized in December 1923.⁷² With only twenty volunteer firefighters, the town's force was still smaller than that of the Minneola Manufacturing Company.⁷³

By the 1920s, both Alamance and Guilford counties had prosperous economies. Alamance County benefited from the Southern Railway, which connected the major towns of Gibsonville, Burlington, and Mebane to markets east and west of the county. North Carolina Highway 10 extended east and west through the county, following Whitsett Street on the west side of the mill, then east along Main Street, north of the railroad tracks.⁷⁴ By 1923, there were twenty-two cotton mills in Alamance County. A 1928 report on the social and economic conditions of the county recorded the textile industry as "by far the leading industry in the county," ranking eighth in the state in the number of spindles and second in the state in the number of textile mills.⁷⁵ In 1924, over one-third of workers in Alamance County were employed in cotton mills.⁷⁶

The Minneola plant was enlarged significantly in 1925 with the construction of Mill #3 (G). Unlike the slow-burn, timber-frame construction of Mill #1 (A) and Mill #2 (B), Mill #3 was constructed of reinforced concrete with concrete floors and roof and walls of concrete block and metal-framed windows. This method of "fireproof construction," as it was described on the 1934 Sanborn Fire Insurance Company map, gained popularity in the first quarter of the twentieth century, especially for mills and large manufacturing complexes that required large, open spaces. One engineer wrote in 1922, "It is almost impossible to obtain satisfactory large timbers and modern practice has adopted reinforced concrete construction as standard for practically all buildings."⁷⁷ Additionally, a fully concrete building allowed for regular "burn-offs," when the interiors of the building experienced controlled burns to burn off cotton dust in the air.⁷⁸

⁷⁰ Wyrick, *History of Town of Gibsonville*, 10.

⁷¹ Wyrick, *History of Town of Gibsonville*, 15.

⁷² Wyrick, *History of Town of Gibsonville*, 14.

⁷³ Wyrick, *History of Town of Gibsonville*, 10.

⁷⁴ Wyrick, *History of Town of Gibsonville*, 10.

⁷⁵ Whitaker, *Centennial History of Alamance County, 1849-1949*, 165; Harden, *Alamance County*, 40.

⁷⁶ Harden, *Alamance County* 41.

⁷⁷ Ashley Neville. "Durham Hosiery Mill No. 15," nomination to the National Register of Historic Places, 2010, Section 8, 12.

⁷⁸ Personal Communication with Rusty Randolph.

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The Great Depression impacted Gibsonville as it did the rest of the country. Though the broader textile industry remained relatively stable and produced fabrics for future sale “when happy days are here again,” the number of textile mills in Alamance County dropped to only ten by 1939.⁷⁹ The Gem Cotton Mill (constructed as Hiawatha Mill) closed its doors and workers in other local industries and businesses had their salaries and wages reduced.⁸⁰ Works Projects Administration projects in Gibsonville offered some employment and included “sodding of the banks at the railroad underpass; construction of two or three unpaved sidewalks; and installation of a sanitary sewer line.”⁸¹ Gibsonville businesses also suffered with the construction of North Carolina Highway 70 in 1931, which bypassed the downtown and removed the majority of thru traffic – and many retail customers – from Gibsonville.⁸²

Labor disputes and worker strikes were not uncommon in textile factories. The earliest strikes in Alamance County occurred in 1887 at the Swepsonville and Ossipee mills, where workers protested unfair hours and low wages. While these early strikes did not result in substantial changes and therefore cannot be classified as successful, they did provide the impetus for further labor unrest and union organization in Alamance County.⁸³ By 1900, the national Union of Textile Workers had several hundred members in Alamance County and staged the county’s first major labor strike, affecting more than twenty mills, most owned by the Holt family.⁸⁴ A minor labor disturbance took place that year at the Cone-owned Proximity Mill over working conditions, but “the effect both during and after was negligible.”⁸⁵

In 1934, the United Textile Workers Convention staged strikes at textile mills throughout the South. These strikes were more widespread than earlier efforts and they were staged for two reasons. The first was in response to “the stretch-out” of the 1920s, a term for the “cumulative technological and managerial changes that set [workers] tending multiple machines with few breaks.”⁸⁶ In July of 1933, the New Deal’s National Recovery Administration (NRA) instituted “no overtime” restrictions and in the summer of 1934, the NRA “cut Cone’s hours to thirty... to force a twenty-five percent reduction in [the mill’s] output,” all in an effort to stem overproduction in the industry. The reduction in worker hours led to violent strikes throughout the Carolinas.⁸⁷ While these strikes had a significant impact on some Southern mills, within Guilford County union membership was low and attempts to create a general strike in the textile industry were resisted “with a combination of national guardsmen with machine guns and loyal

⁷⁹ *A Century of Excellence*, 23; Whitaker, *Centennial History of Alamance County, 1849-1949*, 165.

⁸⁰ Wyrick, *History of Town of Gibsonville*, 16.

⁸¹ Wyrick, *History of Town of Gibsonville*, 17.

⁸² Wyrick, *History of Town of Gibsonville*, 11.

⁸³ Troxler and Vincent, *Shuttle & Plow*, 370.

⁸⁴ Troxler and Vincent, *Shuttle & Plow*, 371.

⁸⁵ Robinson and Stoesen, *The History of Guilford County*, 221.

⁸⁶ Troxler and Vincent, *Shuttle & Plow*, 372.

⁸⁷ Robinson and Stoesen, *The History of Guilford County*, 222.

