

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

NATIONAL REGISTER OF HISTORIC PLACES

Pickett Cotton Mills

High Point, Guilford County, GF1604, Listed 9/1/2015

Nomination by Laura A. W. Phillips

Photographs by Laura A. W. Phillips, October 2014



Façade view



Rear view

Pickett Cotton Mills
Name of Property

Guilford County, NC
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

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

private
 public-local
 public-State
 public-Federal

building(s)
 district
 site
 structure
 object

| Contributing | Noncontributing | |
|--------------|-----------------|------------|
| <u>4</u> | <u>1</u> | buildings |
| <u>0</u> | <u>0</u> | sites |
| <u>0</u> | <u>1</u> | structures |
| <u>0</u> | <u>0</u> | objects |
| <u>4</u> | <u>2</u> | Total |

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

Number of contributing resources previously listed in the National Register
N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

| | |
|----------------------|------------------------------------|
| Cat: <u>INDUSTRY</u> | Sub: <u>manufacturing facility</u> |
| <u>INDUSTRY</u> | <u>industrial storage</u> |
| <u>INDUSTRY</u> | <u>office</u> |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

Current Functions
(Enter categories from instructions)

| | |
|-------------------------|-------------------------------|
| Cat: <u>INDUSTRY</u> | Sub: <u>office</u> |
| <u>INDUSTRY</u> | <u>manufacturing facility</u> |
| <u>WORK IN PROGRESS</u> | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

7. Description

Architectural Classification (Enter categories from instructions)
Other: Slow-burn heavy-timber mill construction

Materials (Enter categories from instructions)
foundation BRICK
roof ASPHALT
walls BRICK
CONCRETE
other BRICK
METAL

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

Pickett Cotton Mills
Name of Property

Guilford County, NC
County and State

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 a grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

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

Areas of Significance

(Enter categories from instructions)

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS)

preliminary determination of individual listing (36 CFR 67) has been requested.

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: _____

Areas of Significance

(Enter categories from instructions)

Industry

Architecture

Period of Significance

1911-1965

Significant Dates

1911

ca. 1915

1920

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Lockwood, Greene, and Company – Architect-

Engineer - 1911

Biberstein, Richard C. – Architect-Engineer -

1920

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Guilford County, NC
County and State

10. Geographical Data

Acreage of Property 5.54

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

Zone Easting Northing
1 _____
2 _____

Zone Easting Northing
3 _____
4 _____
 See attached map.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Laura A. W. Phillips, Architectural Historian

organization N/A date December 23, 2014

street & number 59 Park Boulevard telephone 336/727-1968

city or town Winston-Salem state NC zip code 27127

12. Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Claude C. and Mickie H. Gamble

street & number P. O. Box 3170 telephone _____

city or town Thomasville state NC zip code 27361

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

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

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Guilford County, North Carolina

DESCRIPTION

Materials, continued

Foundation: CONCRETE
Roof: METAL
Walls: METAL
WOOD
ASBESTOS
Vinyl
Other: WOOD
Granite

Summary and Setting

Built in 1911 according to the design of the Lockwood, Green and Company architecture and engineering firm, the original Pickett Cotton Mills building is a large, two-story-plus-basement, brick and reinforced-concrete industrial structure of slow-burn, heavy-timber construction. Additions to the mill date from 1920, 1928, and the 1960s. Five other resources accompany the mill on its 5.54-acre tract. Three – the 1911 one-story brick cotton warehouse west of the mill, the 1920 one-story brick office northeast of the mill, and the early 1950s brick sprinkler house on the west side of the mill – contribute to the property's historic and architectural character. The remaining two – the late 1960s trapezoidal-shaped, metal air conditioning water tower and the late 1980s one-story, corrugated-metal lumber shed – both on the west side of the mill – post-date the period of significance and do not contribute to the property's historic and architectural character. In addition, eight small water pressure valves and three fire hydrants stand around the perimeter of the mill. A small electrical transformer and the greatly diminished remains of the base of the water tower are located on the west side of the mill. Except for the loss of the mill's original windows when air conditioning was installed in the late 1960s, the Pickett Cotton Mills complex retains a relatively high degree of integrity of location, setting, design, materials, workmanship, feeling, and association.

Located at 1200 Redding Drive, the mill tract stands at the southwest corner of Redding Drive and Tryon Avenue in the heavily industrialized southwest quadrant of High Point, North Carolina. North of the property across Tryon Avenue is a transfer and storage facility with a large building, trucks, and parking. East of the property across Redding Drive is an overgrown parking lot and a cab company. South of the property are small houses that remain from the former mill village. West of the property is an expansive truck and bus lot.

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Positioned on the east half of the tract, the mill faces east toward Redding Drive. Except for the shipping and receiving area at the north end of the mill, the entire property is enclosed by a chain link fence. A grassy lawn runs from the east façade of the mill to the fence along Redding Drive, and young shrubs have been planted just inside the fence along the edge of the lawn. A row of four oak trees provides shade to the front of the mill from the entrance tower to the north end. Several tall pine trees are grouped at the south end of the façade. A concrete walk runs from Redding Drive to the entrance tower. Near the southeast corner of the mill is a water pressure valve. Another is located at the southwest corner of the 1920 south addition to the mill. An asphalt driveway runs from Redding Drive along the south end of the mill to the rear, where it curves west to the lumber shed at the southwest corner of the property and eastward to enter a concrete-lined, downward-sloped passage to a loading dock near the south end of the mill. A combination of asphalt and grass covers the ground behind (west of) the mill, and kudzu grows along the west fence line. At the southwest corner of the ca. 1965 addition to the mill is a water hydrant. Near the center of the west side of the ca. 1965 addition is the remaining concrete and steel fragment of the mill's water tower, and between it and the ca. 1965 addition to the mill is a water pressure valve. On the west side of the mill north of the boiler house are two water pressure valves. Standing west of the mill and approximately midway between its north and south ends are an electrical transformer (to the south) and an air conditioning water tower (to the north). West of the mill and northeast of the air conditioning water tower are a water pressure valve (on the south) and a water hydrant (on the north). Near the northwest corner of the property is the cotton warehouse, on the north side of which is a water hydrant. Between the cotton warehouse and the mill is the sprinkler house. Immediately south of it is a water pressure valve. Near the northwest corner of the mill is another water pressure valve. Originally, a railroad siding ran between the mill and the cotton warehouse, but it does not remain. Between the north end of the mill and Tryon Avenue, a combination of asphalt and concrete forms a parking court for shipping and receiving operations.

Mill

1911, 1920, 1928, ca. 1965

Contributing building

Exterior

Pickett Cotton Mill is a large, two-story-with-basement brick and concrete building measuring approximately 400 feet long (north-south) and 100 feet wide (east-west). The brick is laid in a variation of common bond with alternating headers and stretchers on every seventh row. Projecting brick piers provide the exterior wall supports, and reinforced-concrete window spandrels provide horizontal bracing between the piers. The brick corner piers are approximately twice the width of the others, and the fourth pier from the north end of the building is also wider,

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as it is part of an interior fire wall. At the top of the walls, under the roof eaves, brick corbeling runs between the piers.

The piers create thirty-seven bays along the east façade and twelve along the north end of the building. Except for the horizontal reinforced-concrete spandrels and the brick corbeling at the top of the walls, the bays originally were filled with tall windows divided by cross-shaped mullions into four panels, the bottom panels having eighteen lights each, and the top panels having six lights each. With the advent of air conditioning at the mill in the late 1960s, the window openings were replaced with brick. Small, four-light windows that tilt outward – two per former window opening – were inserted in the brick of every other bay.

The roof is a shallow gable, with two firewalls rising above it near the north end. Shaped rafter ends that are aligned with the brick piers support the overhanging eaves.

The focal point of the east façade is the two-and-a-half-story stair tower, which projects from what was the approximate center of the original building – with twelve bays north of the tower and fourteen bays south of the tower – before a ten-bay addition was built at the south end in 1920. The tower originally had large windows on each of three sides like those on the main walls of the mill, and like those other windows, these were later enclosed and small windows added. However, while the tower wall enclosures are a combination of brick and concrete, a ca. 1915 photograph of the mill shows that originally only brick was used for the solid areas of the tower. The tower rises a half story above the roofline of the mill. The half story is illuminated on three sides by long, narrow windows composed of two four-light windows that originally could tilt open for ventilation. A corbeled brick band carries across the top of the windows. The tower is crowned by a bell-cast pyramidal roof with exposed plain rafter ends. Seven granite steps on the east side of the tower lead to the entrance, which is composed of a double-leaf door with each leaf consisting of two horizontal wood panels in the lower half and four lights in the upper half. Originally the entrance did not have a porch or hood. Today a bell-cast hipped roof supported by plain brick posts shelters the entrance and wood hand rails have been added to either side of the steps. The date of construction of these features is not known, except that it post-dates 1956, the last year in which a Sanborn map depicts the mill.

The south elevation of the mill is unlike the other elevations in that it is of light frame construction rather than brick, concrete, and windows. This was designed to make further expansion easier. The original wall sheathing appears to have been German or plank siding which was later covered with the present asbestos shingles. Several louvered vents are found along each of the two stories, and what appears to have been a window, now enclosed, is at the center of the first floor. A low, roll-up door opens to the basement at the east end. The eaves brackets are smaller versions of those found on the other elevations. A vinyl-sided enclosed frame shed, which likely dates from the last quarter of the twentieth century, projects southward from the west end of the south elevation.

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The west, rear, elevation continues the form of the east elevation but has a series of projections built at different times. A one-story, flat-roofed, brick-veneered, concrete block addition, dating from ca. 1965, extends across the southernmost (corresponding) five bays of the mill and joins on the north with the now-brick-veneered 1920 slasher room – the next (corresponding) three bays of the mill. On the interior, these combined sections are at the mill's basement level. The south end of the ca. 1965 addition has three four-light windows, while the west side has two four-light windows. The 1920 slasher room has a large twenty-four light window and, at the north end, a double-leaf loading door that opens from the below-grade loading dock.

