

# **SURVEY AND RESEARCH REPORT**

**On**

**Park Avenue, Pineville, N.C.**



**1. Name and location of the property:** The property is known as Park Avenue and is located at 408 – 427 Park Avenue, Pineville, North Carolina.

**2. Name and address of the present owners of the property:**

Thomas E. White  
408 Park Avenue  
Pineville, N.C. 28134

Haley Wilson Hobbs  
409 Park Avenue  
Pineville, N.C. 28134

Vivian Vick Moore  
10862 Rise Ln.  
Fort Mill, SC 29715  
(410 Park Avenue)

LLC PMC of Charlotte  
P.O. Box 12461  
Charlotte, N.C. 28220  
(411 Park Avenue)

Charles Bradford Smith  
3913 Lakeside Drive

Charlotte, NC 28270  
(412 Park Avenue)

Betty B. Kimbrell  
C/O Linda Bass  
870 Spring Garden Road  
Conway, S.C. 29527  
(413 Park Avenue)

Joseph Gerald Landry  
414 Park Avenue  
Pineville, NC 28134

William E. Smith  
13909 Woody Point Road  
Charlotte, NC 2827  
(415 Park Avenue)

Gary F. Workman, Rebecca B. Workman, and Mark A. Dymock  
2428 Quail Lake Drive  
Charlotte, NC 28210  
(416 Park Avenue)

Ricky and Maria Clark  
417 Park Avenue  
Pineville, NC 28134

William E. Smith  
13909 Woody Point Road  
Charlotte, NC 28278  
(420 Park Avenue)

Nina O. Earnhart  
C/O William Earnhart  
P.O. Box 192  
Pineville, NC 28134  
(421 Park Avenue)

Robert E. Smith  
3475 Pikeview Road  
Fort Mill, S.C. 29715  
(422 Park Avenue)

George L. Beyer and Jessica M. Arce  
423 Park Avenue  
Pineville, N.C. 28134

Dorothy B. Adams  
424 Park Avenue  
Pineville, N.C. 28134

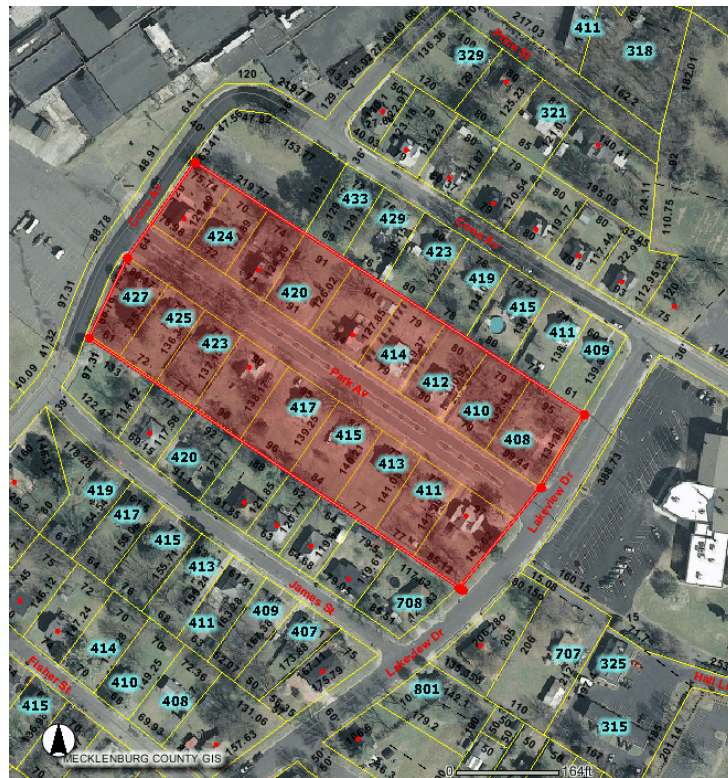
Ronald and Sylvia Moore  
1400 Nettleton Drive  
Desoto, TX 75115  
(425 Park Avenue)

Michael Keigh McCoy  
426 Park Avenue  
Pineville, NC 28134-8514

Charles Morris and Dolly Howard  
P.O. Box 548  
Pineville, N.C. 28134  
(427 Park Avenue)

**3. Representative photographs of the property:** This report contains representative photographs of the property.

**4. Maps depicting the location of the property:** This report contains a map depicting the location of the property.



**5. Current deed book reference to the property:** The tax parcel numbers associated with the property are: 22107109, 22107110, 22107111, 22107112, 22107113, 22107114, 22107115, 22107116, 22107117, 22107201, 22107202, 22107203, 22107204, 22107205, 22107206, 22107207, 22107208, 22107209

**6. A brief historical sketch of the property:** This report contains a brief historical sketch of the property.

**7. A brief architectural description of the property:** This report contains a brief architectural description of the property.

**8. Documentation of why and in what ways the property meets criteria for designation set forth in N. C. G. S. 160A-400.5:**

**a. Special significance in terms of its history, architecture, and/or cultural importance:** The Commission judges that the property known as the Pineville Commercial Block does possess special significance in terms of Charlotte-Mecklenburg. The Commission bases its judgment on the following considerations:

1. Park Avenue is a well defined and intact element of the Pineville Mill Village.
2. Park Avenue's wide divided street is the most significant element of the landscape plan developed for the village by noted Charlotte planner Earle Sumner Draper.
3. Park Avenue's one-story, frame T-plan mill houses have retained, in aggregate, a high degree of integrity, and the one-story, frame hip-roofed mill cottages with front and rear gable-roofed wings are unique in terms of the mill villages in Mecklenburg County.
4. In consideration of its intact houses and significant landscape features, Park Avenue possesses special significance as the most distinctive surviving element of the Pineville mill village.

**b. Integrity of design, setting, workmanship, materials, feeling and/or association:** The Commission contends that the physical and architectural description which is included in this report demonstrates that Park Avenue meets this criterion.

**9. Ad Valorem tax appraisal:** The Commission is aware that designation would allow the owner to apply for an automatic deferral of 50% of the Ad Valorem taxes on all or any portion of the property which becomes a designated "historic landmark."

**10. Portion of property recommended for designation:** The exterior of the houses, the road and median, and the land delineated in the above map are recommended for historic designation.