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employees armed with staves used in the weaving process.”⁸⁸ Thus, the 1934 strike had little real impact on the cotton mills, or workers, in Guilford County.⁸⁹

Prosperity, Labor Disputes, and Shifting Production: 1940-1968

With the outbreak of World War II, much of the textile industry shifted to the full-scale production of materials for the United States military and Allied forces, just as they had during World War I. During the war, the armed forces purchased seventy percent of North Carolina textile mills’ production.

The period from 1941 to 1951 showed tremendous growth for the textile industry in general and the Cone-operated mills in particular.⁹⁰ The close of World War II brought reorganization to the Cone family holdings. In October 1945, the company announced plans to consolidate fourteen textile weaving and finishing plants, Minneola Manufacturing Company among them, into the newly formed Proximity Manufacturing Company. According to Herman Cone, president of the new company, the merger was simply to readjust the corporate structure and did not involve changes to operations, management, or capital at the individual plants.⁹¹ At the time of the merger, Minneola was manufacturing coverts (twill-weave cotton often used for suits and coats), bag sheeting (loosely woven, lightweight fabrics), and tent twills, the latter likely a direct response to textiles needed for the war effort.⁹² In 1949, Gibsonville boasted a population of around 2,200 residents, and the Minneola Manufacturing Company remained the city’s largest employer, with 750 workers.⁹³

Proximity Manufacturing Company merged with Revolution Mills in 1948 to form the Cone Mills Corporation, which was publicly traded beginning in 1951.⁹⁴ A 1952 promotional brochure entitled “The Story of Cone Denim” lists twenty-one manufacturing plants producing all types of fabrics as well as synthetic yarns, towels, washcloths, and even diapers.⁹⁵

On April 1, 1951, the Textile Workers Organizing Committee (TWOC) launched a strike that moved through Southern textile mills. The union and striking workers were calling for a twelve percent base pay raise and a minimum pay rate of \$1.14 per hour plus cost of living allowances, sickness and accident insurance, and severance pay.⁹⁶ Despite the fact that Cone Mills, the sixth largest textile “chain” in the South, had “openly expressed their approval of collective bargaining and acceptance of the union,” and that union membership in their mills was quite low, workers

⁸⁸ Robinson and Stoesen, *The History of Guilford County*, 222.

⁸⁹ Robinson and Stoesen, *The History of Guilford County*, 222.

⁹⁰ *A Century of Excellence*, 27.

⁹¹ “Fourteen Textile Units in Carolinas to Merge,” *Asheville Citizen Times* (Asheville), October 12, 1945.

⁹² “Fourteen Textile Units in Carolinas to Merge,” *Asheville Citizen Times* (Asheville), October 12, 1945.

⁹³ “Earlier Days Found Saloons in Abundance,” *The Daily Times-News* (Burlington), May 9, 1949.

⁹⁴ *A Century of Excellence*, 28.

⁹⁵ Cone Mills File #1, Vertical File, Greensboro Public Library. Greensboro, North Carolina.

⁹⁶ “Three Plants in Area Join in Textile Strike,” *The Daily Times-News* (Burlington), April 2, 1951.

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went on strike at Minneola Mill, as well as at the Granite and Tabardrey mills in Haw River.⁹⁷ While the Minneola plant was not unionized, employees sympathetic to the union and its goals participated in the strike. Only about twenty percent of the Minneola plant's machinery was in operation in the early days of the strike, and by April 5, only about 150 employees of the mill's 600-person workforce were reporting to work, necessitating the company to combine workers into a single shift with the plant running at about fifty-percent capacity.⁹⁸

Negotiations between the TWOC and Cone Mills were not very productive. Cone Mills was known as a pattern-setter for the textile industry in the South, one of a number of companies that put wage increases and benefits in place throughout their mills, regardless of whether they were unionized, in an effort to forestall unionization.⁹⁹ With a reputation for working with the unions, Clarence Cone and other industry leaders claimed in 1951 that the union was "victimizing them with the program, especially in light of the union's continued failure to organize," and that raising wages by twelve percent, if other non-unionized mills did not follow suit, would put them at a disadvantage in the highly competitive textile market.¹⁰⁰ Instead, Cone offered a two percent raise, noting that combined with an eight percent raise that previously went into effect in the fall of 1950, they would reach the "maximum permitted under current Federal wage regulations," the two percent number having been accepted in April 1951 by most non-union mills.¹⁰¹ Meanwhile, strikes and picket lines continued at the Minneola plant, and in early May four men were charged with assaulting non-striking workers while five others were issued "peace warrants" after a non-striking worker reported that his life had been threatened.¹⁰² By the end of May 1951, Cone had offered a six percent raise to all of its workers, noting however, that only the first two percent could be implemented without approval by the Federal Wage Stabilization Board. While the offer was rejected by workers at the Minneola Plant, Cone indicated the company would move forward with the increase at all of its non-unionized mills.¹⁰³

The final effect of the strike does not appear to have been reported in local newspapers, perhaps because its impact appears to have been more significant on the union than on the textile workers. Leaders in the textile industry, including Clarence Cone, who had long worked with the unions, continued to set wage standards industry wide, but without collaboration with the unions. By the fall of 1952, workers at the Minneola plant held a vote on representation by the Textile Workers Union of America (a derivative of the TWOC), which had led the failed strike, by the

⁹⁷ Timothy J. Michin, *What Do We Need a Union For?: The TWUA in the South, 1945-1955*, Chapel Hill, N. C.: The University of Chapel Hill Press, 1997, 167; "Three Plants in Area Join in Textile Strike," *The Daily Times-News* (Burlington), April 2, 1951.

⁹⁸ "Mediators Survey Strike Situation," *The Charlotte Observer*, April 5, 1951.

⁹⁹ Michin, *What Do We Need a Union For?*, 102-103.

¹⁰⁰ Michin, *What Do We Need a Union For?*, 107.