Immediately north of the one-story ca. 1965 and 1920 additions are several rear projections. Attached to the mill at above-ground basement level is what was originally the 1911 brick pump room, which separates the boiler room from the main body of the mill. It has a flat roof and an enclosed door on the north side. The much larger, 1911 brick boiler room with a round metal stack that rises from its flat roof extends two bays to the west and four bays southward from the pump room. It rises to the top of the first-floor level of the mill. The boiler room has wood-enclosed windows on the south, west, and north sides – seen from the inside to be composed of four six-light, tilt-out sections – and three impressive doors on the west and north sides. These large doors slide upward to open and are composed of four wood panels across the bottom third and two panels of six lights each on the upper two thirds. Extending from the south end of the west side of the boiler room is a brick, shed-roofed shed. It has two pairs of four-light windows on the west side and a five-horizontal-panel door on the north end. It was likely added ca. 1930, but its original use is not known. Located south of the pump room and between the boiler room and the main body of the mill are the west stair and the freight elevator. These additions date from 1920, when the south end of the mill was added. The stair addition rises to just beneath the mill roof eaves. It has large, eighteen-light windows headed by a corbeled brick band on the south and west sides at second-floor level and a flat roof. Adjacent to it on the north, the freight elevator rises above the mill roof. It has a louvered vent on the south and north sides, recessed brick panels headed by a brick corbeled band on the west and north sides, and a flat roof.

Projecting from the mid-point of the west elevation and rising to the top of the mill is the large, five-to-one common-bond brick air conditioning cooling tower, added in the late 1960s. It has a flat roof and metal louvered vents on each of its three exposed sides.

Four bays north of the cooling tower is the full-height, brick, water closet (restroom) tower. Located directly across the mill from the stair tower on the east elevation, it is an original feature and is identical in appearance to the main body of the mill.

Projecting one bay west of the water closet tower and continuing twelve bays northward to the north end of the mill is a two-story addition built in 1928. Its walls are identical to those of

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the original portion of the mill, except that all of the window bays are completely bricked up. On the south end is a double-leaf entrance with four-panel wood doors. The basement level of the fifth bay from the south end has a low basement entrance with a pair of almost square four-panel wood doors. At the northernmost bay is a loading entrance with a roll-up metal door. It is accessed via a metal gangplank that extends from a platform between the mill and the cotton warehouse. The square, concrete platform is approximately three feet high and is wood-sheathed. A second gangplank leads from the platform westward to the east dock of the cotton warehouse, and a concrete ramp leads southward from the platform to the ground.

The north end of the mill exhibits the same overall fenestration as the other elevations. However, all nine original bays have windows punched into the brick-enclosed panels (rather than in every other bay), while the three west-end bays of the 1928 addition do not. This elevation provides loading docks for the mill, and the first-floor windows have been replaced with metal roll-up loading doors.

Interior

The first and second floors of the main body of the mill – both the 1911 and 1920 sections – are nearly identical. The floors and ceilings are two layers of pine and maple left exposed underneath to avoid the use of flammable ceiling materials. Sprinkler system pipes, electrical wires within metal conduits, and metal HVAC ductwork hang from the ceilings. Walls on the north end and east and west sides of the mill are composed of brick piers, four-light replacement windows surrounded by plain brick within the bays, and concrete window spandrels along the bottom of the walls. The first-floor window bays at the north end of the mill have been converted (date unknown) to metal roll-up loading doors. A structurally exposed, light-frame wall, intended to facilitate expansion, encloses the south end. The perimeter walls are painted white with a wide, dark green band around the bottom.

Three rows of round support wood and metal columns, twenty-five feet between rows and twenty-five feet from the east and west walls, run north-south through the length of the mill. Within the three rows, the columns are positioned approximately ten-and-a-half feet apart, creating thirty-eight bays. The tops of the round columns fit into a molded cast-iron cap and plate, some of which bolt onto heavy-timber beams. Two beams join above each column, and each beam has chamfered edges with lamb's tongue stops. In the original portion of the mill, the columns are wood. However, the ten columns in each row of the 1920 south-end addition are cast iron and are more slender than the wood columns.

Immediately south of the fourth bay from the north end, a sixteen-inch brick fire wall runs east-west across the mill, creating a separate space. Near each end of the second-floor fire

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wall is a segmental-arched opening with a Kalamein fire-resistant door on each side.¹ There is also an arched open with Kalamein doors near the east end of the first-floor fire wall. Doubtless, originally there was one near the west end, but that opening has been enlarged, and three additional openings have been cut into the fire wall between the two spaces.

In the third bay from the north end of the mill, a freight elevator projects from the west wall adjacent to an enclosed vent of approximately the same size on the south. At the south end of the mill, a conveyor belt rises east to west from the first floor to the second. It is supported by thin, metal, vertical poles.

While most interior features of the mill are common to the first and second floors, a few additions from the last quarter century are specific to one floor or the other. On the first floor, a set of two frame offices, probably dating from ca. 2000, projects westward into the mill space immediately north of the entrance to the east stair tower. Measuring approximately ten feet east-west and thirty feet north-south, the office block rises only to the underside of the ceiling joists. It is sheathed with bands of horizontal boards across the bottom and top with the middle composed of vertical boards. A pair of single-pane glass and wood doors opens to the offices from the west side. They are flanked by single-pane windows, and additional single-bay windows are on the sides. Another, much smaller and more cheaply built single-office frame enclosure projects into the mill space from the east wall around ten bays south of the east stair tower. Of similar size and quality, a small frame office projects from the west wall of the second floor just north of the restrooms. Also on the second floor, a frame partial-wall enclosure projects from the west wall approximately midway between the north and south ends of the mill. Its use is not known.

The mill has two sets of stairs. All doorways from the mill to the stairs are segmental-arched. The primary stair is enclosed within the stair tower that projects from the east façade approximately one third of the way south from the north end of the mill and near the center of the original mill. A Kalamein door stands on the mill side of the tower entrance at both first- and second-floor levels. Immediately after entering the stair tower from the mill's first floor, a five-panel wood-and-glass panel door on the right provides access to a small, brick-enclosed room with storage cubbies rising on the wall to either side. A six-light window above the east block of cubbies opens to the main room of the stair tower. The outer wall of the room with cubbies is sheathed with narrow beaded boards. The walls of the stair tower are brick, and four-light windows provide illumination. On the east wall, a double-leaf door with two-horizontal wood panels on the bottom half and four-light glass panels in the upper half opens to the outside. The stair begins on the south side of the tower and rises from east to west, turning at a landing halfway between floors, then goes three steps to the north and turns at another landing, from

¹ Kalamein doors are galvanized-metal-clad, solid-core wood doors set on rollers and hung from a sloping metal bar. They automatically close in case of fire so that the fire does not spread to other rooms.

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there continuing west to east to the second floor. The closed-string wood stair features a beaded board solid balustrade, a molded handrail, and either a beaded board spandrel beneath the steps or a reeded molding along the bottom of the balustrade, depending on location. Square newels have chamfered edges with lamb's tongue stops, topped by a narrow, horizontal band with a pyramidal cap. From the second floor landing, an open hallway along the north wall leads to the mill's second floor. A narrow stair along the east wall rises nine steps from north to south to a landing, then turns west and rises along the south wall to a six-horizontal-panel door in a frame stair enclosure that opens to a room at the top of the tower. The square room has a wood floor, exposed brick walls, and exposed roof framing that rises to a peak. Low on the north, east, and south walls are narrow, horizontal, wood windows composed of two sections of four lights each. Although the in-situ frame sash appear to be replacements, an original four-light sash remains leaning against the east wall. Small-diameter piping runs along the north wall just above the floor. Instead of a window, the west wall has a square hatch low on the wall with a handle and latch. Sheathed with sheet metal, the hatch provides access to the mill roof.

The second stair, which opens to the first, second, and basement levels of the mill, is in a brick-enclosed tower that projects westward from the main body of the mill between the mill and the boiler room. The west stair tower and an adjacent elevator date from the 1920 addition to the south end of the mill. The tower is accessed from doorways on the west side of the mill nine bays from the south end. At each level, a Kalamein door on the mill wall stands ready to isolate the stair in case of fire. The stair changes direction at every floor and half-floor level and has a beaded-board wainscot and a plain, metal rail. Eighteen-light industrial metal windows with an eight-light section that pivots outward are located on the west and south walls at the top of the stair tower.

Projecting from the west wall of the mill, opposite the east stair tower, a brick-enclosed water closet tower provides two side-by-side restrooms on the first and second floors. Segmental-arched openings hold replacement six-panel doors with single-light transoms. The bathrooms have modern ceramic-tile floors, brick and concrete walls, a concrete-block privacy wall, and modern stalls and fixtures.

Near the center of the west side of the mill, a metal door with a small window opens to the cooling tower, a brick addition projecting westward from the mill that was built in the late 1960s. Within the cooling tower are concrete floors, brick and concrete-block walls, piping, and an enclosure for the cooling equipment. The chiller unit is within the basement level.

In 1928, a two-story brick addition, measuring approximately thirty east-west by 130 feet north-south, was built at the northwest corner of the mill. The first- and second-floor interior spaces of the addition are similar in some ways and different in others. Both have dense wood floors, enclosed exterior windows, and ceilings with exposed beam supports. Both retain the brick west wall of the original mill.

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On the first floor, a wood partition separates the northernmost bay from the rest of the addition, creating a loading dock. At the west end of the loading dock, a modern, metal, roll-up loading door opens to the exterior, as do a pedestrian door and two roll-up loading dock doors on the north wall. Kalamein doors are on either side of a round-arched doorway to the original mill at the east end of the loading dock. Near the center of the south partition wall of the loading dock is a plain double-leaf wood door with a single, small window pane in each leaf, and near the east end of the partition wall, a five-panel pedestrian door opens to the main room of the addition. Around this door, a small plywood office has been built into the northeast corner, and a separate, modern door on the west side of the office opens to the large room of the addition. At the west end of the south wall of the addition, a large, double-leaf, door with four panels in each leaf opens to the outside. On the east side of the addition, the brick wall of the original mill has openings on the lower two thirds of the spaces that originally held the mill windows. In the fifth bay from the north end of the mill, a large, double-leaf door with diagonal boards and a small window in each leaf provides direct access between the original mill and the addition.

All windows are enclosed on the second floor of the 1928 addition. There are two sets of double-leaf doors on the east wall – one in the fifth bay from the north end of the mill and the other one five bays farther to the south. These doors are completely plain, with no diagonal boards and no windows. Also on the east wall, a metal stair that may be capable of being raised, provides access to the roof.