**Date of preparation of this report:** January 10, 2011

**Prepared by:** Stewart Gray

### **Narrative Description**

**Rick Mattson and Francis Alexander, edited by Stewart Gray**

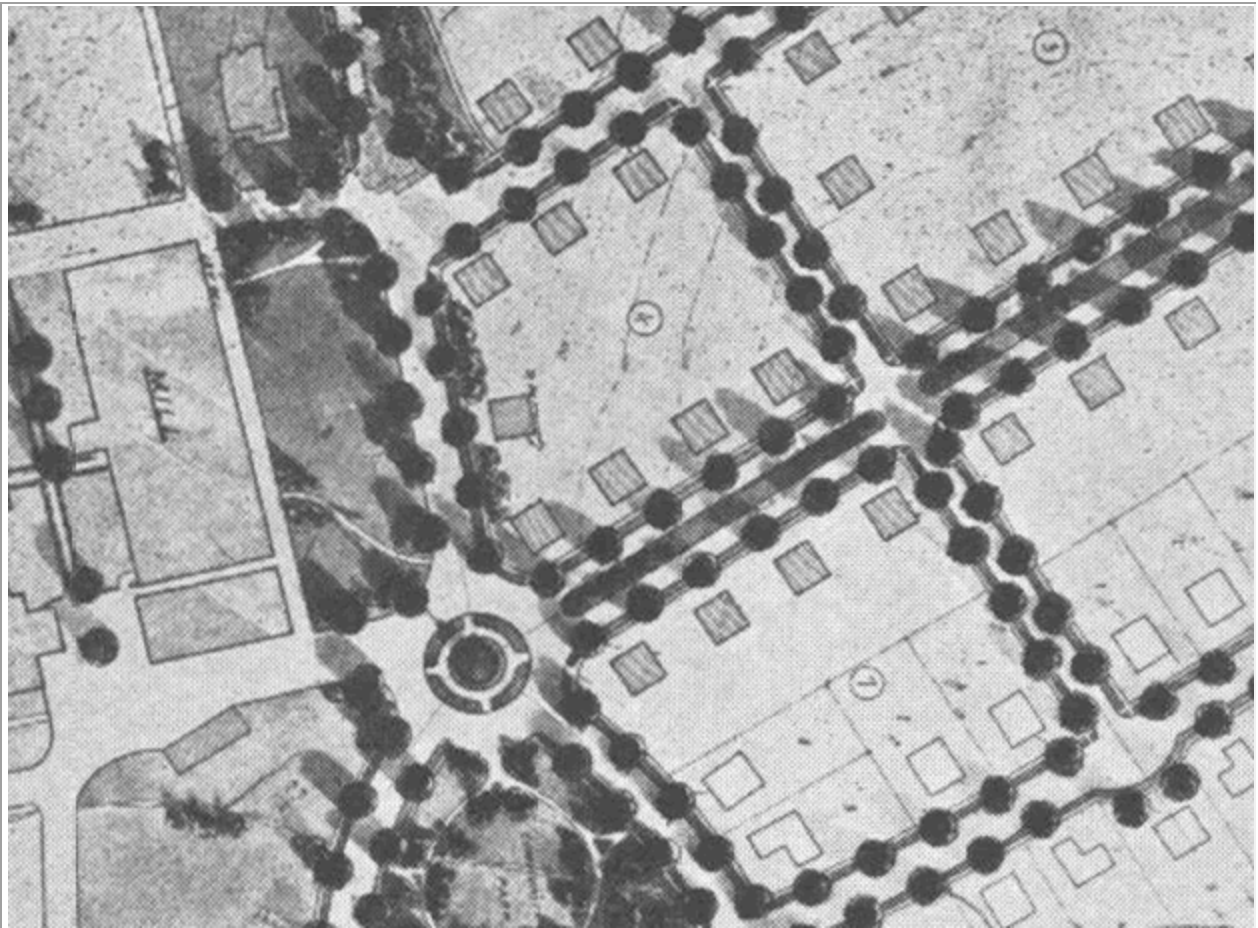
Park Avenue is a well preserved block of eighteen mill houses situated along a wide street divided by a grassy median. Park Avenue is a component of the Pineville Mill Village, in Pineville, NC. The mill village was developed in two phases. Park Avenue was developed during the first phase which occurred with the opening of Dover Yarn Mills in 1894. The village is located south of Pineville's Main Street, and encompasses most of the south side of this small, Mecklenburg County railroad town as it existed into the mid-twentieth century. Park Avenue is roughly centered in the village. Immediately to the west of Park Avenue is the expansive, red-brick textile mill.

Park Avenue is comprised of one-story, frame T-plan mill houses, and one-story, frame hip-roofed mill cottages with front and rear gable-roofed wings. Although the original house designs have been modified by later sidings, and replacement window sash and porch posts, the original forms remain remarkably unchanged, with only minor additions that are primarily to the rear. Most new construction consists of backyard storage sheds and garages that do not detract from the integrity of the houses. The roughly quarter-acre house lots are original and were laid out to accommodate gardens and sheds. Mature trees shade the streets and houses. Many were probably planted during the 1920s expansion and renovation of the mill village, when Chadwick-Hoskins commissioned planner Earle Sumner Draper to update the village. Others were planted over time by the residents.

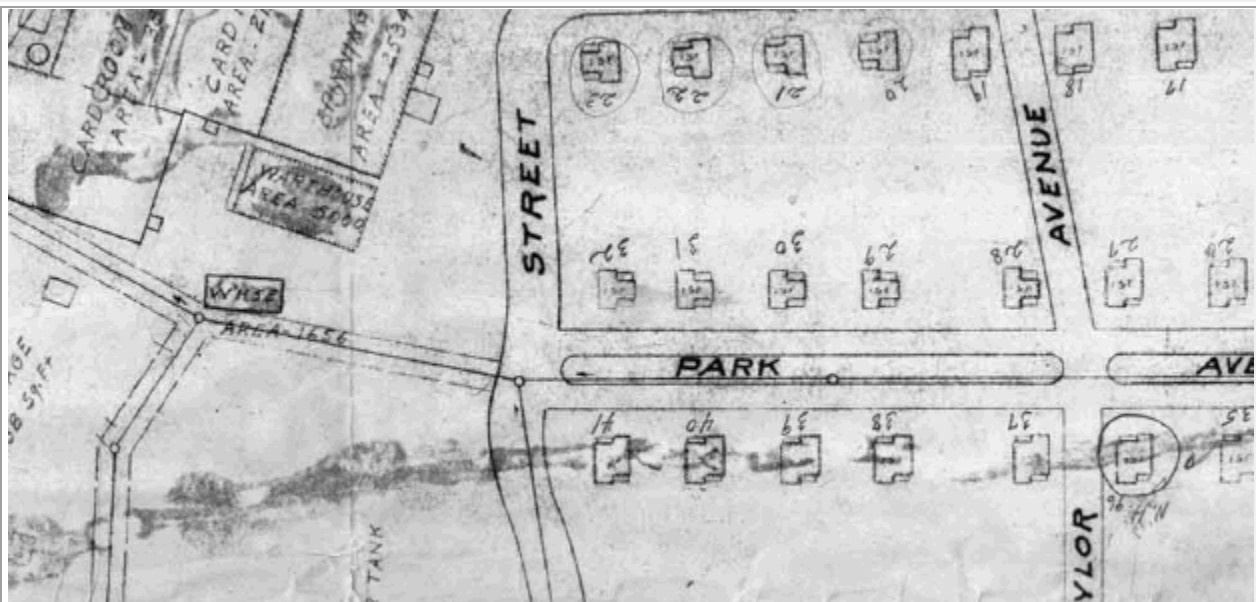
With its small variety of evenly distributed and intact house types, Park Ave well represents the distinctive architectural rhythm that sets the mill village apart from the rest of the town. The street runs east-west and is broader than the other streets in the village and features a unique, tree-lined median that was part of Draper's plan. The mill houses along Park Avenue are some of the earliest dwellings in the village, and stand in contrast to the 1920s side-gable and hip-roofed bungalows in much of the rest of the village.