¹⁰¹ "TWUA to Study Proposal Here," *The Charlotte Observer*, May 5, 1951; The wage regulation being referenced is not clear, but appears to be a Federal regulation that limited wage increases to no more than ten percent in a given year.

¹⁰² "TWUA to Study Proposal Here," *The Charlotte Observer*, May 5, 1951.

¹⁰³ "Union Balks at Pay Plan," *The News and Observer (Raleigh)*, May 30, 1951.

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United Textile Workers of America, or by no union.¹⁰⁴ The results included only sixteen votes cast for Textile Workers Union of America, 273 votes for the United Textile Workers of America, who won the right to represent the mill in future negotiations, and 202 workers voted for no representation at all.¹⁰⁵

In 1953, the Minneola Manufacturing Company was again expanded with the construction of two-story wings between the 1903 Mill #2 (B) and the 1925 Mill #3 (G) as well as a one-story addition to the 1907 Cloth Storage Warehouse (E). Shortly thereafter, the portion of the mill village located south of the mill was dismantled. Mill villages, like that at Minneola, had long been provided by mill owners as an important means of retaining a stable workforce while offering a degree of control over their workforce, who were reliant on their position in the mill for their housing. The villages were especially important for rural mills where other housing was not necessarily available and when the irregularities of water power sometimes necessitated an irregular work schedule. In larger cities and towns such as Gibsonville, mill villages were constructed to house the rapid influx of laborers needed to operate newly built or expanding mills.

In the early twentieth century, workers in Cone's mill villages could rely on "housing for \$4 to \$6 per month, free seed and bulbs, hams and turkeys, recreational programs, visiting nurses, and a welfare program."¹⁰⁶ However, in the post-World War II era, with higher wages and affordable home loans, workers were increasingly interested in home ownership. This, combined with the shifting relationship between mill owners and workers, partially due to the 1951 strikes, led many urban mill owners to dispose of their company-owned villages in the 1950s and 1960s.

The Minneola Manufacturing Company had mill housing in three locations. Seven mill houses immediately adjacent to the southeast part of the mill, within the National Register boundary, were removed before 1924. South of the mill, extending south from Minneola Street, mill housing and the entire street grid composed of 2nd, 3rd, 4th, and 5th Streets, were removed between 1955 and 1967. The only extant housing is southwest of and discontinuous with the mill, along Whitsett Avenue and South Joyner Street.

In 1953, the Town of Gibsonville issued twenty-seven permits for new housing, thirteen of which were for the renovation of housing relocated from the Minneola mill village.¹⁰⁷ The dismantling of the southern part of the mill village, which contained approximately sixty dwellings, was no doubt responsible for the town's only reduction in population since its incorporation in 1871.¹⁰⁸ An estimated 250 people or more were removed from the mill village, some relegated to homes outside of the town limits, contributing to the reduction in population.

¹⁰⁴ "More Cone Plants to Hold Elections," *The News and Observer (Raleigh)*, October 15, 1952.

¹⁰⁵ "AFL Union Wins at Minneola; Granite Plant to Have Runoff," *The Daily Times-News (Burlington)*, October 31, 1952.

¹⁰⁶ Robinson and Stoesen, *The History of Guilford County*, 221.

¹⁰⁷ "Gibsonville has Normal Progress During Year," *The Daily Times-News (Burlington)*, January 30, 1954.

¹⁰⁸ Wyrick, *History of Town of Gibsonville*, 16.

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Despite this loss of housing stock and residents, the population of the town only decreased by 82 residents in the 1950s, indicating that residential growth was happening in other sectors of the town.¹⁰⁹

Throughout the remainder of the 1950s, the Minneola plant continued to be expanded as shifts were added to production, though employment numbers slowly declined. In 1953, warehouse and dye waste disposal facilities were expanded and additional space was erected for a Winder Room, and by 1954, the company's 600 employees were producing denim and "fancy shirting" flannels.¹¹⁰ In 1956, the company began to shift production again, this time from denim and flannel to greige goods including sateens and poplin, a process that required the installation of much new equipment.¹¹¹ In January of 1958, it was reported that "many new items of equipment were installed during the past year" at the Minneola Manufacturing Company. This new, more efficient equipment was at least partially responsible for the reduction to 460 workers in 1957, yet the plant remained the largest of the town's industries. Liberty Hosiery Mills, Inc. (formerly Gibsonville Hosiery Mill), was the second largest, employing only 275 workers, and Dixie Bell Textiles, Inc. (which had acquired the Gem Cotton Mill property), employed just 133 workers.¹¹² The Minneola mill also had a relatively high worker retention rate, with roughly one-fourth of their workforce in 1957 having worked for the mill for more than twenty-five years.¹¹³

In 1957, the Town of Gibsonville completed a number of municipal projects and undertook its first significant annexation of property. Among the projects were the appointment of a new fire chief, the establishment of an auxiliary police force, and the purchase of a new garbage truck. Capital improvement projects included the installation of nine new streetlights in the downtown, the creation of a new crossing at Smith Street on the east end of the Minneola Manufacturing Company Mill complex, and the installation of warning signs at two of the three railroad crossings. More than \$16,000 was allocated for street paving and resurfacing, including the paving of Railroad Avenue in front of the mill and the resurfacing of Minneola Avenue south of the mill.¹¹⁴ The Minneola plant "was a leading factor in the community, making substantial contributions," to various community and civic groups, including Boy Scouts and Girl Scouts, and 1949 newspaper article denotes that Gibsonville was known as the "City of Roses" for the large number of rose bushes planted around the Minneola Manufacturing Company.¹¹⁵

¹⁰⁹ Wyrick, *History of Town of Gibsonville*, 16.