The basement extends throughout the mill, with the different sections corresponding with the various periods of mill construction. The west stair enters the 1920 addition and is separated from it by a Kalamein fire-resistant door. The south end room – the machine shop – comprises the entire 1920 addition and has primarily a concrete floor (one section retains wood flooring), brick walls, cast iron columns, and heavy-timber ceiling joists. Windows are enclosed, and a loading door is at the southeast corner. Immediately north of the stair is the freight elevator. Immediately south of the stair is a segmental-arched opening with a Kalamein door. South of it and just within machine shop is an industrial scale. The segmental-arched doorway opens to a small passage leading to what was originally the slasher room. Double-leaf loading doors at its west end open to the outside. The slasher room has a concrete floor, brick walls, and heavy-timber ceiling beams. When an addition was built to the south end of the slasher room ca. 1965, the brick south wall was removed and three slender cast iron poles were installed to support the ends of the wood ceiling beams. South of that point, the room has concrete-block walls and a metal-truss ceiling.

On the east half of the north wall of the machine shop, metal doors open to two kiln rooms within the footprint of the original mill. These were likely used by the furniture manufacturer that owned the building after Pickett Cotton Mills closed in 1985. The use of these spaces prior to that time is not known. At the west end of the north wall of the machine shop, a

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door opens to the maintenance room. Located within the footprint of the original mill, it has a wood floor, brick-pier walls, wood support columns, and heavy-timber beams. Several tall sash windows remain exposed on the west wall of the maintenance room, though they are bricked up on the exterior. A double-leaf loading door on the west wall opens to the outside, and a restroom in the northwest corner is enclosed with beaded board walls.

A door on the north wall of the maintenance room provides access to a vast area beneath most of the original mill. It has a dirt floor and north-south rows of brick posts that alternate, by row, between large and very large. The brick posts support heavy-timber beams that, in turn, support the mill's first floor. On the east side of the space, half-height frame storage units with open cubbies extend north-south between the posts. A fire wall at the north end of the area, four bays south of the north end of the mill, corresponds with the fire wall on the upper floors. A current floor plan of the basement indicates that there are two restrooms at the base of the water closet tower and an opening to the basement from the east stair tower, but these could not be accessed. A wood door on the west wall of the dirt-floored area opens to the basement of the late-1960s cooling tower. Concrete steps with a pipe railing lead down to the concrete floor, on which stands the mammoth chiller, composed of horizontal cylinders and large and small metal pipes. The room has both concrete and brick walls and steel I-beams and support posts. On the west side of the room, a double-leaf door opens to the outside, and at the southeast corner, a door opens to a small office.

A low, double-leaf, wood-paneled door on the west exterior wall of the 1928 addition provides access to its basement, but that space could not be accessed.

The boiler room on the west side of the mill can only be accessed from the exterior through large, glass-paned and wood-paneled doors on the west and north sides that slide upward to open. Within the boiler room, which is original to the mill, is a concrete floor, brick walls, and a mammoth metal boiler encased in brick. The north, front, end of the boiler has six fire boxes of different sizes with a large, round, cylindrical form above them. From the top of the boiler, a metal smokestack rises up through the roof. The boiler is a locomotive-style butt-strap boiler manufactured in 1912 by the J. & S. Schofield's Sons Company of Macon, Georgia. The boiler was continuously inspected until at least 2006. There are few operational boilers a hundred years or more in age, and as a Southern-made boiler from the 1910s, this one is quite rare.²

Attached to the west side of the boiler room and, like it, accessed only from the exterior, is a one-story brick shed room, which was probably added ca. 1930. Inside, it has a concrete floor, brick walls, a wood shelf extending along the west wall beneath four-light windows, and exposed wood ceiling joists and roof decking.

² Mac Whatley, Correspondence with Laura A. W. Phillips, April 1, 1915.

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Note: The auxiliary buildings and structures are listed geographically, from the northeast corner of the property westward and then southward to the southwest corner.

Office
1920

Contributing building

Located at the northeast corner of the mill property with only a small setback from both Redding Drive and Tryon Avenue, the mill office is a one-story, painted-brick building that faces east onto Redding Drive. It is three bays wide and four bays deep and has a corrugated metal-sheathed hipped roof with a low hipped dormer on all but the west side and a chimney stack rising from the west slope. The north dormer retains its narrow, five-light window. Original windows are one-over-one double-hung wood sash, and those on the façade are shaded by metal awnings. The façade has a central door with a large glass panel in the upper half, single-pane sidelights, and a wide glass transom overhead. Three concrete steps lead to the door, which is sheltered by a metal awning. The south elevation has two doors in the outer bays and two windows in the inner bays. Both doors are reached by three concrete steps and have metal awnings. The north elevation has three tall windows like those on the other elevations and a smaller window in the west-end bay. The west elevation has a steep concrete stair rising from north to south to provide access to a high, four-panel door in the center. A window like those on the other elevations is in the south bay.

The interior has modern replacement wood floors, plaster or gypsum board walls and ceilings, and a high beaded-board wainscot. The floorplan is original. Most of the north half of the interior is one open room with a support post in the middle. The south half is comprised largely of three rooms, including a work room at the east end, a conference room in the middle, and a waiting room in the west end. Two restrooms have been installed at the west end of the building and, between them is located the Mosler Safe Company walk-in safe.

Cotton Warehouse
1911, ca. 1915, 1928

Contributing building

The cotton warehouse stands west of the north end of the mill and is connected to it by a pair of gangplanks with a central platform. It is a one-story-with-basement brick building with a very shallow, side-gable roof with side parapets. The brick of the 1911 and 1928 sections has a modified common bond like that of the mill, composed of six rows of stretchers followed by one row of alternating headers and stretchers. Concrete loading docks carry across the front (east) and rear (west) of the 1911 warehouse and are sheltered by braced metal canopies. The east façade of the warehouse consists of a series of double-leaf board-and-batten wood loading doors

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set within a surrounding vertical-board wood wall. The battens and diagonal braces are original, but the vertical board sheathing is a modern replacement. The warehouse's west elevation is brick and has a side-sliding loading door on the basement level and three eighteen-light metal industrial windows with central tilt-out sections on the first floor level. The brick west elevation may have been added ca. 1928. The north elevation of the warehouse features a concrete ramp with a metal conveyor belt that descends westward from the front of the warehouse. West of the conveyor belt, near the center of the north elevation, a side-sliding loading door opens to the basement of the warehouse.

Built at the same time as the mill, the cotton warehouse originally consisted of the large central warehouse and an opening room projecting southward from the west half of the south elevation of the building. Around 1915 a waste room was added to the east end of the opening room. In 1928, a second opening room was added to the west half of the north side of the warehouse.

The west elevation of the 1911 opening room has a side-sliding loading door and, north of the door, a bricked-up segmental-arched window. These are sheltered by a braced metal canopy. Steel and concrete steps with steel pipe railings descend from the loading dock's south end to the ground. The opening room's south side has two partially bricked-up segmental-arched windows. Concrete steps surrounded by a chain link fence on the south side of the opening room provide access to its crawl space. East of the opening room, the ca. 1915 waste room is lower in height than the warehouse and opening room. It has a shed roof that slopes downward from north to south. Its east façade was replaced, probably in the 1950s, with a stepped parapet wall in five-to-one common bond and a wood side-sliding door. The south elevation of the waste room features four segmental-arched windows that have been bricked up. A square opening at the southwest corner of the waste room provides access to that section's crawl space. The 1928 north-side opening room has a flat roof that is lower than the warehouse's and has a parapet along the north edge. A loading door is on the east side, three twenty-five light windows with tilt-open sections are on the north elevation, and two identical windows are on the rear (west elevation).

The interior of the main floor of the central warehouse retains a small area of original wood flooring, but the rest has been covered with modern plywood subflooring. The interior has exposed brick walls, two east-west rows of chamfered wood posts that support wood beams, and an exposed wood ceiling. One of the posts at the front of the warehouse retains a set of light switches that are controlled by the moving up or down of a metal rod. At the northeast corner of the warehouse is a cotton scale that carries the name Toledo Printweigh. The basement of the warehouse has a concrete floor, brick walls, and two rows of chamfered wood posts that support

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the wood beams. At the north end of the basement is a wood-trussed support for the cotton scale above it. Next to this framework is a large metal hopper feeder.³

The interior of the 1911 south opening room has a concrete floor and exposed brick walls. In the northwest corner a vertical wood divider creates a storage bin. On the south side of the room is a large metal machine, thought to be a waste press, which bears the label Continental Gin Company Birmingham, Ala. – Dallas, Texas.⁴ East of this machine is a wood ramp with side rails that leads to the waste room. South of the ramp is another, smaller metal machine. The interior of the ca. 1915 waste room has a wood floor, brick walls, and a steel-truss roof that probably dates from the 1950s when the waste room's east façade was rebuilt. Vertical wood dividers north and south of a central open passage create storage bins. The interior of the 1928 north opening room has a concrete floor, brick walls, and steel I-beams supporting the ceiling.

Sprinkler House Early 1950s

Contributing building

Located on the west side of the mill near the north end, the sprinkler house is a small, square building of five-to-one common bond brick. It has a shed roof that slopes downward from west to east and a door on the north side. On the west wall is a round, metal sprinkler alarm manufactured by the Viking Corporation of Hastings, Michigan.

Air Conditioning Water Tower Late 1960s

Noncontributing structure

Standing west of the mill approximately midway between the north and south ends is the late 1960s air-conditioning water tower. Set on a concrete base, the structure has corrugated-metal north and south walls and metal-louvered east and west walls. The east and west walls project outward from bottom to top, giving the structure a trapezoidal shape. The roof is flat with a circular metal fan in the center. A large, L-shaped pipe extends from the south side of the tower and then down into the ground.

³ Mac Whatley Correspondence.

⁴ *Ibid.*

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Lumber Shed
Late 1980s

Noncontributing building

The lumber shed is located in the southwest corner of the mill property where the mill reservoir originally stood. Built after the mill had become a furniture factory, it is a three-sided, one-story building of steel construction with corrugated metal siding, a flat roof, and a four-bay open façade that faces east.