### **Statement of Significance**

Park Avenue possesses special significance as a well defined and intact element of the Pineville Mill Village. The block's wide divided street is a distinct element of the landscape plan developed for the village by noted Charlotte planner Earle Sumner Draper. Park Avenue's one-story, frame T-plan mill houses have retained, in aggregate, a high degree of integrity, and the one-story, frame hip-roofed mill cottages with front and rear gable-roofed wings are unique in terms of the mill villages in Mecklenburg County.



*Portion of Earl Sumner Draper's plan for the "Village Development, Chadwick Hoskins Co."*



*Parks Avenue as shown on survey of the mill property, ca. 1946*

## **Historical Background**

Located eleven miles south of Charlotte near Little Sugar Creek, Pineville has its roots in a small community established here in the early nineteenth century. The settlement was named Morrow's Turnout for one of the area's early white families. In 1869, the Charlotte, Columbia, and Augusta Railroad--created from the merger of the Charlotte and South Carolina Railroad and the Columbia and Augusta Railroad--established a passenger and freight station at Morrow's Turnout. In 1873 the community was incorporated as Pineville, according to local lore named for a nearby stand of pine trees. In 1894, the railroad became part of the vast Southern Railway system that integrated Pineville, Mecklenburg County, and the Piedmont into a national network of rail lines. This new connectivity would ultimately link Pineville to far-flung markets, and draw industries—especially cotton mills—to the town and the region (Blythe and Brockman 1961: 259-262, 417-422; *Charlotte Observer* 21 May 1967).

Pineville was part of a great network of small railroad towns that emerged throughout region after the Civil War. Between the Civil War and 1900, new rail lines spurred the growth of over 200 towns in North Carolina. The majority of these rail towns were in the Piedmont, which by the early twentieth century was becoming the center of the nation's textile industry. In Mecklenburg County, the towns of Pineville, Matthews, Huntersville, and Cornelius were founded along railroad lines in this period. (Tullos 1989: 135-140; Glass 1992: 57-58).

In Mecklenburg County and throughout the Piedmont, railways tied the towns not just to each other and southern ports, but to northern markets and greater sources of building materials and finished goods. Railroads and advances in steam and electrical power transformed the industrial geography of the region. They liberated factories from traditional sites beside rivers and created surging industrial districts along railways near cities and towns. Trains opened the Appalachian coal fields and hauled into the Piedmont the fuel necessary for operating massive steam engines. By the 1900s, James Buchanan Duke's Southern Power Company (now Duke Energy) was constructing a series of hydroelectric power plants along the Catawba River to supply nearby industries with inexpensive electricity. By 1900, six railroads were routed through the city of Charlotte, located near the center of Mecklenburg County. Charlotte enjoyed more rail connections than any other place between Washington, D.C. and Atlanta, and became the hub of the Piedmont textile belt (Goldfield 1982: 86-90; Bishir 1990: 434-435).

To many southerners, railroads promised industrialization. Civic leaders in Charlotte and other southern cities envisioned a new order based on textile production and urban growth to replace the agrarian society of the past. These proponents of the "New South" campaigned for the construction of cotton mills, which by World War I numbered over 300 within a 100-mile radius of Charlotte. By the 1920s, the Carolina Piedmont had surpassed New England as the leading textile producer in the world (Hanchett 1998: 2, 48, 65-66; Glass 1992: 57-58).

By the turn of the twentieth century, cotton mill investors had established seventeen mills along railroad corridors in Mecklenburg County. By 1915, the county contained twenty-two mills, including fourteen in Charlotte. In the railway towns north of Charlotte, Anchor Cotton Mills (1898) opened in Huntersville; Cornelius Cotton Mills (1888) and Gem Yarn Mills

(1907) began in Cornelius; and Linden Cotton Factory (1890) and Delburg Cotton Mills (1908) opened in Davidson. Reflecting the common trend of this period, each of these mills included adjoining streets of housing for employees (Blythe and Brockman 1961: 421-422; Thompson 1926: 139-140; Tompkins 1903: 196, 198-199).

In Charlotte, groups of cotton mills and large districts of essentially contiguous mill villages appeared at the northern and western outskirts. The largest such district developed in North Charlotte (National Register 1990), around the Southern Railway. By the 1910s, North Charlotte included three mills, adjoining blocks of mill houses, and a small commercial zone. The largest of the mills, Highland Park Mill No. 3, was among the first in North Carolina designed for electric power when it opened in 1904. The mill employed 800 workers. By contrast, smaller enclaves of worker houses took shape around individual mills in the small towns. These mill villages varied slightly in size according to the scale of the mill, though by World War I, none contained more than some 200 workers or fewer than 150. The Anchor Cotton Mills village in Huntersville was demolished in 2005, and original blocks of mill housing in Cornelius and Davidson have dwindled in size and been absorbed into the growing towns in recent decades. The Pineville mill community remains the best preserved and most clearly defined of the county's small town mill villages (Tompkins 1903: 198; Carolina Department of Labor and Printing 1915, 1918; Mattson and Pickens 1990).

In Pineville, a coterie of Charlotte stockholders formed Dover Yarn Mills in 1894. Principal among them was H. S. Chadwick, who also was a major investor in Charlotte cotton mills, including the Louise, the Chadwick, and the Hoskins mills. By 1902, Dover Yarn Mills included a new weaving department and employed some 150 workers operating 9,000 spindles and 400 looms. In 1908, the mill was acquired by the Chadwick-Hoskins Company of Charlotte. Operating 98,000 spindles, the entire Chadwick-Hoskins chain employed over 1,000 operatives and became the largest textile corporation in North Carolina. The company controlled an expansive district of mills and mill villages along the Seaboard Air Line tracks northwest of downtown Charlotte. The mill in Pineville was the only Chadwick-Hoskins plant outside Charlotte, and was known as Mill No. 5. In 1915, Mill No. 5 at Pineville was manufacturing white cotton sheeting with a workforce of 130, evenly divided between men and women (Hanchett 1985: 1-3; Mattson 1991: 7-10; North Carolina Department of Labor and Printing 1915; Tompkins 1903: 198; Thompson 1926: 139-140).

Oriented to the north-south Southern Railway tracks, Pineville's cotton mill and mill village physically dominated the town. The mill was the town's primary employer and builder, creating a distinctive landscape that included the large brick mill and scores of worker houses. Pineville in 1910 contained a population of approximately 600, one quarter of which worked in the mill. Main Street to the north of the mill comprised roughly one block of contiguous brick commercial buildings, while the houses of merchants, professionals, and larger landowners occupied lots along Main Street as well as several adjacent blocks. The *North Carolina Year Book* for 1910 recorded two drugstores, a grocery, and ten general stores in Pineville. As with other small railroad towns in the Piedmont, local farmers ginned and marketed their cotton in Pineville, and purchased supplies, building materials, and finished goods. But Pineville was primarily a mill town. The expansive one-story, red brick textile plant and the adjacent mill village stood on the on the east side of the Southern Railway



tracks. Although no plan or maps exist of the original Pineville mill village, it probably included approximately forty small, one-story, frame houses lining three straight streets, including Park Avenue. Mill supervisors' houses--larger, one-story dwellings with stylish Queen Anne designs--were constructed on Dover Street, the principal artery into the village. At this strategic location, the supervisors could keep a close watch on the comings and goings of mill hands (Tompkins 1903: 198; *North Carolina Year Book* 1910).