¹¹⁰ *The Daily Times-News (Burlington)*. January 30, 1954; "Cone Mills Completes Several Advances," *The Daily Times-News (Burlington)*, January 28, 1957.

¹¹¹ *The Daily Times-News (Burlington)*, January 27, 1958.

¹¹² *The Daily Times-News (Burlington)*, January 27, 1958; "Gibsonville Names New Officials, Handles Several Projects in Year," *The Daily Times-News (Burlington)*, January 27, 1958.

¹¹³ "Six Minneola Employees Get 25-Year Service Awards," *The Daily Times-News (Burlington)*, April 15, 1957.

¹¹⁴ "Gibsonville Names New Officials, Handles Several Projects in Year," *The Daily Times-News (Burlington)*, January 27, 1958.

¹¹⁵ "Cone Mills Continues Program of Modernization, Improvement," *The Daily Times-News (Burlington)*, February 2, 1959; "Earlier Days Found Saloons in Abundance," *The Daily Times-News (Burlington)*, May 9, 1949.

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In the late 1950s and early 1960s, the mill owners provided employee raises and additional benefits. In April 1959, Cone Mills raised the wages of its four hundred workers in the Minneola plant by four percent, or about 5.5 cents per hour. While it brought wages up to \$1.20 per hour, it fell short of the ten-cent increase and minimum wage of \$1.25 per hour that the union requested.¹¹⁶ In 1961, the company boasted that sixty percent of the 487 workers had been with the company longer than five years and 100 of the employees had been at the mill for more than twenty-five years.¹¹⁷ Company activities speak to the commitment of Cone Mills to its employees, who were, “active in community, civic, cultural, recreational and religious affairs,” according to a 1965 newspaper article.¹¹⁸ In 1962, the company and employees contributed funds toward new instruments and uniforms for the Gibsonville High School Band.¹¹⁹ In 1964, the company boasted an educational assistance program through which employees could take high school, college, and technical courses to “improve their ability to take on more responsible jobs.” They also organized a Federal Credit Union in Greensboro that Minneola employees were welcomed to join.¹²⁰

As in the 1950s, changes to the mill in the mid-1960s were driven by changes in production. By 1961, the plant was producing cotton twills, sateens, corduroys, and herringbones, a shift that required the installation of new machinery. At the same time, the installation of the air conditioning system, begun several years earlier, was completed and the associated bricking up of windows in the weave and spinning rooms occurred.¹²¹ Improvements to the mill complex in 1964 included the installation of a new lighting system in the weaving room.¹²² In 1965, the Cone family embarked on a new modernization program at the Minneola Mill, as well as their Tabardrey and Granite mills in Haw River. In Gibsonville, the work included the installation of new machinery in the carding, weaving, and cloth rooms, a process that would increase production.¹²³ Despite the increased efficiency of the mill and the corresponding decrease in employees, Minneola remained Gibsonville’s largest employer, with 338 men and women employed in the mill in 1965, a decrease from the 417 employees reported in 1963.¹²⁴

Modernization and Inevitable Closure: 1968-1988

The unprecedented popularity of denim and corduroy fueled a ten-year period of growth for Cone Mills Corporation starting in 1968, and the financial success of the mills contributed to the growth of their respective communities. By 1971, Gibsonville had more than seven hundred

¹¹⁶ “Wage Increase,” *The News and Observer* (Raleigh), April 15, 1959.

¹¹⁷ “Cone Mills Reports High Mark of Volume, Quality for 1961,” *The Daily Times-News* (Burlington), February 5, 1962.

¹¹⁸ “Cone Mills’ Plants Have Good Year,” *The Daily Times-News* (Burlington), February 8, 1965.

¹¹⁹ “Cone Mills Reports High Mark of Volume, Quality for 1961,” *The Daily Times-News* (Burlington), February 5, 1962.

¹²⁰ “Cone Mills’ Plants Have Good Year,” *The Daily Times-News* (Burlington), February 8, 1965.

¹²¹ “Cone Mills Reports High Mark of Volume, Quality for 1961,” *The Daily Times-News* (Burlington), February 5, 1962.

¹²² “Cone Mills’ Plants Have Good Year,” *The Daily Times-News* (Burlington), February 8, 1965.

¹²³ “Cone Mills’ Plants Have Notable Year,” *The Daily Times-News* (Burlington), February 7, 1966.

¹²⁴ *The Daily Times-News* (Burlington), February 4, 1963.

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homes, more than sixty businesses, seven industrial plants, more than ten churches, and a population of more than 2,000.¹²⁵ As late as 1976, Minneola remained “the major employer in the town.”¹²⁶ A sharp increase in textile imports in 1976 led Cone officials to embark on yet another modernization program in order to remain competitive, and between 1975 and 1983, the company invested more than \$338 million dollars in new facilities and modern manufacturing technology at its plants.¹²⁷ The 1925 Mill #3 also features a large, rooftop ventilation system with associated ductwork between each pair of monitors, all part of a system installed by the Cone family between 1974 and 1977 to vent steam that was continuously introduced into the building to keep humidity around seventy-four percent.¹²⁸ By 1977, a 223’ by 78’ cloth room, at a cost of \$175,000, was added to the plant to provide additional storage.¹²⁹ In 1979, the mill was further enlarged with the construction of a Weave Room at the west end of the mill complex. As part of these additions to the mill, local zoning required a 100-foot wooded buffer strip between industrial and residential areas. Thus, the grove of white pines was planted along Whitsett Street at the west end of the property.¹³⁰