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SIGNIFICANCE

Significant dates, continued

1928

Architect/Builder, continued

Central Carolina Construction Company – contractor – 1911

Stewart, R. K., and Company – contractor – 1920

Connor, J. O., and Son – contractor – 1928

Summary

Pickett Cotton Mills in High Point, North Carolina, was incorporated in 1910 by a group of community leaders lead by brothers F. M. and W. P. Pickett, descendants of one of High Point's early industrial families. It was the first cotton mill in High Point that met with long-term success and, as such, it was a leader in the city's textile industry. Initially it made cotton cloth, but by 1923, it had added more profitable cotton yarn to its products. Surviving the Depression, Pickett Cotton Mills continued to operate several shifts, providing employment for 250 to 300 workers. When, like many textile mills, it could not overcome the detrimental economic effects brought by cheap foreign imports in the last quarter of the twentieth century, the number of workers diminished, and the mill closed in 1985.

Pickett Cotton Mills exhibits much of the evolution of mill construction in High Point from 1911 to the 1960s, but it is the construction that occurred between 1911 and 1920 that is of architectural significance. Designed by the prominent engineering firm of Lockwood, Greene, and Company, the original mill building epitomizes in most respects the slow-burn, heavy-timber system of mill construction that was the primary method used during the first quarter of the twentieth century. However, Lockwood, Greene, and Company's plan introduced a more progressive element – reinforced-concrete window spandrels – that set Pickett Cotton Mills apart from the other mills in High Point. This feature not only added to the strength of mill, but also allowed for even larger windows. In addition to the architectural significance of the mill, the cotton warehouse exemplifies and is the only surviving example in High Point of this essential structure associated with cotton mills. The Pickett Cotton Mills office is one of the few separate mill offices left in High Point and typifies the popular house form that some offices took.

Pickett Cotton Mills meets Criterion A for listing in the National Register because of its local industrial significance. It also meets Criterion C for its local architectural significance. The period of significance spans the years from 1911, when the initial sections of both the mill and

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the cotton warehouse were built, to 1965, fifty years ago, and includes several other important construction dates – 1915, 1920, and 1928 – in the mill’s history. Although the mill continued to operate for twenty more years after 1965, contributing to the economic vitality of High Point, those years are not of exceptional significance to the history of the mill.

Historical Background and Industry Context

Economic difficulties faced by the South in the aftermath of the Civil War initially hampered the development of industry, but by 1880, industry across North Carolina had surpassed its pre-Civil War volume. Industrialization continued to increase, spurred by the exhortations of newspapers across the state for a New South through the development of industry, natural resources, and railroads. A barrage of editorials and industrial editions spread the word and kept the pressure to industrialize alive. Industrial expansion in North Carolina took place primarily in three industries – cotton textiles, tobacco, and furniture – although there were many other industrial endeavors as well.⁵

High Point, in North Carolina’s central Piedmont, developed around the strategic 1855 crossing of the North Carolina Railroad and the Great Fayetteville and Western Plank Road. With a population of 250, the town incorporated on May 26, 1859. The fortuitous combination of an expanding rail system, access to raw materials, local capital, and ample leadership contributed to High Point’s remarkable development as one of North Carolina’s most prominent manufacturing centers in the late nineteenth century and continuing throughout most of the twentieth century.⁶

In 1885, the Sanborn map for High Point indicated that the city’s industries included two grist mills; a sash, door, and blind factory; a planing mill; a shuttle and spoke factory; a marble works, and two tobacco factories. These were fairly typical of those found in towns in North Carolina’s Piedmont during the period. Today, only two nineteenth-century industrial buildings remain in High Point.⁷ The Willowbrook Mill, High Point’s first textile mill (exact date unknown), was destroyed by fire before 1900.⁸ By the end of the nineteenth century, it had become clear that the industrialization of High Point was well underway. In his 1900 promotional booklet on High Point, J. J. Farriss asserted that there were thirty-three factories in

⁵ Phillips, “High Point Historic Industrial Architecture Survey,” 7.

⁶ *Ibid.*

⁷ These are the 1884 H. R. Welborn Tobacco Factory at 212 North Main Street and the 1899 O. Arthur Kirkman Manufacturing Company Building at 507 West High Street (NR, 2007, as part of the West High Street Historic District).

⁸ Phillips, “High Point Historic Industrial Architecture Survey,” 7-8.

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town. A variety of industries made their home in High Point, but it was in furniture and textiles and their support industries that the city excelled.⁹

Led by industrialists and entrepreneurs John Hampton Adams and James Henry Millis, hosiery became the most prominent branch of textile manufacturing in High Point. In 1904, Adams and Millis established High Point Hosiery Mills at 401 West English Road, the first successful hosiery mill in the city. Of that complex, only the 1922 boarding and knitting building survives. Following up on their first success, Adams and Millis established a second hosiery mill, the Piedmont Hosiery Mills, across the street at 400-410 West English Road, in 1910. One of the original 1910 buildings in that complex, which came to include the 1928-1931 Adams-Millis Full-Fashioned Hosiery Mill, survives, as do later buildings from 1915 and 1953. Other hosiery mills were soon being erected at a steady pace in High Point.¹⁰

In addition to hosiery mills, there were other types of textile mills that drove High Point's twentieth-century economy.¹¹ The first of these, and one of the most important, was Pickett Cotton Mills.

Beginning in January 1910, a group of community leaders in High Point met to discuss the potential establishment of a cotton mill in the city. On February 18, the preliminary organization of a mill was set forth, and on February 23, 1910, the certificate of incorporation for Pickett Cotton Mills, Inc. was filed with the Secretary of State's Office. The incorporation authorized capital stock of \$500,000 at \$100 per share. However, the company could begin business when there were stock subscriptions for \$150,000. In fact, the company started with 1500 shares divided among eleven investors. By far, the largest stockholder was F. M. Pickett, who purchased 965 shares. The second largest was his brother, W. P. Pickett, who purchased 250 shares. J. J. Welch, J. W. Harris, and J. Elwood Cox of High Point, and R. L. Steele of Rockingham each purchased fifty shares, and the remaining five men purchased from ten to twenty-five shares each.¹² Officers of the new corporation were Robert L. Steele, President; W. P. Pickett, First Vice-President; J. J. Welch, Second Vice-President; and F. M. Pickett, Secretary and Treasurer.¹³ The Picketts, for whom the mill was named, were the sons of William Penn Pickett, one of the early leaders of High Point's tobacco and furniture industries. The elder Pickett established W. P. Pickett and Company Tobacco Manufacturer in 1879 and was one of the organizers of the Welch and Marsh furniture companies in the 1890s and 1906,

⁹ *Ibid.*, 8.

¹⁰ *Ibid.*, 11.

¹¹ *Ibid.*, 12.

¹² "Cotton Mill Talk," *High Point Enterprise*, January 11, 1910; "Preliminary Arrangements for the New Cotton Mill Effected Last Night," *High Point Enterprise*, February 19, 1910; Guilford County Incorporation Book D, 71-72.

¹³ "New Cotton Mill," *High Point Enterprise*, March 31, 1910.

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respectively.¹⁴ Like others among the shareholders of Pickett Cotton Mills, F. M. and W. P. Pickett were community leaders, and W. P. Pickett would later serve as the city's mayor from 1915 to 1917.¹⁵

In April 1910, the Board of Directors of Pickett Cotton Mills, Inc. selected the architectural and engineering firm of Lockwood, Greene, and Company to design their mill. The price – not to exceed \$2,500 – was based on a mill with 12,240 spindles and accompanying looms and was to be paid for by stock in the corporation.¹⁶ Lockwood, Greene, and Company, with principals Amos Lockwood and Stephen Greene, was one of the major engineering firms in the eastern United States from the late nineteenth century through the twentieth century, specializing in the design of industrial plants. Based in Boston, Massachusetts, the company had an extensive business in the South and operated offices in Atlanta, Greenville, Spartanburg, and Charlotte, as well as other cities around the country. Nevertheless, the firm had fewer projects in North Carolina than in other states, possibly because other mill designers and building firms were well established in Charlotte.¹⁷

By September, the contract for constructing the mill had been awarded to Central Carolina Construction Company of Greensboro.¹⁸ Hedgecock Brick Company of Winston-Salem provided at least some of the bricks for the mill.¹⁹

During May, 1910, correspondence among officers R. L. Steele and F. M. Pickett of Pickett Cotton Mills, Inc. and R. E. Barnwell, district manager of Lockwood, Greene, and Company, centered on the design of the mill. Lockwood, Greene, and Company presented several plans, indicating their preference, and R. L. Steele, president of the mill, countered with a plan of his own, which he said would cost less. Steele's plan contradicted most aspects of the engineering firm's plan. Steele was simultaneously president of Steele's Mills, Manufacturers of

¹⁴ Postlemayr, "Pickett Cotton Mills Description and History" (from the *High Point Enterprise*, October 31, 1971, and January 20, 1935).

¹⁵ Cindy Smith, High Point City Manager's Office, phone conversation with Laura Phillips, December 15, 2014.

¹⁶ F. M. Pickett, correspondence with Lockwood, Greene and Company, April 22, 1910, Pickett Cotton Mills Records, Box 1, Folder 2, Southern Historical Collection, UNC-Chapel Hill.

¹⁷ One of the firm's most noteworthy North Carolina commissions was for Loray Cotton Mill in Gastonia. John E. Wells and Catherine W. Bishir, "Lockwood, Greene, and Company," *North Carolina Architects and Builders*, <http://ncarchitects.lib.ncsu.edu/people/P000300> (Accessed December 15, 2014).

¹⁸ R. E. Barnwell, correspondence with Robert L. Steele, September 9, 1910, Pickett Cotton Mills Records, Box 1, Folder 14.

¹⁹ Invoice, Hedgecock Brick Company to Central Carolina Construction Company, August 9, 1911. Pickett Cotton Mills Records, Box 1, Folder 17.