Pineville's mill village reflected hundreds of such communities constructed by mill owners throughout the region in the late nineteenth and early twentieth centuries. The development of such communities was as much a social movement as an industrial one, with thousands of white, southern families leaving farms for the factories. Between 1900 and 1930, the number of textile workers in North Carolina soared from 32,000 to 125,000. To draw the labor force, mill owners provided subsidized housing and a range of other services that varied from mill to mill. Southern textile companies adapted the traditions of New England (especially Rhode Island) textile mills, and typically built villages of small, free-standing wooden dwellings that reflected rural, regional forms and patterns (Hall et al. 1987: 44-50; 52-58; 66-85; Bishir 1990: 432-435; Glass 1992: 18-19; Glass 1978: 138-149).

In a 1991 interview with principal investigator Richard L. Mattson, Ms. Rhetta May McCoy, a life-long resident of Pineville's mill village, described daily life in the community between the 1920s and 1940s. Families rented housing from Chadwick-Hoskins for one dollar a week, or twenty-five cents per room. Operatives worked twelve-hour weekdays and four hours on Saturday. By the 1920s, Ms. McCoy recalled, a week's labor earned skilled male workers twenty-eight dollars "cash wage" and unskilled laborers eleven dollars. Women, who were often hired to work in the spinning room, usually earned less than the men. In Pineville and other mills, African American men were typically denied textile jobs, and worked primarily outside the factory (in the "yard") hauling cotton bales and loading rail cars at a survival wage. Chadwick-Hoskins sold ice, coal, and stove wood to the workers and supplied water at the community pumps along the street. Chadwick-Hoskins wired houses for electricity, but until the 1930s furnished power only on Thursday afternoons—the period designated for washing and ironing. Until the late 1940s, when the Cone Mills Corporation purchased the plant and village and extended water and sewer lines through the village, none of the mill housing contained running water or indoor plumbing (McCoy Interview 1991; Mattson 1991: 57-58; Hall et al. 1987: 66-67).

In 1930, sociologist Jennings J. Rhyne described the typical Piedmont mill village this way:

The observer approaches what appears in the distance to be a town of considerable size when suddenly around the bend in road or over the hill he comes upon compact rows of small houses of more or less similar architectural design. They run in rows on either side of a street, then branch out into sideways on hill or level. He is impressed already with the large brick structure that seems to stand in the center of things. Standing beside the structure at an elevation of perhaps 100 to 150 feet is a circular steel tank painted black on which is written Southern Cotton Mills (Rhyne 1930: 7).

Life in a mill village was a complex mix of paternalism and exploitation; self-reliance and mutual aid. Textile companies provided steady employment at an hourly cash wage ("public work" it was called) for workers confronting depressed cotton prices and the prospect of

lifelong tenancy on farms. However, rarely during the early twentieth century did the families of mill hands rise above the minimum standard of living in North Carolina. Textile companies laid out such communities to provide basic facilities as well as to exercise corporate control over their new labor force. Organized and funded by the mill, a variety of welfare and recreational programs, from picnics, to baseball games, to domestic science classes for women all extended the influence of the company into the intimate, daily lives of workers. A 1907-1908 federal investigation stated that, "all the affairs of the village and the conditions of living of all of the people are regulated by the mill company. Practically speaking, the company owns everything and controls everything, and to a large extent controls everybody in the mill village" (quoted in Hall et al. 1987: 114; Mattson 1991: 7-9).

However, despite company controls, a rural bred self sufficiency also permeated mill villages. Indeed, the rural independence of workers shaped the physical character of the mill villages. Mill owners, seeking a reliable labor force, incorporated a variety of rural elements into the village landscape. In village after village, mill companies borrowed house types directly from a small repertoire of familiar, traditional forms. In Pineville, the early mill houses were look-alike one-story, frame, T-plan and hip-roofed cottages. And as with Pineville, the house lots in the typical village were spacious enough for kitchen gardens and small livestock. Pineville's mill families cultivated vegetable gardens, planted chinaberry trees for shade, and swept their yards. They raised chickens in backyards and kept hogs and cows in stalls and pens in a common pasture not far from the mill. Within this setting, mill hands formed strong bonds with fellow workers. Starting work in the Pineville mill in the 1920s, Rhett May McCoy, declared in 1991 she had been "proud to have grown up in the mill." This statement expressed not simply a loyalty to the company but a sense of pride in her relationship with the local community of mill workers. Before World War II, for example, Ms. McCoy remembered that each mill family, independent of the mill owners, contributed twenty-five cents weekly for a medical insurance program with a town physician (McCoy Interview 1991; Mattson 1991: 9, 57-58; Hall et al 1987: 114-173; Glass 1992: 18-19).

During the 1920s, Chadwick-Hoskins expanded and updated its Pineville plant and mill village. In the decade following the outbreak of World War I textile manufacturing in the region grew vigorously. This growth was fueled by the soaring demand for cotton products both nationally and worldwide, and by new tax laws that encouraged textile companies to reinvest in factories, equipment, and worker housing. Textile manufacturers began a "better equipment campaign" to increase efficiency, and hired urban planners to improve living conditions in mill villages. The North Carolina Bureau of Labor and Printing reported in 1925 that the Pineville textile plant was manufacturing gingham in addition to new lines of assorted "cotton goods" (North Carolina Department of Labor and Printing 1925; Glass 1992: 56-57, 59-60, 62-64).

On the eve of the expansion of its product line, Chadwick-Hoskins hired the noted Charlotte-based planner Earle Sumner Draper to redevelop the mill village. A native New Englander, Draper was a prominent city planner as well as a major designer of Piedmont mill villages. After graduating from what is now the University of Massachusetts in 1915, he worked with the noted urban planner John C. Nolan. Nolan employed Draper to supervise the creation of the prestigious Myers Park neighborhood in Charlotte. In 1917 Draper launched his own

planning firm, which eventually included offices in Charlotte, Atlanta, Washington, D.C., and New York City. For nearly a half century, Draper and his associates worked on a wide variety of projects, including city neighborhoods, suburbs, college campuses, private estates, parks, new industrial towns, and textile mill communities. Draper shared Nolan's planning ideals of picturesque landscapes with curvilinear roads and pathways in sharp contrast to the conventional grid pattern of streets. As epitomized in his 1920s design for the upscale Eastover subdivision in Charlotte, Draper favored avenues with grand, sweeping curves that conformed to or accentuated the existing topography (Hanchett 1986: 1-3; Glass 1992: 62-64).