As the company continued to experience record profits into the early 1980s, it continued to expand and diversify its holdings. As late as 1980, Cone Mills remained the largest employer in Guilford County and Minneola Mill the largest employer in Gibsonville.¹³¹ In 1984, the threat of acquisition by Western Pacific Industries was averted with a leveraged buyout of outstanding stock, making the company privately held again for the first time in thirty-three years, though it would be traded publicly again beginning in 1992.¹³²

Citing competition from imported fabric, unfavorable business conditions, and the need to consolidate its operations, in October 1988 Cone Mills Corporation announced the closing of the Minneola plant, which employed five hundred workers by the end of that year.¹³³ In 1988, overseas imports accounted for fifty-six percent of the U. S. apparel fabric market and were projected to increase.¹³⁴ With wages in other countries far lower than those in the United States and the failure of several federal trade bills that would have limited overseas textile imports, textile plants throughout the South could no longer compete globally and closures became common. Between 1977 and 1990, eight Cone-owned plants were closed, including Proximity Print Works (1977), Proximity Cotton Mills (1978), Revolution Cotton Mill (1982), Tabardrey Cotton Mill (1983), Eno Cotton Mill (1984), Minneola and Edna Cotton Mills (1988), and

¹²⁵ Wyrick, *History of Town of Gibsonville*, 10.

¹²⁶ “Gibsonville Belongs to Alamance, Guilford Counties,” *The Daily Times-News (Burlington)*, May 23, 1976.

¹²⁷ *A Century of Excellence*, 40-42.

¹²⁸ Personal Communication with Rusty Randolph (former employee of Minneola Manufacturing Company), by Heather Slane. Minneola Manufacturing Company Mill, October 19, 2021.

¹²⁹ “Minneola Expansion Announced,” *The Daily Times-News (Burlington)*, December 30, 1976.

¹³⁰ “Under Zoning Law,” *The Daily Times-News (Burlington)*, February 24, 1977.

¹³¹ Robinson and Stoesen, *The History of Guilford County*, 218.

¹³² *A Century of Excellence*, 41.

¹³³ *The Dispatch* (Lexington), October 31, 1988.

¹³⁴ “Black Monday: Reduced Demand, Imports Blamed for Cone Closing,” *The Daily Times-News (Burlington)*, October 25, 1988.

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American Spinning Mill (1990). Further, the Cones' Union Bleachery was sold in 1984 and their Florence plant was converted from textile production to yarn-making.¹³⁵

After the Minneola closure in 1988, Cone Mills had sixteen plants still in operation, employing 9,400 people, down from twenty-one plants and 10,800 employees in 1983.¹³⁶ The company continued to struggle in the 1990s, closing its Granite Cotton Mill in 1997 and Salisbury Cotton Mill in 1999, after which only nine plants remained operation in North and South Carolina.¹³⁷ In 2003, the company filed for Chapter 11 bankruptcy protection and was dissolved in 2004, 117 years after the Cone brothers invested in their first mill.¹³⁸ The company was then operated as part of the International Textile Group, and the White Oak plant in Greensboro continued to produce denim, largely for Levi's, until 2017 when the plant, the last associated with the Cone Mills Corporation, closed its doors.¹³⁹

In March of 1989, the 18.55-acre Minneola Mill property, along with 25 acres of vacant land to the south (the site of former mill housing) was purchased by the Minneola Investment Corporation.¹⁴⁰ In January 1990, the corporation, in turn, sold both tracts of land to J. Thomas Lindley, Sr., J. Thomas Lindley, Jr., and W. Clarke Lindley, who operated the property as Lindley Industrial Park LLC.¹⁴¹ Since then, Lindley Laboratories Inc., which produces chemicals for textile companies, has operated in part of the space and leases portions of the remaining buildings to a hardwoods business, antiques store, cleaning business, and a snack food company for storage. However, much of the plant remains vacant, though has been purchased by a development team. Plans are currently underway for the redevelopment of the Cloth Storage Warehouse (Resource E). The removal of much of the 1976 brick veneer from Mill #1, Mill #2, and Mill #3 (Resources A, B, and G), has taken place in anticipation of the eventual redevelopment of those buildings as well.

¹³⁵ *A Century of Excellence*, 45.

¹³⁶ "Black Monday: Reduced Demand, Imports Blamed for Cone Closing," *The Daily Times-News (Burlington)*, October 25, 1988; "Cone Mills Corporation," *Academic Dictionaries and Encyclopedias*, accessed August 1, 2023 via <https://en-academic.com/dic.nsf/enwiki/7909923>.

¹³⁷ "Cone Mills closes Plant, 625 Workers Affected," *Asheville Citizen-Times*, January 7, 1999.

¹³⁸ "Cone Mills LLC." Timeline and History of the Company. Cone Mills File #1, Vertical File, Greensboro Public Library. Greensboro, North Carolina.

¹³⁹ "Cone Mills LLC." Timeline and History of the Company. Cone Mills File #1, Vertical File, Greensboro Public Library. Greensboro, North Carolina.

¹⁴⁰ Guilford County Register of Deeds. Deed Book 3726, page 194-196.

¹⁴¹ Guilford County Register of Deeds. Deed Book 3782, page 797-799.

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Previous documentation on file (NPS):

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

Primary location of additional data:

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

Historic Resources Survey Number (if assigned): GF1549

10. Geographical Data

Acreage of Property 18.55 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 36.106457 | Longitude: -79.545559 |
| 2. Latitude: 36.104698 | Longitude: -79.541281 |
| 3. Latitude: 36.103586 | Longitude: -79.541923 |
| 4. Latitude: 36.105223 | Longitude: -79.546455 |

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

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The National Register boundary is shown by a black line on the accompanying map, drawn at a 1"=100' scale and aligning with the boundary of the four tax parcels that make up the full complex (#8835879753, #8835973574, #8835976389, and # 8835979218).