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Print Cloths in Rockingham, North Carolina, and he may have based his plan on his experience there.²⁰

Judging from the mill that was built – based on written descriptions at the time of its construction and on its current appearance – Lockwood, Greene, and Company apparently was able to convince the mill officers of the wisdom of at least most of the firm’s design proposals. In July, Pickett Cotton Mills approved Lockwood, Greene, and Company’s plans for a mill of “good, solid, plain, construction.”²¹ During May, mill officials had begun compiling lists of the machinery that would be needed, initially for 300 forty-inch looms that would make sheeting, and M. Muller, the assistant general engineer of the Southern Railway began consulting with F. M. Pickett on the location of side tracks for the mill.²²

Interestingly, given the planning for the mill that was proceeding, it was not until August 30, 1910, that Pickett Cotton Mills secured a deed for the land on which the mill was to be built. At that time, E. H. C. Field and his wife, Dora Field, sold just over twenty-three acres to the mill corporation.²³ Of that, the mill buildings eventually consumed approximately five and a half acres. Most of the remainder was used for the construction of mill houses, fewer than half of which remain, on the streets surrounding the mill.²⁴

By November, construction on the mill had begun. The *High Point Enterprise* proclaimed it would be a “great cotton mill” and “a huge plant” that would “put new life into our community on a direction which we have long desired.”²⁵ In early December, Central Carolina Construction Company placed an advertisement in the newspaper for “10 or 15 laborers to work on Pickett Cotton Mill. Good wages.”²⁶

Construction on the mill continued throughout 1911. In April 1911, the Sanborn map for this area of High Point depicted the mill, its warehouse, and its railroad siding, although it was

²⁰ R. E. Barnwell, correspondence with F. M. Pickett, May 5, 1910, and Robert L. Steele, correspondence with F. M. Pickett, May 6, 1910, Pickett Cotton Mills Records, Box 1, Folder 13; F. M. Pickett, correspondence with Lockwood, Greene and Company, May 7, 1910, Pickett Cotton Mills Records, Box 1, Folder 8.

²¹ Lockwood, Greene, and Company, correspondence with F. M. Pickett, July 18, 1910, Pickett Cotton Mills Records, Box 1, Folder 14. Unfortunately, no plans for the original mill, its additions, and its ancillary buildings have been located. The early correspondence concerning the design of the mill set the tone for most future correspondence between mill officers and engineers, contractors, and suppliers of materials and equipment. Mill officials fairly consistently badgered them in an attempt to obtain lower prices for services and materials.

²² Robert L. Steele, “List of Machinery” May 26, 1910, Pickett Cotton Mills Records, Box 1, Folder 13, Southern Historical Collection, UNC-Chapel Hill; “Arranging for Cotton Mill,” *High Point Enterprise*, May 27, 1910.

²³ Guilford County Deed Book 230, pp. 440-441.

²⁴ Plat Book 11, p. 78. After 1939, Pickett Cotton Mills began divesting itself of its mill houses, selling them mostly to the mill workers who occupied them. Over the years, many of the houses have been lost.

²⁵ “High Point’s Great Cotton Mill Well under Way --- a Huge Plant,” *High Point Enterprise*, November 4, 1910.

²⁶ “Laborers Wanted,” *High Point Enterprise*, December 6, 1910.

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labeled "from plans." This first image indicated that the dust room, electric motors and shafting, and machine shop would all be in the basement. Weaving would be on the first floor, and spinning would be on the second. A stair tower projected from the east façade at its center, while opposite it, a water closet tower projected from the west elevation. The pump room and the boiler house extended from the southwest corner of the mill. A water tower stood just southwest of the mill, and farther west was a water reservoir. West of the north end of the mill, across from the railroad siding, the cotton warehouse was depicted with an opening room attached to the southwest corner and concrete platforms across the east and west elevations.²⁷

In September, the *High Point Enterprise* reported that construction of the mill was nearing completion and that the machinery, already ordered, was due to arrive at any time.²⁸ The paper followed up on October 13, 1911, with the announcement that eighteen car loads of looms and other machinery had arrived and were being unloaded at the mill.²⁹

In May 1911, the *High Point Enterprise* had published a long, detailed article on Pickett Cotton Mills claiming that in building this mill, High Point was setting an example to the entire cotton milling business, presumably on how durable, well-arranged, and economical a cotton mill could be. This assertion was followed up by a detailed description of the mill based on the reporter's on-site inspection with mill secretary-treasurer F. M. Pickett and engineer and superintendent J. T. Wardlaw.³⁰

According to the news article, the mill was 103 feet by 305 feet and consisted of a basement and two stories. A large tower on the front contained the main entrance and the stairway to the second floor, while a tower at the rear of the mill contained lavatories and water closets for each floor. A large tank at the top of the rear tower would provide an ample water supply for all sanitary purposes. (Whether the water tank remains is not known.) The machine shop, with dimensions of sixty-four by fifty feet, was located in the basement at the south end of the mill. An electric elevator ran from the machine shop to the top floor of the mill. Adjacent to the machine shop but outside the main building was the sixteen by twenty-four-foot pump room and a boiler room measuring sixty-four feet by fifty feet. The coal chute on the railroad siding was only a few feet from the boiler room. The boiler was designed to supply steam for heating and for the slashers, while the mill machinery was to be driven entirely by electric power. The entire building contained 107, 897 feet of floor space with 22,500 on the ground floor (basement). The shafting, pulleys, electric motors and related devices were to be housed on

²⁷ Sanborn Map, 1911, p. 19. The railroad siding headed northward from the mill property, crossing Tryon Avenue and then curving to the northwest until it connected with the main rail line.

²⁸ "The Cotton Mill," *High Point Enterprise*, September 19, 1911.

²⁹ "Looms Arrive," *High Point Enterprise*, October 13, 1911.

³⁰ "Pickett Cotton Mills," *High Point Enterprise*, May 12, 1911.

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ground floor, so that they would not interfere with the manufacturing operations on the first and second floors.³¹

Throughout, the mill was designed for strength and permanency. The loads on the outside walls were carried by brick piers. The interior loads were carried by columns made of the best Georgia pine and supported by cast iron base plates and pintles which, in turn, rested on large brick piers (in the basement). All piers and walls rested on heavy concrete foundations. A unique feature of the mill's construction, and one that was a departure from typical mill construction, was the use of reinforced concrete panels between the brick piers of the exterior walls. Steel rods reinforced the concrete panels and continued through the adjoining brick piers, making a continuous band of steel rods throughout the exterior walls of the building. This type of construction was much stronger than simply using brick masonry and provided more protection from the chance of walls being loosened by the vibrations of the mill machinery, a problem often encountered with the older method of brick arch construction.³² In addition, by using reinforced-concrete panels instead of brick arches, taller windows could be used, thereby providing more light for the interior of the building. The reinforced-concrete panels also enhanced the appearance of the mill, the gray concrete contrasting nicely with the red brick and red mortar joints.³³

According to the May news article the mill, when finished, would have a complete and up-to-date fire protection system that would ensure the lowest rate of insurance. The mill was to have a large supply tank and water reservoir (both gone), a fire pump, and an automatic sprinkler system. A fire wall would separate the picker room from the main mill, and automatic fire doors would be placed at all main doors.³⁴

Located across the railroad siding from the mill, the cotton warehouse and opening room were also lauded in the news article. The upper story of the two-level warehouse was level with the rail cars as they stood on the track, and a wide concrete platform extended to the car doors. The lower story of the warehouse had an outside concrete platform that was connected to the upper platform by an incline. A standard firewall separated the warehouse from the opening room. After the bales of cotton were opened, the cotton would be carried by blowers to the second floor of the mill.³⁵

The very best machinery, made by Howard and Bullough American Machine Company of Pawtucket, Rhode Island, was to be used in the mill to produce a high class of print goods.

³¹ *Ibid.*

³² *Ibid.*

³³ *Ibid.*

³⁴ *Ibid.*

³⁵ "Pickett Cotton Mills," *High Point Enterprise*, May 12, 1911.

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The news article ended by listing those associated with the design and construction of the mill: designed by Lockwood, Greene, and Company, constructed by Central Carolina Construction Company, superintended for the design firm by W. A. Fries, and superintended for the mill company by engineer J. T. Wardlaw.³⁶

Well after the mill was completed, in August 1912, another long newspaper article on Pickett Cotton Mills reiterated much of what had been said in the May 1911 article. However, the 1912 article elaborated on some features of the mill and its structural system. The article claimed that because of the use of reinforced concrete for some of the structural system, the time needed to erect the mill was less than it would have been if typical standard mill construction had been used. Then, too, the cost of construction was less than it would have been otherwise. The 1911 building also provided for future expansion. Not only was there a reinforced concrete loading platform that extended from the cotton warehouse to the railroad spur, but there was also one that extended from the mill to the spur. The coal trestle was located at the rear of the boiler house, and the boiler house had a steel truss roof. The elevated water tank held 75,000 gallons, while the reservoir had a 315,000 gallon capacity and an underwater fire pump. The article provided specific dimensions for various parts of the mill and cotton warehouse, including the size of columns and thickness of floors and roofs. More information was provided about the suppliers of various mill equipment. The automatic sprinkler system was installed by the General Fire Extinguisher Company of Providence, Rhode Island and included Grinnell automatic sprinklers. The machinery was made by the H. and B. [Howard and Bullough] American Machinery Company of Pawtucket, Rhode Island. The 260 Ideal automatic looms were supplied by the Stafford Company of Readville, Massachusetts. The article pointed out that the construction of the mill resulted from studies in both structural economy and the comfort of the mill workers.³⁷

When the next Sanborn map for this area of High Point was published in July 1917, it showed that a one-story waste house had been added to the southeast corner of the cotton warehouse. Since the waste house was not shown on the 1911 Sanborn map, it is safe to assume that it was built ca. 1915.³⁸

The Annual Report for the Department of Labor and Printing in 1915 listed only two cotton mills in High Point – Pickett Cotton Mills and Highland Cotton Mills (NR, 2014), which were located in the same area of the city.³⁹ That year, Pickett Cotton Mills had \$203,000 in capital stock. It housed 13,312 spindles, 304 looms, and 24 cards used for spinning and weaving

³⁶ "Pickett Cotton Mills," *High Point Enterprise*, May 12, 1911.

³⁷ "Pickett Mills, High Point, N. C.," *High Point Enterprise*, August 19, 1912.

³⁸ Sanborn Map, 1917, p. 20.

³⁹ This did not include hosiery mills.