Draper also devoted much of his early career to the planning of Piedmont mill villages. Draper's offices in the Southeast were well positioned to meet the growing market for new or larger mill villages in the years before and after World War I. Unlike the conventional mill villages that typically consisted of straight streets of simple houses with few conveniences, Draper promoted winding streets, boulevards, sidewalks (to keep workers from tracking dirt into the mills), dwellings equipped with electricity and plumbing. Between 1917 and 1933 his firm designed nearly 150 textile communities in the Piedmont. Draper advertised in *Southern Textile Bulletin*, the region's predominant trade magazine, announcing that his firm was qualified in "laying out new villages, improving old mill villages, and beautifying mill grounds. . ." (Mattson 1991: 52; Hanchett 1986: 3; *Southern Textile Bulletin*, 28 March, 1918).

Draper's 1920 plan for Mill No. 5 adapted the original, semirural village to his latest planning concepts of tree-shaded, winding streets. Chadwick-Hoskins did not adopt Draper's entire layout, but aspects of it were completed and survive today. Draper envisioned streets shaded by oaks; landscaped green space for parks and a community building; and a boulevard (Park Avenue) anchored by the Baptist church at the north end and a rotary at the south, near the mill. His plan also incorporated the existing village streets of Dover, Price, Cone, Park, and James, lined with T-plan and hip-roofed dwellings. Draper's scheme then expanded the village to the north and east with straight streets lined with free-standing, frame dwellings with nationally popular bungalow elements. Draper proposed a second rotary at the intersection of Dover Avenue and Fisher Street, with larger, story-and-a-half bungalows for mill foremen at the four corners. The rotary was never built, but the foremen's houses remain. Finally, the Draper plan included curvilinear drives in the southeast corner of the village encasing a "Reserved Area" (presumably for later development), park, and the "Colored Section." This portion of the plan was never developed, though housing for African American mill workers originally stood in Draper's proposed segregated area for such dwellings. Today, broad Park Avenue with its median; the scattering of mature willow oaks along the streets; and the blocks of bungalow mill houses on the east side of the village are the clearest expressions of Draper's original ideas for the village.

In common with other mill communities, the growth of Pineville's mill village stalled during the Depression and then experienced steady changes in the postwar decades. By World War II and its aftermath, soaring demands for textiles spurred production and the corporate consolidation of mills. In 1946 Chadwick-Hoskins was acquired by the expanding Cone Mills Corporation of Greensboro, North Carolina. Cone Mills installed new machinery to

produce cotton jeans, and in the ensuing decades expanded and modernized the Pineville mill. On Park Avenue and in the rest of the mill village, Cone Mills probably added the asbestos shingle siding that still marks many of the houses, and constructed water and sewer lines. In the late 1940s Cone also constructed several infill houses for employees in the village, including low-sloped hipped-roof house at 415 Park Avenue, and the side-gabled house at 424 Park Avenue. In 1950, the Pineville plant employed 500 workers. While workers continued to occupy company-owned housing in the village, more and more employees bought or rented new dwellings along adjoining blocks or in nearby subdivisions. Reflecting a broader trend, improved salaries and growing automobile ownership allowed workers to live greater distances from the mill and its planned village. (*Cone Mills Corporation: Pineville Plant 1951: 1-3*).

During postwar decades textile corporations throughout the region began selling their mill housing, turning over properties in to private owners. By the late 1950s, Cone began selling open tracts of land around the periphery of the village for private residential development. In addition, a sampling of deed books show that starting in the 1960s and continuing into the 1970s, Cone Mills began selling its houses within the mill village. The families of mill workers who lived in the houses were given first choice. But many were ultimately sold to others for rental properties (Mecklenburg County Deed Books).

In 2003 Cone Mills filed for bankruptcy and the Pineville plant was closed as the company's assets were sold. The mill complex remains closed and the equipment and portions of the interior woodwork, included the wood flooring, have been stripped and sold. However, Park Avenue and the greater mill village have remained remarkably well preserved.

### **Architecture Context**

The worker houses along Park Avenue are typical for most Piedmont mill communities between the 1880s and 1920s. Although some have been altered with replacement sidings, porch posts, and window sash, they retain their original forms. Most still have open front porches and few modern additions, which are typically subsidiary rear wings or enclosed rear porches. Notably, the overall architectural scale and rhythm of Park Avenue remains unchanged.

During the late nineteenth century and the early years of the twentieth, a small variety of frame designs were constructed for Piedmont mill workers, often based on familiar regional forms and plans. One-story, rectangular forms were commonplace, usually with rear ells. Another popular early type was the one-story T-plan dwelling. This single-family, cross-gable design is the predominant design on Park Avenue. Variations of T-plan worker housing were also built in other mill villages in Mecklenburg County, notably in North Charlotte, where the Mecklenburg Mill (1903-1904) erected rows of such cottages along Warp, Card, and Patterson streets. Although many of these North Charlotte T-plan houses have been demolished for modern development, a representative group survives. Near the center city of Charlotte, parallel rows of T-plan cottages were built facing the 1889 Alpha Mill, the 1897 Louise Mill, and the 1892 Highland Park Mill No. 1, but only isolated examples still stand (Bishir and Southern 2003: 524; Glass 1978: 143-144, 148; Mattson and Pickens 1990).

The T-plan dwellings occupying ample lots along Park Avenue are the finest surviving collection in the county. They were erected by the Dover Yarn Mills between 1894 and the early 1900s, during its early period of operation and expansion. These one-story, frame dwellings retain their original cross-gable forms, with rear gable-roofed or shed-roofed wings and hip-roofed front porches. Asbestos shingled siding and single-pane, picture windows are found on the great majority of the houses, and were probably added by Cone Mills.

The T-plan house and several other common mill house types were popularized in Daniel Augustus Tompkins' widely read textbook, *Cotton Mill: Commercial Features* (1899). Tompkins was a Charlotte mill engineer and operator, and his publication included standardized plans and specifications for mill housing already in common use in the region. He described the T-plan type as the "Three-room Gable House, Cost \$325." Tompkins declared that the simple, vernacular forms depicted in his book offered "attractive and comfortable habitations for cotton operatives. . ." The author recommended that mill owners build these houses on half-acre parcels with enough space for gardens and pens, and acknowledged that the work force coming to the mill villages were rural folk, "accustomed to farm life, where there is plenty of room" (Tompkins 1899: 119-121; Glass 1978: 147; Bishir 2005: 436-437).

Situated with the T-plan houses on Park Avenue are a group of hip-roofed mill cottages with front and rear gable-roofed wings (421-427 Park Avenue). They are located near the junction of Park and Dover Avenues, beside the mill, and may be some of the earliest mill houses that Dover Yarn constructed. Their basic floor plan may be identical to the T-plan house of Park Avenue, but their hipped-roof form is unusual for mill housing, and no other examples are known to exist in the other mill villages of Mecklenburg County.

### **Park Avenue Streetscape**

Park Avenue is composed of eighteen mill houses set along a paved street that runs roughly east-west, and is divided by a planted median. Sixteen of the houses appear to date from the beginning of the 20th century. Two appear to date from the late 1940s.