Boundary Justification (Explain why the boundaries were selected.)

The nominated boundary, which includes four parcels totaling 18.55 acres, contains the entirety of the property historically comprising the Minneola Manufacturing Company Mill. The only extant housing associated with the mill has overall low integrity and is discontinuous with the mill.

11. Form Prepared By

name/title: Heather M. Slane, Architectural Historian
organization: hmwPreservation
street & number: P. O. Box 355
city or town: Durham state: NC zip code: 27702
e-mail heather@hmwpreservation.com
telephone: 336.207.1502
date: April 15, 2022

Additional Documentation

Submit the following items with the completed form:

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

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

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Photo Log

Name of Property: Minneola Manufacturing Company Mill

City or Vicinity: Gibsonville

County: Guilford

State: North Carolina

Photographer: Heather M. Slane

Date Photographed: August and October 2021; July 2023

Photo #0001

Mill #1 (Resource A)

Facing southwest

1 of 20

Photo #0002

Mill #1 (A), interior

Facing southeast

2 of 20

Photo #0003

Mill #2 (Resource B)

Facing southeast

3 of 20

Photo #0004

Mill #2 (B)

Facing northeast

4 of 20

Photo #0005

Mill #2 (B), interior lower level

Facing southeast

5 of 20

Photo #0006

Mill #2 (B), interior lower level

Facing east

6 of 20

Photo #0007

Mill #2 (B), interior upper level

Facing southeast

(photo not indicated on photo key, as a second-floor plan was not available)

7 of 20

Photo #0008

Dye House (Resource F), Picker House (Resource D), and Smokestack (Resource I)

Facing north

8 of 20

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Photo #0009
Picker House (D), interior lower level
Facing northwest
9 of 20

Photo #0010
Picker House (D), interior upper level
Facing south
(photo not indicated on photo key, as a second-floor plan was not available)
10 of 20

Photo #0011
Dye House (F), interior
Facing southwest
11 of 20

Photo #0012
Railroad Siding and Trestle (Resource J), Engine Room/Boiler House (Resource C), and Picker
House (D)
Facing northeast
12 of 20

Photo #0013
Engine Room/Boiler House (C), interior Boiler House
Facing southeast
13 of 20

Photo #0014
Mill #3 (Resource G)
Facing southeast
14 of 20

Photo #0015
Mill #3 (G), interior
Facing southwest
15 of 20

Photo #0016
Raw Cotton Warehouse (Resource H)
Facing southeast
16 of 20

Photo #0017
Raw Cotton Warehouse (H), interior of west bay
Facing southwest
17 of 23

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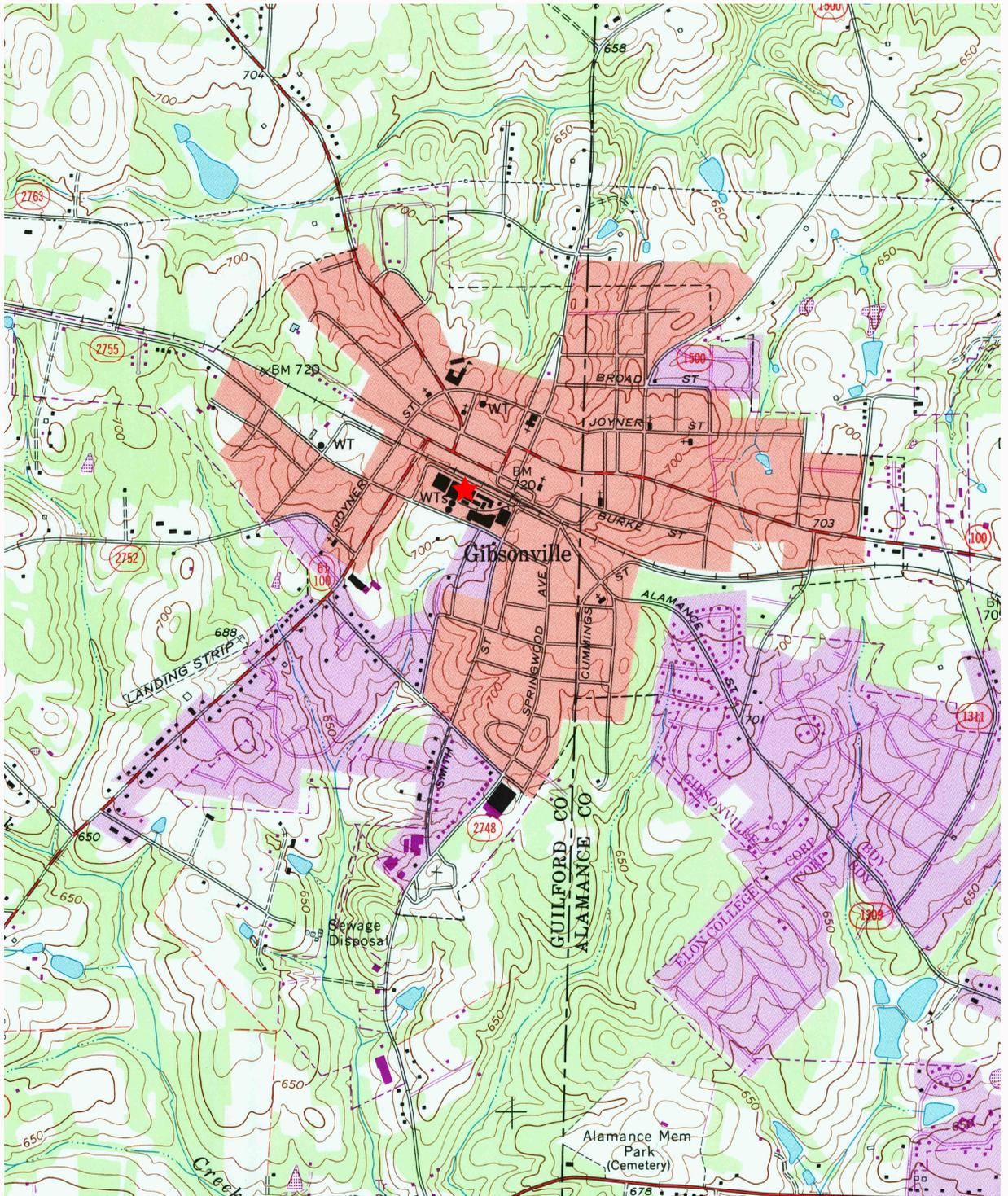
Photo #0018
Electrical Building (Resource U), Engine Room/Boiler House (C), and Smokestack (I)
Facing northeast
18 of 20