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to produce cloth with an estimated yearly value of \$275,078. In 1915 Pickett Cotton Mills had 114.7 workers (71.8 male and 42.9 female) who worked ten-hour days.⁴⁰

When Pickett Cotton Mills was built in 1911, the south end of the building was frame, rather than brick, to facilitate a potential future addition. By late 1919, the mill owners had decided that they needed to expand their physical plant to accommodate their increased production. This expansion included a 100-foot extension to the south, a slasher room, and the mill office. While they sought proposals from both Lockwood, Greene, and Company, the engineering firm for the original mill, and R. C. Biberstein to design and oversee the construction of the addition, this time they selected Biberstein.⁴¹

Richard C. Biberstein studied mechanical engineering at Worcester Polytechnic Institute, and after working in Newark and Indianapolis for a time, he settled in Charlotte in 1887. There he worked as a draftsman and designer at the Mecklenburg Iron Works before joining the Charlotte Machine Company, which specialized in mill machinery. In 1902, he went to work for mill architect and builder Stuart Cramer, and in 1905 opened his own practice as a mill architect and engineer. As such, he became one of the most prolific designers of textile mills in North Carolina and the South.⁴² The High Point construction firm of R. K. Stewart and Company was selected to build the addition.⁴³ G. W. Isenhour and Sons of Salisbury, North Carolina provided the brick.⁴⁴

The addition was designed to match the original mill. The wood wall at the south end of the original mill was removed and the brick walls on the east and west were extended southward approximately 100 feet to a new frame end wall.⁴⁵ Instead of wood columns, the addition's

⁴⁰ *Twenty-ninth Annual Report of the Department of Labor and Printing of the State of North Carolina*, 1915, pp. 298-299, 312-313, 322-325.

http://books.google.com/books/about/Annual_Report_of_the_Department_of_Labor.html?id=iyYTAAYAAJ (Accessed December 15, 2014.)

⁴¹ F. M. Pickett, correspondence with R. C. Biberstein, November 24, 1919, Pickett Cotton Mills Records, Box 4, Folder 100; R. E. Barnwell, correspondence with F. M. Pickett, November 26, 1919, Pickett Cotton Mills Records, Box 4, Folder 88.

⁴² Thomas W. Hanchett, William H. Huffman, and Catherine W. Bishir, "Richard C. Biberstein," *North Carolina Architects and Builders*, <http://ncarchitects.lib.ncsu.edu/people/P000383>. (Accessed December 17, 2014).

⁴³ F. M. Pickett, correspondence with R. C. Biberstein, May 18, 1920, Pickett Cotton Mills Records, Box 4, Folder 100.

⁴⁴ R. H. Walker, correspondence with G. W. Isenhour, July 14, 1920, Pickett Cotton Mills Records, Box 4, Folder 95.

⁴⁵ F. M. Pickett, correspondence with Ferro Concrete Company, October 21, 1919, Pickett Cotton Mills Records, Box 4, Folder 81; F. M. Pickett, correspondence with J. E. Serrine, January 19, 1920, Pickett Cotton Mills Records, Box 4, Folder 99.

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support columns were cast iron.⁴⁶ The sash windows matched those of the original mill, but were steel instead of wood.⁴⁷ Part of the new construction included a basement beneath the addition and a slasher room that projected from the west side of the mill.⁴⁸ And while the mill was being expanded, additional houses – with three, four, or six rooms – were being built for the mill operatives. By 1926, there were sixty-seven mill houses.⁴⁹

The one-story, brick, mill office, located just northeast of the mill, was also built in 1920.⁵⁰ Prior to its construction, the mill offices had been located in the Bank of Commerce Building at 114-116 North Main Street in downtown High Point.⁵¹ The new office was to have a high wainscot and composition and tile floors.⁵²

The mill addition and the mill office were completed near the end of 1920.⁵³ When the next Sanborn map was published in 1924, it showed the mill addition, the slasher room, and the mill office.⁵⁴

The Annual Report of the Department of Labor and Printing for 1923-1924 provides a snapshot of Pickett Cotton Mills' production after the 1920 addition had been built and the company had started producing hosiery yarn as well as print cloth. F. M. Pickett had become president and R. H. Walker was secretary-treasurer. The capital stock was \$203,700, the same as in 1915. With 27,008 spindles – more than twice the number as in 1915 – 336 looms (304 in 1915), and 27 cards (24 in 1915), both spinning and weaving took place in the mill, producing

⁴⁶ R. C. Biberstein, correspondence with F. M. Pickett, December 8, 1919, Pickett Cotton Mills Records, Box 4, Folder 100.

⁴⁷ R. C. Biberstein, correspondence with F. M. Pickett, May 3, 1920, Pickett Cotton Mills Records, Box 4, Folder 100; F. M. Pickett, correspondence with Southern Engineering Company, February 17, 1920, Pickett Cotton Mills Records, Box 4, Folder 100; F. M. Pickett, correspondence with R. C. Biberstein, November 24, 1919, Pickett Cotton Mills Records, Box 4, Folder 100.

⁴⁸ R. C. Biberstein, correspondence with F. M. Pickett, December 8, 1919, Pickett Cotton Mills Records, Box 4, Folder 100; F. M. Pickett, correspondence with R. C. Biberstein, November 24, 1919, Pickett Cotton Mills Records, Box 4, Folder 100.

⁴⁹ R. H. Walker, correspondence with Home Building Material Company, June 15 and June 17, 1920, Pickett Cotton Mills Records, Box 4, Folder 95; Burlington Hardware Company, correspondence with Pickett Cotton Mills, July 17, 1926, Pickett Cotton Mills Records, Box 5, Folder 115.

⁵⁰ R. H. Walker, correspondence with Home Building Material Company, July 17, 1920, Pickett Cotton Mills Records, Box 4, Folder 95.

⁵¹ *High Point City Directory*, 1913, p. 171.

⁵² J. R. McClamroch Company, correspondence with Pickett Cotton Mills, September 16, 1920, Pickett Cotton Mills Records, Box 4, Folder 104.

⁵³ R. H. Walker, correspondence with Atlantic Marble and Tile Company, October 13, 1920, Pickett Cotton Mills Records, Box 4, Folder 105; G. G. Ray and Company, correspondence with Pickett Cotton Mills, October 16, 1920, Pickett Cotton Mills Records, Box 5, Folder 125.

⁵⁴ Sanborn Map, 1924, p. 32.

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30s, 24s, and 22s print cloths and hosiery yarns. Operating 252 days a year with both day and night shifts of ten hours each, the electric-powered mill produced an estimated \$750,000 worth of goods. The mill had 182 employees – approximately sixty percent more than in 1915 – composed of 110 men, fifty women, and twenty-two children.⁵⁵

In 1928, the company once again undertook two expansion projects, both using J. O. Connor and Son as general contractor and builder. In that year, an addition measuring thirty feet by 130 feet was built to the northwest corner of the mill. Its walls were of the same thickness as those of the 1911 mill. The windows of the picker room on the west side of the 1911 mill were closed up with brick, and a double fire door was installed where the outside door of the 1911 mill had been located. A parapet wall between the west side of the 1911 mill and the new addition rose three feet above the mill roof. Undressed wood beams were used on the first floor, but on the second, steel I-beams were used. Steel windows – none of which survive – measuring seven feet six inches by ten feet four inches were used on the long west side, but old wood windows were used on the north and south ends. The basement windows were considerably smaller than the main windows. One main door was installed at the southwest corner, and one basement door was located on the west side.⁵⁶

During the fall of 1928, the second of the two expansions got underway. Another opening room was added to the cotton warehouse, this one at its northwest corner. Measuring twenty-four feet by forty-eight feet, the one-story addition had brick walls, a concrete floor, and steel I-beams. Three intact steel windows were installed in the north wall and two in the west, rear, wall, while a batten door on a track was located in the east end wall.⁵⁷ The 1950 Sanborn map shows the two 1928 additions to the mill and cotton warehouse.⁵⁸

The 1930s ushered in a period of transition for Pickett Cotton Mills. By 1930, Robert H. Walker had replaced F. M. Pickett as president of the company. When the mill opened in 1911, it produced print cloth. By the early twenties, it was producing hosiery yarns as well as cloth for printing, and by 1935, it had added underwear yarn to its products. By 1939, however, it had ceased making cloth and produced only various types of yarn. During World War II, the company also manufactured cotton twine for farmers who needed to bind up their bales of wheat. Farmers had used sisal, but because it was made in the Philippines and Asia, it was unavailable

⁵⁵ *Thirty-fourth Report of the Department of Labor and Printing of the State of North Carolina, 1923-1924*, pp. 12-13, 28-29, 44-45.

⁵⁶ J. O. Connor and Son, correspondence to Pickett Cotton Mills, July 23, 1928, Pickett Cotton Mills Records, Box 6, Folder 144.

⁵⁷ J. O. Connor and Son, correspondence to Pickett Cotton Mills, October 22, 1928, Pickett Cotton Mills Records, Box 6, Folder 144.

⁵⁸ Sanborn Map, 1950, p. 32.

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during the war. The mill's reported capital and number of spindles remained the same over a long period.⁵⁹

With the Depression came turbulent years for labor relations. In mid-July 1930, 250 workers at Pickett Cotton Mills went on strike due to a lack of agreement with management over hours and wages. The workers said they were only "asking fair wages and decent hours."⁶⁰ How long that strike lasted is not known. When 300 employees conducted a walkout in July 1933 without giving prior notice to management, the mill shut down. Two weeks later, the employees returned to work with the understanding that discussions would be held to consider requested adjustments to the textile code that had gone into effect on July 17.⁶¹

The troubles continued. In August 1935 the Federal Reserve Bank sued Pickett Cotton Mills. On August 1, 1931, Pickett Cotton Mills had borrowed \$185,000, giving eight promissory notes secured by a deed of trust for the entire mill property. At the time of the suit, the plaintiffs claimed that the principal still owed by the mill was \$177,500, that the mill was insolvent, and that no payments had been made in over a year. In November, the Reconstruction Finance Corporation (a federal agency established during the Depression) reported approval of a loan of \$160,000 to Pickett Cotton Mills. With this loan, the mill was able to resume full operations in January 1936, providing work again for 250 to 300 employees after having stood idle since mid-June.⁶²

The following summer there was yet another strike. On July 1, 1936, 250 workers went on strike and stayed out for four weeks. The mill resumed operations when a compromise was reached that gave workers an eight-hour day, five-day forty-hour week, and minimum wage scales for different levels of workers.⁶³

In contrast to the labor troubles of the 1930s, some good news in labor relations with Pickett Cotton Mills came fifteen years later in April 1951. When the workers at nearby Highland Cotton Mills went on strike on April 1 as part of a general strike of southern textile mills, the Textile Workers Union of America elected not to strike at Pickett, because that mill

⁵⁹ *North Carolina Yearbook*, 1930, p. 83; *North Carolina Yearbook*, 1935, p. 109; *North Carolina Yearbook*, 1939, p. 120; "City Cotton Mill to Shut Down after 75 Years," *High Point Enterprise*, July 24, 1985.