A map drawn by the firm E. S. Draper in 1920 indicates that all of the houses featured simple T-plan floor plans (even the four hipped-roof houses), with porches on the front and rear elevation. By 1946, the majority of the houses had been expanded with gabled wings replacing the original rear porches.

During the time that the houses were owned by the mill, some alterations appear to have been applied to all of the houses. The continuous brick foundations replaced early pier foundations when in-door plumbing was installed in the houses. All of the T-plan houses, probably after the Second World War, had single-light picture windows and two- or six-light two-panel doors installed. All of the houses may have had asbestos siding installed.

### 408 Park Avenue



The cross-gabled, one-story T-plan house faces south and is set approximately 25 feet from the street. The house is three bays wide. The asymmetrical facade is dominated by a projecting gabled wing containing a single double-hung six-over-six window topped with a louvered vent. The original three-vertical-light two-vertical-panel front door is located in the center bay and is sheltered by a partial-width hipped roof that terminates at the projecting wing. The porch also shelters a single-light sash window. Replacement metal posts rest on a wooden porch floor. Metal roofing set below the porch fascia is not original and was added to the porch to extend the shade. The porch and the remainder of the house rests on a continuous brick foundation. Metal handrails border the brick steps and connect the metal porch posts. Changes to the facade include vinyl siding, and aluminum storm windows and door.

The house is three bays deep. The west elevation features a single short double-hung six-over-six window set high in the wall in the middle bay. Bordering the center window are two double-hung six-over-six windows like those found on the facade. The east elevation is composed of a gable and a gabled wing that projects to the rear. The east elevation is pierced by two windows. The window adjacent to the facade is a double-hung six-over-six window like those on the facade. A single short double-hung six-over-six window set high in the wall is adjacent to the rear elevation. A rear porch has been enclosed and features louvered windows.

The approximately 100' wide by 135' deep lot is wider than other lots on the street. The site features a concrete drive that leads to single-bay front gabled garage with an added second bay.

### 410 Park Avenue



The house at 410 Park Ave is very similar to the house at 408 Park Ave. The cross-gabled one-story T-plan house, faces south and is set approximately 25 feet from the street. The house is three bays wide. The asymmetrical facade is dominated by a projecting gabled wing containing a single replacement double-hung one-over-one window. Above the window a louvered vent is set high in the gable. The original three-vertical-light two-vertical-panel front door is located in the center bay and is sheltered by a partial-width hipped roof that terminates at the projecting wing. The porch also shelters a large single-light sash window. Two original slightly tapered posts rest on a wooden porch floor. The porch and the remainder of the house rests on a continuous brick foundation. Changes to the house include the replacement windows and vinyl siding.

The house is three bays deep. The west elevation features a single short replacement window set high in the wall in the middle bay. Bordering the center window are two taller one-over-one windows like that found on the facade. The east elevation is pierced by two windows. The window below the side gable and adjacent to the facade is a one-over-one window like that found on the facade. At the east elevation, the roof transitions from a side gable to a rear facing gable. A single short one-over-one window set high in the wall is adjacent to the rear elevation. A shed-roof porch is attached to the northwest corner of the house, and has been enclosed with vinyl replacement windows. The lot is approximately 80' wide and 135' deep.

### 412 Park Avenue



The house at 412 Park Ave is very similar to the house at 408 Park Ave. The cross-gabled one-story T-plan house, faces south and is set approximately 25 feet from the street. The house is three bays wide. The asymmetrical facade is dominated by a projecting gabled wing containing a single replacement double-hung one-over-one window. Above the window a louvered vent is set high in the gable. The original three-vertical-light two-vertical-panel front door is located in the center bay and is sheltered by a partial-width hipped roof that terminates at the projecting wing. The porch also shelters a large single-light sash window. Replacement metal posts rest on a wooden porch floor. The porch and the remainder of the house rests on a continuous brick foundation. Changes to the house include the replacement windows and vinyl siding.

The house is three bays deep. The west elevation features a single short replacement window set high in the wall in the middle bay. Bordering the center window are two taller one-over-one windows like that found on the facade. The east elevation is pierced by two windows. The window below the side gable and adjacent to the facade is a one-over-one window like that found on the facade. At the east elevation, the roof transitions from a side gable to a rear facing gable. A single short one-over-one window set high in the wall is adjacent to the rear elevation. A shed-roof porch is attached to the northwest corner of the house, and has been enclosed and covered with vinyl siding. The lot is enclosed with a chain link fence and is approximately 80' wide and 130' deep.



### **414 Park Avenue**



The house at 414 Park Ave is very similar to the house at 408 Park Ave. Cross-gabled one-story T-plan house, faces south and is set approximately 25 feet from the street. The house is three bays wide. The asymmetrical facade is dominated by a projecting gabled wing containing a single double-hung six-over-six window topped with a louvered vent. The original three-vertical-light two-vertical-panel front door is located in the center bay and is sheltered by a partial-width hipped roof that terminates at the projecting wing. The porch also shelters a single-light sash window. Simple wooden posts rest on a wooden porch floor. Metal roofing set below the porch fascia is not original and was added to the porch to extend the shade. The porch and the remainder of the house rests on a continuous brick foundation. Changes to the facade include asbestos siding, and aluminum storm windows.

The house is three bays deep. The west elevation features a single short double-hung six-over-six window set high in the wall in the middle bay. Bordering the center window are two double-hung six-over-six windows like those found on the facade. The east elevation is pierced by two windows. The window adjacent to the facade is a double-hung six-over-six window like those on the facade. A single short double-hung six-over-six window set high in the wall is adjacent to the rear elevation. A rear porch has been enclosed. The lot is approximately 80' wide and 130' deep.

### 416 Park Avenue



The house at 416 Park Ave is very similar to the house at 408 Park Ave. Cross-gabled one-story T-plan house, faces south and is set approximately 25 feet from the street. The house is three bays wide. The asymmetrical facade is dominated by a projecting gabled wing containing a single double-hung six-over-six window topped with a louvered vent. The original three-vertical-light two-vertical-panel front door is located in the center bay and is sheltered by a partial-width hipped roof that terminates at the projecting wing. The porch also shelters a single-light sash window. The porch has been enclosed with screen. Metal roofing set below the porch fascia is not original and was added to the porch to extend the shade. The porch and the remainder of the house rests on a continuous brick foundation. Brick steps found on the other houses of this plan have been removed. Half-round steps were added to the east elevation of the porch. Changes to the facade include asbestos siding, and aluminum storm windows.

The house is three bays deep. The west elevation features a single short double-hung six-over-six window set high in the wall in the middle bay. Bordering the center window are two double-hung six-over-six windows like those found on the facade. The east elevation is pierced by two windows. The window adjacent to the facade is a double-hung six-over-six window like those on the facade. A single short double-hung six-over-six window set high in the wall is adjacent to the rear elevation. A rear porch has been enclosed. The lot is approximately 95' wide and 130' deep.