Photo #0019
Cloth Room/Slasher-Beaming Room/Tie-in Room (Resource S)
Facing northwest
19 of 20

Photo #0020
Weave Room (Resource T)
Facing west
20 of 20

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

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



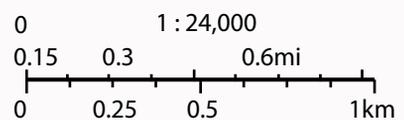
National Register of Historic Places Nomination

Minneola Manufacturing Company Mill Complex

106 Railroad Avenue, Gibsonville
Guilford County, North Carolina

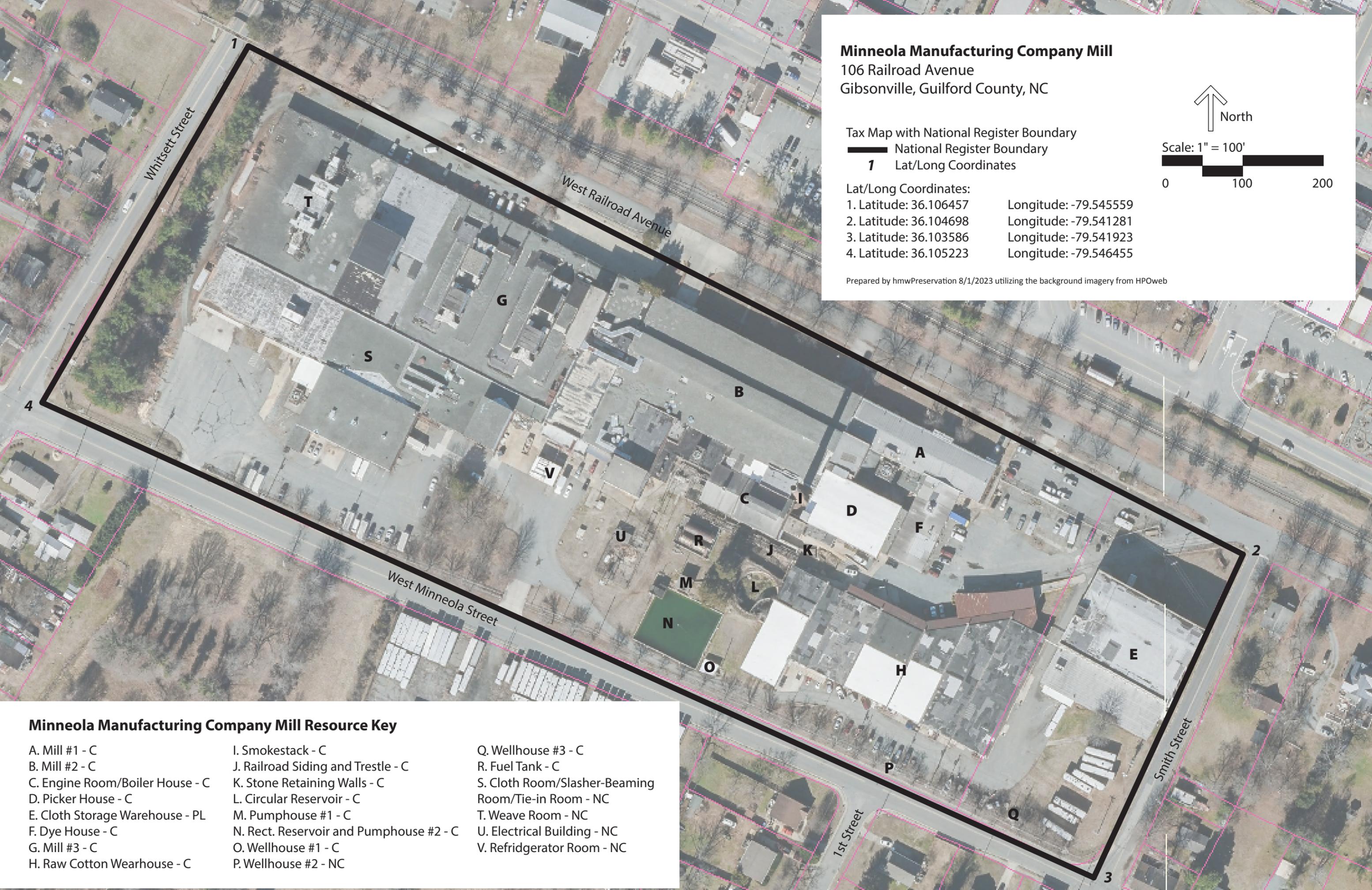
National Register Location Map

Prepared by hmwPreservation 1/1/2022 utilizing the Gibsonville 1970 USGS 7.5minute map