⁶⁰ "Pickett Cotton Mill Will Stay Closed Indefinitely," *High Point Enterprise*, July 16, 1930.

⁶¹ "Cotton Textile Code in Effect, Scope Widened," *Chicago Daily Tribune*, July 17, 1933; "Pickett Mill Closed Indefinitely after Strike There Today," *High Point Enterprise*, July 26, 1933; "Pickett Mill Workers Accept a Plan to Go to Work Next Monday," *High Point Enterprise*, August 1, 1933. A new Federal textile code went into effect on July 17, 1933. It called for a minimum wage of \$12 a week in the South (\$13 a week in the North), a fixed forty-hour work week, and the prohibition of employment for anyone under the age of sixteen.

⁶² "Pickett Cotton Mills Named in \$177,500 Action," *High Point Enterprise*, August 19, 1935; "Commercial Bank and Pickett Cotton Mill Loans Authorized," *High Point Enterprise*, November 4, 1935; "Pickett Mills Resumes Work After Jan. 1," *High Point Enterprise*, December 20, 1935.

⁶³ "Pickett Mills Running Again," *High Point Enterprise*, July 29, 1936.

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had offered what was described as “the most liberal offer yet made by any southern mill.” So it was that Pickett Cotton Mills operated on normal schedules throughout the strike.⁶⁴

A final note of transition came at the end of the 1930s. In 1939 Pickett Cotton Mills hired local engineer William F. Freeman to survey and plat the entirety of the mill property. Although it was not stated, this was likely an indication that the mill was planning to begin selling its houses. After the Depression and, especially, the General Strike of 1934, textile mills throughout the South began to divest themselves of their mill housing, usually offering them for sale first to the mill employees who occupied them.⁶⁵

In 1953, H. D. Sears, grandson of F. M. Pickett, became president of Pickett Cotton Mills. He continued in that position until 1985, when the mill closed permanently. The previous year, North Carolina had experienced a rash of cotton mill closings, attributed to heavy competition from imports. Pickett Cotton Mills had once operated around the clock with three shifts. Several years prior to 1985, the mill had scaled down to two shifts, and in 1985 it dropped to only one shift, until it closed.⁶⁶

The following year, on June 26, 1986, Pickett Cotton Mills, Inc. sold approximately 5.54 acres – the land on which the mill stands – to Claude C. and Mickie H. Gamble along with some property across Redding Drive. Additional property west of the mill site was sold to Thomas Built Buses, L.P.⁶⁷ The Gambles manufactured furniture in the mill for a number of years. In 2014, the Belgian-based company, BuzziSpace, opened its North American production center in the former Pickett Cotton Mills. BuzziSpace makes high-end, noise-reducing furniture especially, but not exclusively, for offices.

For three quarters of a century, Pickett Cotton Mills played an important role in High Point’s industrial life. As the first cotton mill in High Point that met with long-term success, it was a much-lauded leader in High Point’s textile industry. Expansions to the mill complex in ca. 1915, 1920, and 1928 were physical manifestations of its success. Although Pickett Cotton Mills suffered adversity during the Depression years, it managed to stay afloat under the same ownership and continued to operate for another half century until, like many mills, it could not overcome foreign competition and closed in 1985.

⁶⁴ “Pickets Swarm Outside Mill Gates When 40,000 Textile Workers Seek Pay Increases,” *High Point Enterprise*, April 2, 1951; “No Settlement Between Mill, Workers in Sight,” *High Point Enterprise*, April 3, 1951.

⁶⁵ William F. Freeman, “Property of Pickett Cotton Mill,” Guilford County Plat Book 11, p. 78; Laura A. W. Phillips, National Register nomination for Highland Cotton Mills Village Historic District, 2014.

⁶⁶ “City Cotton Mill to Shut Down After 75 Years,” *High Point Enterprise*, July 24, 1985.

⁶⁷ Guilford County Deed Book 3512, p. 761; Deed Book 3514, p. 959.

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Architecture Context⁶⁸

During the second half of the nineteenth century, primary concerns expressed in the construction of industrial buildings included fire resistance, the ability to support the heavy weight of machinery, a layout that would enable production efficiency, and adequate light and ventilation. By late century, slow-burn, heavy-timber construction, which addressed these concerns, had become one of the standard methods for constructing industrial buildings nationwide. In High Point, the construction of industrial buildings had become fairly standardized with the use of slow-burn, heavy-timber construction by the turn of the twentieth century, and throughout the first quarter of the new century, most industrial construction in the city used this method.

Standards imposed by both machinery manufacturers and insurance companies were manifested in designs by industrial engineers such as Daniel A. Tompkins, Stuart Cramer, and Lockwood, Greene, and Company. Heavy timbers were used for support posts and beams and thick, double-layer wood floors were laid on exposed beams with no ceilings. Brick was used for outer walls and interior fire walls. Kalamein doors, which were galvanized-sheet-metal-clad, solid-core-wood doors that would automatically close in case of fire, were used to provide access between different sections of the building. Buildings had either low-gable or flat roofs. Projecting stair towers sometimes included a water tank on the top floor, while some mills had a free-standing elevated tank that would supply an automatic sprinkler system. Water reservoirs were onsite. For additional protection against fire, engine and boiler rooms either projected from the main building or were separate from it. Natural light and ventilation were provided primarily by rows of large, operable windows, segmental-arched in the oldest buildings, and sometimes also by a raised monitor roof rising from the center of the main roof and lined with operable windows.

Mills and factories of slow-burn, heavy-timber construction in High Point were usually two stories in height, but there were also buildings ranging from one to five stories. Six known examples survive, based on a survey of historic industrial buildings in High Point conducted in 2014. The known examples include Pickett Cotton Mills (1200 Redding Drive, 1911), Highland Cotton Mills (1014 Mill Avenue, 1913; NR, 2014), Carolina Casket Company (812 Millis Street, 1929), Melrose Hosiery Mill (1501-1547 West English Road, 1920s), Tomlinson Chair Manufacturing Company Complex (305-311 West High Street, 1902-1924; NR, 1983), and the H. R. Welborn Tobacco Factory (212 North Main Street, 1884).

⁶⁸ The architecture context is drawn largely from the High Point Historic Industrial Architecture Survey, conducted in 2004 by the author.

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The original, 1911 Pickett Cotton Mills building epitomizes in most respects the slow-burn, heavy-timber system of mill construction. The two-story-with-basement building has brick-pier exterior walls and interior brick fire walls that project above the low-pitched gable roof. Although the multi-pane wood windows were bricked up when air-conditioning was installed during the 1960s – a mid-twentieth-century alteration typical of industrial buildings – originally they nearly filled the spaces between the piers. At the approximate center of the 1911 façade, a square stair tower projects from the building. It is balanced on the rear, west, elevation of the building by a square water closet tower. The pump and boiler rooms also project from the west elevation. An elevated water tank once stood southwest of the boiler house, and a water reservoir, now infilled, was at the southwest corner of the property. The interior of the mill features double-layer wood floors. Three rows of twenty-eight heavy-timber columns support heavy-timber beams with chamfered edges that, in turn, support the exposed floor above or roof. Kalamein fire doors are used at all major interior openings.

With all the characteristics of slow-burn, heavy-timber construction exhibited by the original mill, Lockwood, Greene, and Company's design for the building introduced a more progressive element by using reinforced-concrete window spandrels. Steel rods not only reinforced the concrete spandrels but continued through the adjoining brick piers, forming a continuous band of steel rods throughout the exterior walls of the building. The use of reinforced concrete spandrels with steel rods that continued through the brick piers made the mill's exterior walls stronger than they would have been otherwise and allowed for even larger windows. This progressive design element constituted a departure from the standard slow-burn, heavy-timber construction seen in other High Point industrial buildings and set Pickett Cotton Mills apart from the others.

In 1920, engineer R. C. Biberstein designed an addition to the mill that extended the south end by ten bays. Looking toward future expansion, the south end was enclosed with a frame wall. The east façade and west elevation matched those of the 1911 mill, except that the sash windows were steel instead of wood. The interior continued the use of heavy-timber beams with chamfered edges. However, an important distinction was that heavy-timber interior columns were no longer used. In their place were slender cast-iron columns that took up even less space on the manufacturing floor.

Cotton warehouses during the early-to-mid twentieth century shared certain characteristic features. They were separate from the mill as a precaution against fire and were located next to a railroad spur so that cotton bales could be unloaded easily. They were one story or one story with a basement and had brick end walls and interior fire walls. The front and rear walls were usually wood. Roofs had a low-pitched gable or were sloped. An opening room, where the newly received cotton bales were opened, was located at one or both ends of the warehouse. At Pickett Cotton Mills, the 1911 cotton warehouse with its ca. 1915 and 1928 additions exemplified this

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building type in almost all respects. It is the only surviving example in High Point of this essential structure associated with cotton mills.

Mill offices historically were built in several locations in relationship to the mill and were expressed as various building types. Some were housed in a corner of the mill, as was the case with the original office at Highland Cotton Mills before being moved to a space in the ca. 1920 mill-built community building (no longer standing) across the street. Other mill offices were located in a building on the mill property but separate from the mill. Few of these survive in High Point. Some of those were built to look like small commercial buildings. The office at Melrose Hosiery Mill was located in what appears to be a commercial row that was actually built to serve various functions of the industrial complex. Other mill offices were more domestic in appearance. A late example is the 1967 office at Highland Cotton Mills, which was in the form of a large, one-and-a-half-story, well-articulated, Georgian Revival-style house.⁶⁹

The one-story, 1920 office building at Pickett Cotton Mills is domestic in form and scale. Except for being brick instead of frame and not having a porch, it is similar to some mill houses of the period with its nearly square form, hipped roof, and hip-roofed dormers. Like the cotton warehouse, its survival is important in understanding the historic layout of the mill complex.