### 420 Park Avenue



The house at 420 possesses a very high degree of integrity, and appears to be a virtually intact representation of the Park Avenue mill houses as that would have appeared in the 1940s after asbestos siding and continuous brick foundations were added to all of the houses. Cross-gabled one-story T-plan house, faces south and is set approximately 25 feet from the street. The house is three bays wide. The asymmetrical facade is dominated by a projecting gabled wing containing a single double-hung six-over-six window topped with a louvered vent. The original three-vertical-light two-vertical-panel front door is located in the center bay and is sheltered by a partial-width hipped roof that terminates at the projecting wing. The porch also shelters a single-light sash window. Simple wooden posts rest on a wooden porch floor. The porch and the remainder of the house rests on a continuous brick foundation. Brick steps lead to the porch. The house has been covered with asbestos siding.

The house is three bays deep. The west elevation features a single short double-hung six-over-six window set high in the wall in the middle bay. Bordering the center window are two double-hung six-over-six windows like those found on the facade. The east elevation is pierced by two windows. The window adjacent to the facade is a double-hung six-over-six window like those on the facade. A single short double-hung six-over-six window set high in the wall is adjacent to the rear elevation. A rear porch has been enclosed. The lot is approximately 90' wide and 130' deep.

**422 Park Avenue**



The cross-gabled, one-story T-plan house faces south and is set approximately 25 feet from the street. The house is three bays wide. The asymmetrical facade is dominated by a projecting gabled wing containing a single replacement window topped with a louvered vent. The front porch has been enclosed with siding. The original partial-width hipped porch roof has been replaced with a shed roof that terminates at the projecting wing. The porch and the remainder of the house rests on a continuous brick foundation. Brick steps lead to the porch. The house has been covered with vinyl siding.

The house is three bays deep. The west elevation features a single short replacement window set high in the wall in the middle bay. Bordering the center window are two taller replacement windows like those found on the facade. The east elevation is pierced by two windows. The window adjacent to the facade is a tall replacement window like that on the facade. A single short replacement window set high in the wall is adjacent to the rear elevation. The lot is approximately 70' wide and 125' deep.

**424 Park Avenue**



One-story side-gabled house, faces south and is set approximately 25 feet from the street. This house plan is unique for Park Avenue. The house is three bays wide, with a symmetrical facade. Original three-light two-panel door is sheltered by small gabled porch supported by metal posts resting on masonry porch floor. The house sets on a continuous brick foundation. Doorway and porch are centered between two sets of paired six-over-six windows. The house is covered with vinyl.

The house is two bays deep. The west elevation features two six-over-six windows. A louvered vent is set high in the gable. The east elevation features a small gabled one-bay-wide one-bay-deep wing. Each elevation is pierced by a short six-over-six window. An exterior chimney is partially obscured by the wing. The east elevation is pierced by a short window adjacent to the façade. The lot is approximately 70' wide and 125' deep.

**426 Park Avenue**



The cross-gabled, one-story T-plan house faces south and is set approximately 25 feet from the street. The house is three bays wide. The asymmetrical facade is dominated by a projecting gabled wing containing a single double-hung six-over-six window topped with a louvered vent. The original three-vertical-light two-vertical-panel front door is located in the center bay and is sheltered by a partial-width hipped roof that terminates at the projecting wing. The porch also shelters a single-light sash window. The porch has been enclosed with screen. The porch and the remainder of the house rests on a continuous brick foundation. Brick steps with metal handrails lead to the porch. The house has been covered with asbestos siding and the windows feature metal storm windows.

The house is three bays deep. The west elevation features a single short double-hung six-over-six window set high in the wall in the middle bay. Bordering the center window are two double-hung six-over-six windows like those found on the facade. The east elevation is pierced by two windows. The window adjacent to the facade is a double-hung six-over-six window like those on the facade. A single short double-hung six-over-six window set high in the wall is adjacent to the rear elevation. The lot is approximately 75' wide and 120' deep.

**409 Park Avenue**



This cross-gabled one-story T-plan house is the most altered of the collection. The house faces north and is set approximately 25 feet from the street. The house is three bays wide. The asymmetrical facade is dominated by a projecting gabled wing containing a single double-hung six-over-six window topped with a louvered vent. The porch was enclosed and the hipped roof was replaced with a gable. The enclosed porch features two large six-light direct-glazed windows ganged together. The house rests on a continuous brick foundation. The house has been covered with asbestos siding.

The house is three bays deep. The east elevation features a single short double-hung six-over-six window set high in the wall in the middle bay. Bordering the center window are two double-hung six-over-six windows like those found on the facade. The west elevation is partially obscured by a side-gabled carport. A door was added to the west elevation. is pierced by two windows. The window adjacent to the facade is a double-hung six-over-six window like those on the facade. A rear porch has been enclosed. The lot is approximately 95' wide and 145' deep.

### 411 Park Avenue



The cross-gabled, one-story T-plan house faces north and is set approximately 25 feet from the street. The house is three bays wide. The asymmetrical facade is dominated by a projecting gabled wing containing a single replacement double-hung one-over-one window. Above the window a louvered vent is set high in the gable. The original six-light two-vertical-panel front door is located in the center bay and is sheltered by a partial-width hipped roof that terminates at the projecting wing. The porch also shelters a large single-light sash window. Two vinyl-wrapped porch posts rest on a wooden porch floor. The porch and the remainder of the house rests on a continuous brick foundation. Changes to the house include the replacement windows, rock veneer on wall sheltered by porch, and vinyl siding.

The house is three bays deep. The west elevation features a single short replacement window set high in the wall in the middle bay. Bordering the center window are two taller one-over-one windows like that found on the facade. The east elevation is pierced by two windows. The window below the side gable and adjacent to the facade is a one-over-one window like that found on the facade. At the east elevation, the roof transitions from a side gable to a rear facing gable. A single short one-over-one window set high in the wall is adjacent to the rear elevation. A shed-roof porch is attached to the northwest corner of the house, and has been enclosed with vinyl replacement windows. The lot is approximately 80' wide and 140' deep.



**413 Park Avenue**



The cross-gabled, one-story T-plan house faces north and is set approximately 25 feet from the street. The house is three bays wide. The asymmetrical facade is dominated by a projecting gabled wing containing a single replacement window topped with a louvered vent. The original six-light two-vertical-panel front door is located in the center bay and is sheltered by a partial-width hipped roof that terminates at the projecting wing. The porch also shelters a single-light sash window. Metal-wrapped posts rest on a wooden porch floor. The porch and the remainder of the house rests on a continuous brick foundation. Brick steps lead to the porch. The house has been covered with vinyl siding.

The house is three bays deep. The east elevation features a single short replacement window set high in the wall in the middle bay. Bordering the center window are two replacement windows like those found on the facade. The west elevation is pierced by two windows. The window adjacent to the facade is a replacement window like those on the facade, and is topped with a louvered vent set high in the gable. A single short replacement window set high in the wall is adjacent to the rear elevation. A rear porch has been enclosed. The lot is approximately 80' wide and 140' deep.

**415 Park Avenue**



One-story low-pitched hipped-roof house faces north and is set approximately 25 feet from the street. This house plan is unique for Park Avenue. The house is four bays wide and rests on a continuous brick foundation. Original six-light two-vertical-panel door is sheltered by a shed-roof porch supported by metal posts that rests on a masonry porch. Porch also shelters a three-part window with a single-light sash bordered by narrow one-over-one windows, set in the westernmost bay. Facade is also pierced by two eight-over-eight windows. House is covered with asbestos shingles.