★ Location of NR Property





Minneola Manufacturing Company Mill

106 Railroad Avenue
Gibsonville, Guilford County, NC

Tax Map with National Register Boundary

— National Register Boundary

1 Lat/Long Coordinates

Lat/Long Coordinates:

1. Latitude: 36.106457

Longitude: -79.545559

2. Latitude: 36.104698

Longitude: -79.541281

3. Latitude: 36.103586

Longitude: -79.541923

4. Latitude: 36.105223

Longitude: -79.546455

Prepared by hmwPreservation 8/1/2023 utilizing the background imagery from HPOweb

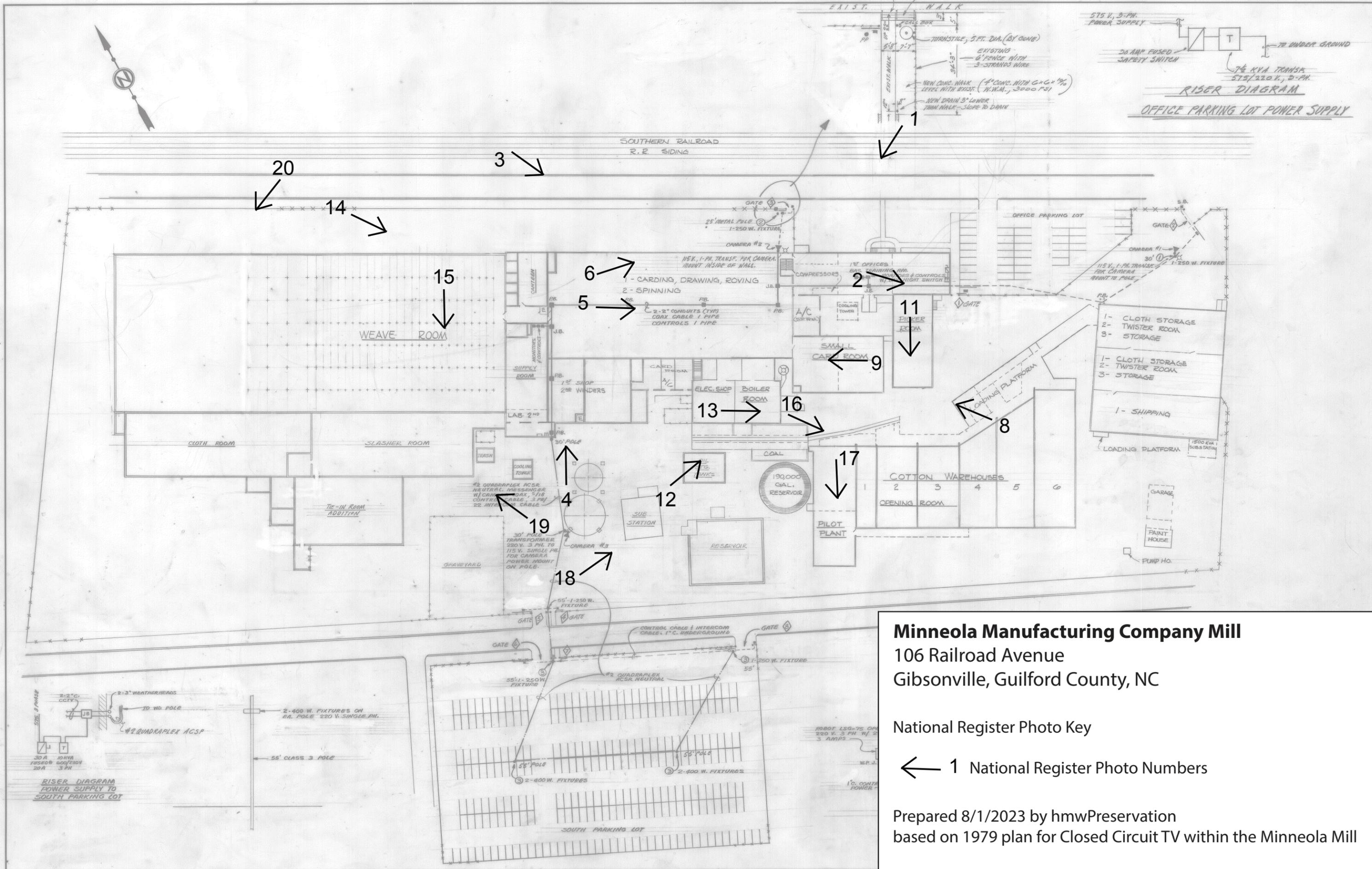


Scale: 1" = 100'



Minneola Manufacturing Company Mill Resource Key

- | | | |
|---------------------------------|---|---|
| A. Mill #1 - C | I. Smokestack - C | Q. Wellhouse #3 - C |
| B. Mill #2 - C | J. Railroad Siding and Trestle - C | R. Fuel Tank - C |
| C. Engine Room/Boiler House - C | K. Stone Retaining Walls - C | S. Cloth Room/Slasher-Beaming Room/Tie-in Room - NC |
| D. Picker House - C | L. Circular Reservoir - C | T. Weave Room - NC |
| E. Cloth Storage Warehouse - PL | M. Pumphouse #1 - C | U. Electrical Building - NC |
| F. Dye House - C | N. Rect. Reservoir and Pumphouse #2 - C | V. Refridgerator Room - NC |
| G. Mill #3 - C | O. Wellhouse #1 - C | |
| H. Raw Cotton Wearhouse - C | P. Wellhouse #2 - NC | |



Minneola Manufacturing Company Mill
 106 Railroad Avenue
 Gibsonville, Guilford County, NC

National Register Photo Key

← 1 National Register Photo Numbers

Prepared 8/1/2023 by hmwPreservation
 based on 1979 plan for Closed Circuit TV within the Minneola Mill