⁶⁹ Laura A. W. Phillips, National Register nomination for Highland Cotton Mills Village Historic District, High Point, North Carolina, 2014.

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Pickett Cotton Mills
Guilford County, North Carolina

GEOGRAPHICAL DATA

Latitude: 35.942602

Longitude: -80.017116

Verbal Boundary Description

The boundary of the nominated property is identified as Guilford County tax PIN 6799898567. The boundary is shown by the heavy black line on the accompanying tax/site map, drawn to a scale of 1" = approximately 70'.

Boundary Justification

The boundary of the nominated property, which is located at 1200 Redding Drive, High Point, North Carolina, includes the 5.54 acres currently associated with Pickett Cotton Mills and provides an appropriate historic setting for the mill. To its north and west are unrelated industrial buildings; to its east are vacant lots and a church; and to its south, scattered historic houses, which are likely former mill housing.

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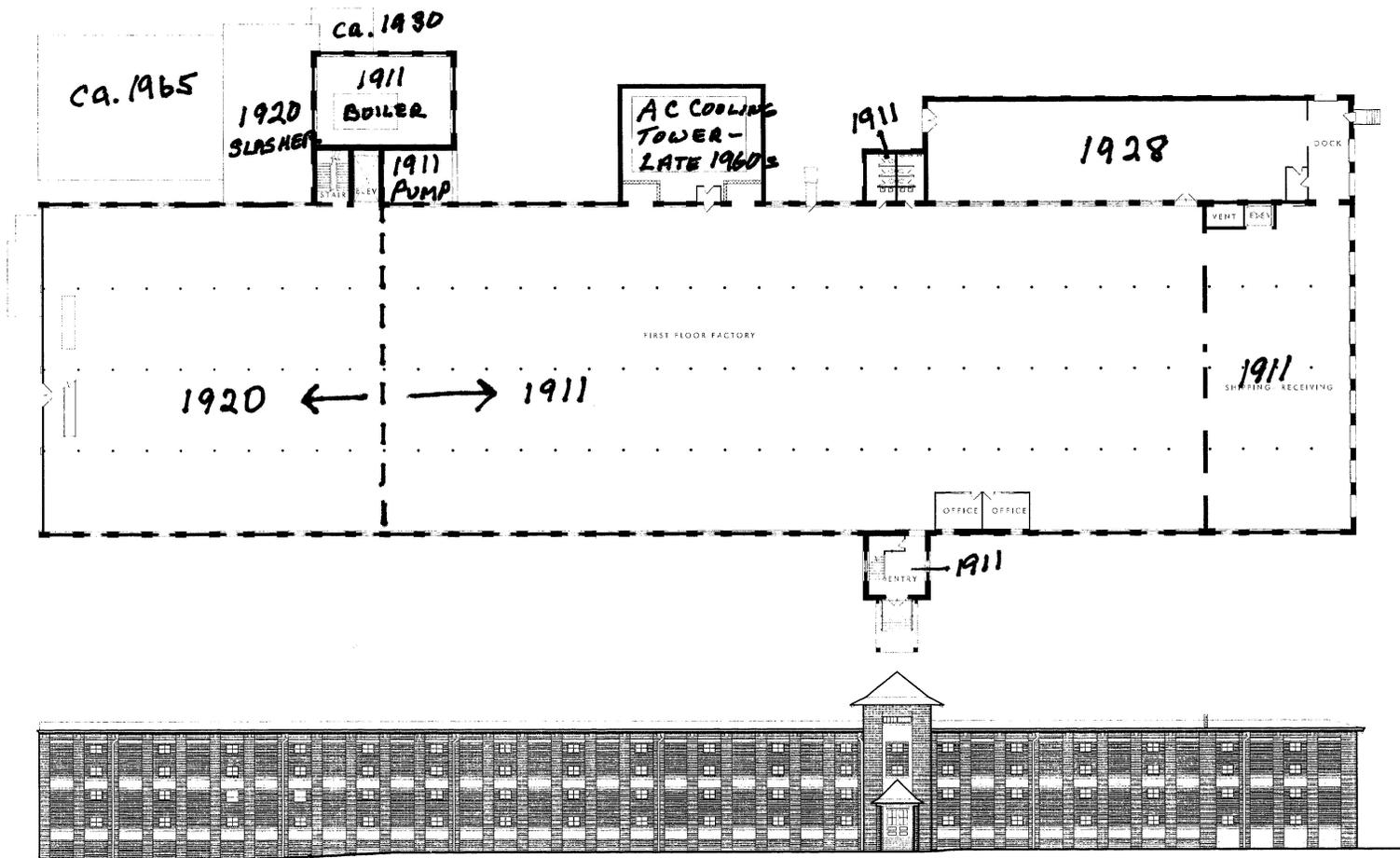
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PHOTOGRAPHS

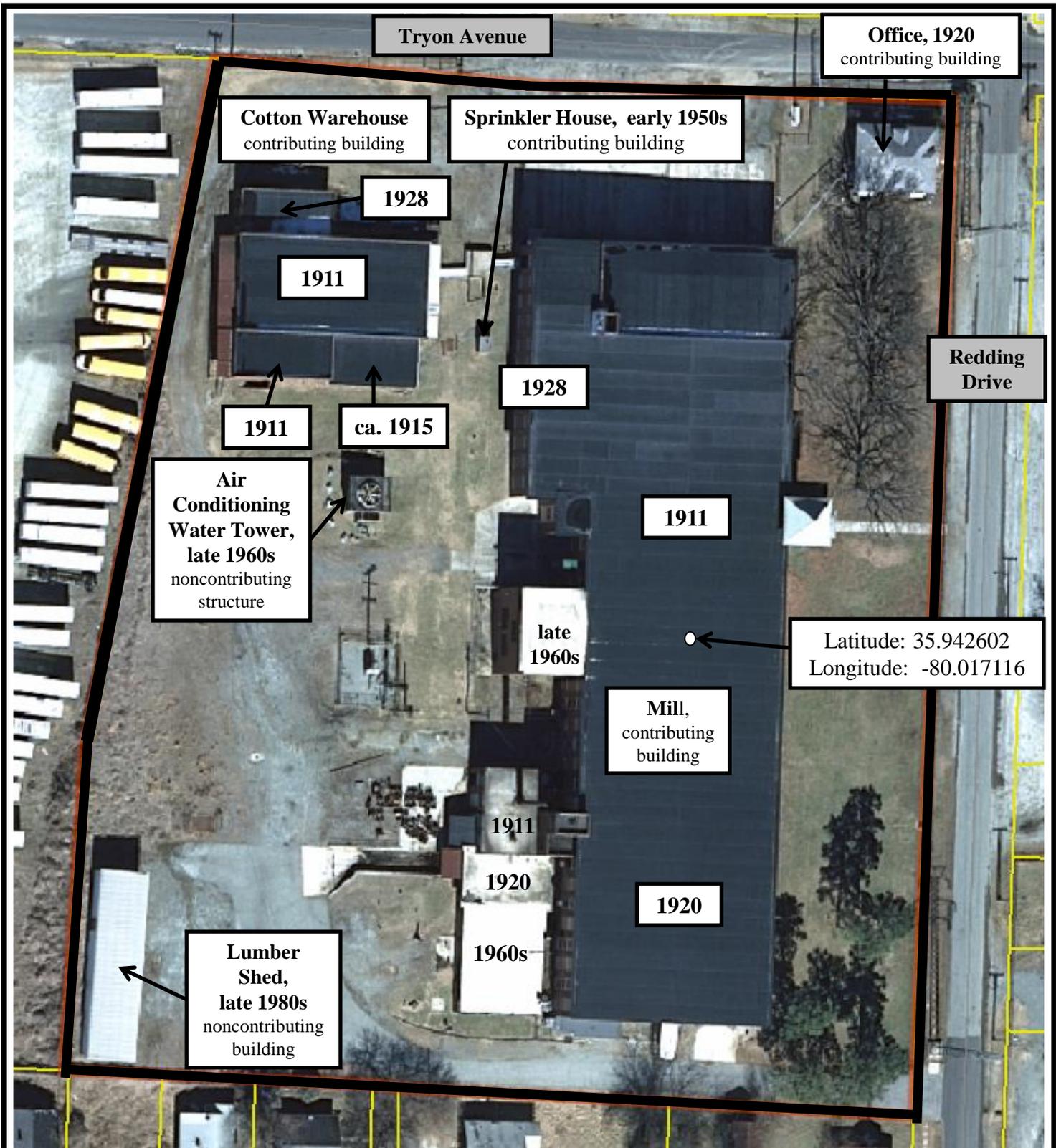
The following information for #1, 2, 4, and 5 applies to all nomination photographs. Number 3 gives the photographers' names and the particular photographs they shot.

- 1) Pickett Cotton Mills
- 2) High Point, Guilford County, North Carolina
- 3) Photos- all but #10: Laura A. W. Phillips; photo #10: Heather Fearnbach
- 4) October 2014
- 5) CD: NCHPO, Raleigh, NC
- 6-7)
 - 1: Mill, east façade, view to northwest.
 - 2: Overall exterior, mill office with mill in background, view to southwest.
 - 3: Mill, northeast corner with north and east elevations, view to southwest.
 - 4: Mill, south elevation, view to northwest.
 - 5: Mill, overall of west (rear) elevation, including electrical transformer and air conditioning water tower, view to northeast.
 - 6: Mill, second floor, north end picker room with Kalamein fire doors and manufacturing floor in background; view to southwest.
 - 7: Mill, first floor with 1911 mill in foreground and 1920 addition in background, view to southwest.
 - 8: Mill, first floor, 1920 south wall, view to southwest.
 - 9: Mill, first floor, stair in east tower, view to northwest.
 - 10: Mill, second floor, 1920 addition in foreground, 1911 mill in background, view to northeast.
 - 11: Mill, boiler room, boiler, view to southeast.
 - 12: Cotton warehouse with 1928 addition in foreground, view to southeast.
 - 13: Cotton warehouse, main floor, 1911 section, view to northwest.



EAST ELEVATION





Pickett Cotton Mills
1200 Redding Drive (5.54 acres; PIN #6799898567)
High Point, Guilford County, North Carolina

National Register Boundary = heavy dark line, Scale 1" = approximately 70'