East elevation pierced by one six-over-six window, and one short six-over-six window set near the rear elevation. West elevation is pierced by two six-over-six windows. The lot is approximately 85' wide and 140' deep.

### 417 Park Avenue



The house at 417 possesses a very high degree of integrity, and appears to be a virtually intact representation of the Park Avenue mill houses as that would have appeared in the 1940s after asbestos siding and continuous brick foundations were added to all of the houses. The cross-gabled, one-story T-plan house faces north and is set approximately 25 feet from the street. The house is three bays wide. The asymmetrical facade is dominated by a projecting gabled wing containing a single double-hung six-over-six window topped with a louvered vent. The original three-vertical-light two-vertical-panel front door is located in the center bay and is sheltered by a partial-width hipped roof that terminates at the projecting wing. The porch also shelters a single-light sash window. Simple wooden posts rest on a wooden porch floor. The porch and the remainder of the house rests on a continuous brick foundation. Brick steps lead to the porch. The house has been covered with asbestos siding.

The house is three bays deep. The east elevation features a single short double-hung six-over-six window set high in the wall in the middle bay. Bordering the center window are two double-hung six-over-six windows like those found on the facade. The west elevation is pierced by two windows. The window adjacent to the facade is a double-hung six-over-six window like those on the facade, and is topped with a louvered vent set high in the gable. A single short double-hung six-over-six window set high in the wall is adjacent to the rear elevation. A rear porch has been enclosed. The lot is approximately 100' wide and 140' deep.

### 421 Park Avenue



The hip-roofed mill cottage with front and rear gable-roofed wings shares the same footprint with the more abundant cross-gabled one-story T-plan houses. The only discernable difference is that the principal side-gabled roof has been replaced with a tall hipped roof. The house faces north and is set approximately 25 feet from the street. The house is three bays wide. The asymmetrical facade is dominated by a projecting gabled wing containing a single six-over-six window. The house is covered with vinyl. A vinyl vent covers an original louvered vent set high in the gable. The original six-light two-vertical-panel front door is located in the center bay and is sheltered by a partial-width hipped roof that terminates at the projecting wing. The porch also shelters a single-light sash window. Replacement wooden posts rest on a wooden porch floor. The porch and the remainder of the house rests on a continuous brick foundation. Brick steps lead to the porch.

The house is three bays deep. The east elevation features a single short replacement window set high in the wall in the middle bay. Bordering the center window are two six-over-six windows like those found on the facade. A rear porch was enclosed and expanded flush with the east elevation, and is covered with a shed roof. The enclosed porch contains a single window on the east elevation.

A gabled rear wing extends from the principal hipped section on the west elevation. The west elevation is pierced by two windows. The window adjacent to the facade is a tall six-over-six window like that found on the facade. A single short six-over-six window set high in the wall is adjacent to the rear elevation. The lot is approximately 90' wide and 140' deep.

**423 Park Avenue**



The hip-roofed mill cottage with front and rear gable-roofed wings shares the same footprint with the more abundant cross-gabled one-story T-plan houses. The only discernable difference is that the principal side-gabled roof has been replaced with a tall hipped roof. The house faces north and is set approximately 25 feet from the street. The house is three bays wide. The asymmetrical facade is dominated by a projecting gabled wing containing a single replacement window topped with a louvered vent set high in the gable. The house is covered with vinyl. The original six-light two-vertical-panel front door is located in the center bay and is sheltered by a partial-width hipped roof that terminates at the projecting wing. The porch also shelters a single-light sash window. Metal posts rest on a concrete porch floor. The porch and the remainder of the house rests on a continuous brick foundation. Brick steps lead to the porch.

The house is three bays deep. The east elevation features a single short replacement window set high in the wall in the middle bay. Bordering the center window are two replacement windows like those found on the facade. A rear porch was enclosed and expanded flush with the east elevation, and is covered with a gable roof. The enclosed porch contains a single window on the east elevation.

A gabled rear wing extends from the principal hipped section on the west elevation. The west elevation is pierced by two windows. The window adjacent to the facade is a tall replacement window like that found on the facade. A single short replacement window set high in the wall is adjacent to the rear elevation. The lot is approximately 70' wide and 140' deep.

**425 Park Avenue**



The hip-roofed mill cottage with front and rear gable-roofed wings shares the same footprint with the more abundant cross-gabled one-story T-plan houses. The only discernable difference is that the principal side-gabled roof has been replaced with a tall hipped roof. The house faces north and is set approximately 25 feet from the street. The house is three bays wide. The asymmetrical facade is dominated by a projecting gabled wing containing a single replacement window topped with a louvered vent set high in the gable. The house is covered with vinyl, with replacement shingles in the front gable. The original six-light two-vertical-panel front door is located in the center bay and is sheltered by a partial-width hipped roof that terminates at the projecting wing. The porch also shelters a single-light replacement sash window. Metal wrapped posts rest on a wooden porch floor. The porch and the remainder of the house rests on a continuous brick foundation. Brick steps lead to the porch.

The house is three bays deep. The east elevation features a single short replacement window set high in the wall in the middle bay. Bordering the center window are two replacement windows like those found on the facade.

A gabled rear wing extends from the principal hipped section on the west elevation. The west elevation is pierced by two windows. The window adjacent to the facade is a tall replacement window like that found on the facade. A single short replacement window set high in the wall is adjacent to the rear elevation.

A rear porch set close to the east elevation was enclosed and is covered with a gable roof. The enclosed porch contains a single window on the east elevation. The lot is approximately 70' wide and 135' deep.

**427 Park Avenue**



The house at 427 possesses a high degree of integrity, and appears to be the most intact example of the hipped-roof Park Avenue mill houses. The hip-roofed mill cottage with front and rear gable-roofed wings shares the same footprint with the more abundant cross-gabled one-story T-plan houses. The only discernable difference is that the principal side-gabled roof has been replaced with a tall hipped roof. The house faces north and is set approximately 25 feet from the street. The house is three bays wide. The asymmetrical facade is dominated by a projecting gabled wing containing a single replacement window topped with a louvered vent. The original three-vertical-light two-vertical-panel front door is located in the center bay and is sheltered by a partial-width hipped roof that terminates at the projecting wing. The porch also shelters a single-light sash window. Replacement metal porch posts rest on a wooden porch floor. The porch and the remainder of the house rests on a continuous brick foundation. Brick steps lead to the porch. The house has been covered with asbestos siding.

The house is three bays deep. The east elevation features a single short replacement window set high in the wall in the middle bay. Bordering the center window are two replacement windows like those found on the facade. A gabled rear wing extends from the principal hipped section on the west elevation. The west elevation is pierced by two windows. The window adjacent to the facade is a tall replacement window like that found on the facade, and is topped with a louvered vent set high in the gable. A single short replacement window set high in the wall is adjacent to the rear elevation. The rear elevation features a rear hipped-roof porch. The lot is approximately 75' wide and 135' deep.

