

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Hoskins Mill
other names/site number _____

2. Location

street & number 201 S. Hoskins Road not for publication
city, town Charlotte vicinity
state North Carolina code NC county Mecklenburg code 119 zip code 28208

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	<u>2</u>	_____ buildings
<input type="checkbox"/> public-local	<input type="checkbox"/> district	_____	_____ sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ objects
	<input type="checkbox"/> object	<u>2</u>	_____ Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

William S. Fair
Signature of certifying official _____ Date 8-15-88
State Historic Preservation Officer
State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official _____ Date _____
State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.
 See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:) _____

Signature of the Keeper _____ Date of Action _____

6. Function or Use

Historic Functions (enter categories from instructions)

INDUSTRY/PROCESSING/EXTRACTION -

Manufacturing Facility

Current Functions (enter categories from instructions)

Vacant/Not in Use

7. Description

Architectural Classification

(enter categories from instructions)

OTHER; Textile Mill Vernacular

Materials (enter categories from instructions)

foundation brick

walls Brick

roof asphalt

other concrete

metal

Describe present and historic physical appearance.

Hoskins Mill 1903-4 Contributing

The Hoskins Mill is located three and a half miles northwest of the center of Charlotte, N.C. in the neighborhood of Hoskins, which took its name from the mill. Built in 1903-4, the mill and its village were adjacent to the earlier Chadwick Mill (now mostly demolished) and its village, which was built in 1901. At the time the site was a rural area served by the Seaboard Air Line Railroad and the Rozzelle Ferry Road.

The gently sloping site is bounded on two sides by S. Hoskins Road and Gossett Street and includes the mill and one outbuilding, the old mill office. Only the immediate area around the two buildings is included in the nomination, since the owners intend compatible infill construction on part of the original mill property (see map).

The Hoskins Mill sits along a northeast-southwest axis. An L projection from the southerly end housed the steam engine, which was served by a three-million-gallon reservoir adjacent to the mill; the reservoir is no longer extant. A spur line and a side track of the Seaboard Air Line Railway were located between the southerly side of the building and the reservoir. The side streets around the mill were lined with mill houses, many of which remain.

Both the mill and the office building are remarkably well-preserved in original configuration, with little alteration over the years. They are, therefore, unusual for extant mills in the Charlotte area in the amount of original construction remaining. Only one other mill out of fifteen built in and around the city, the Highland Park No. 3, has as much of its original construction intact. There were no major additions or alterations to the mill or office building. The mill had a minor addition of a truck loading dock on the southeast side, and one entry to the office was bricked in. Most of the original wood sash windows have been replaced with industrial metal sash.

Rectangular in basic form, the mill is 385 by 101 feet overall; the three-story main structure measures 306 by 101 feet, and the one-story weaving room on the northeast end is 79 by 101 feet. In addition to the L for the steam engine, there is a three-story tower on the southerly side that contained rest room facilities for the workers, and a modern addition of a loading dock,

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72 by 10 feet that has access to the first floor.

Constructed of brick laid in common bond one to five, the mill building has segmental arched brick windows with concrete sills on the first floor and brick sills on the rest. The roof is a very low pitch gable that extends beyond the walls to form wide eaves supported by large wooden brackets. The interior is post and beam construction, utilizing 42" diameter wood columns resting on iron bases, which form 8' by 25' bays. There are two stairwells at either end of the three-story block, and an elevator shaft. The rest room fixtures are relatively recent. The original arched windows, which are 7'3" by 11' in size, have two fixed 18-pane sash, set side by side. Each sash has an operable transom, a small 3/3-pane sash which pivots about a central horizontal muntin in half of the segmental-arched opening at the top. Only about 10% of the original windows remain. The original maple floors are in fair to poor condition.

The first floor of the mill was used for weaving, the second for carding, and the third for spinning. A separate section of the mill at the southwest end was used for a cloth room and machine shop on the first floor, picker room on the second, and slasher room on the third.¹ In August, 1985, a fire damaged parts of this section of the building and the engine housing.² Approximately four percent of the mill was damaged by the fire, which was confined to the end section and the L formerly containing the engine works.

Office Building Ca. 1915 Contributing

The one-and-a-half-story rectangular office building is located diagonally north from the mill at the corner of South Hoskins Road and Gossett Street, and was built sometime between 1911 and 1929.³ It has a bright red pressed brick veneer with no bond, and has a slate truncated hip roof with two single hipped dormers on each side of the greater length (62'), and one double hipped dormer on each side of the shorter length (52'). There are three entryways: one from the mill side, one from Hoskins Road and a third entry opposite the Hoskins Road that has been closed up. The mill side entry is reached by four marble steps, and is covered with a small gabled overdoor; the Hoskins Road entry has a porch of two brick columns supporting a steep pitch gable roof. The windows have granite sills, segmental brick arches and a 1/1 double-hung sash.

The interior reflects its use as the managerial, clerical and pay office. The largest room, which was entered from the Hoskins Street side, contains a large partition-counter made of oak and beveled, pattern glass that was used for pay and other clerical purposes. Located in the interior plaster wall directly behind the counter is a large walk-in safe with the name "Chadwick-Hoskins Co." painted above the door. All the original interior woodwork remains,

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and is in good condition, including the window surrounds which follow the arches at the top of the windows. An interior enclosed stair leads to the unfinished second floor, which was used for storage.

Notes

1. Sanborn Insurance Maps of Charlotte, 1905, p. 35; 1911, p. 93.
2. Charlotte News, August 12, 1985, p. 1B.
3. Sanborn Insurance Maps of Charlotte, 1911, p. 93; 1929, p. 348.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Industry

Architecture

Period of Significance

1903-1938

Significant Dates

1903-04

1908

1920-1

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Jones, J. A., Construction Company

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Summary

The Hoskins Mill was built in 1903-1904 as the second mill in a community known as Chadwick, now Hoskins, which is located about three and a half miles northwest of the center of Charlotte, N.C. The first mill in that previously rural area was the Chadwick, built two years earlier. Together they represented a thirty percent increase in Charlotte-Mecklenburg's mill capacity, and in 1908 became part of the largest textile corporation in North Carolina (the Chadwick-Hoskins Co.). In 1920-21, the mill became part of a large regional chain, the Gossett Mills.

Identified as an important site in the historical survey of Charlotte by Thomas W. Hanchett, it is one of only two remaining cotton mills in the city that are essentially intact (the other is the Highland Park No. 3). The Hoskins Mill is a locally significant site in the industrial history of Charlotte and for its architecture. It was an important part of the rapidly expanding cotton mill production and supply based in the city and county in the late nineteenth and early twentieth centuries that resulted in Charlotte becoming the largest city in the Carolinas by 1930. Although used as a mill through 1985, the period of significance ends fifty years ago, in 1938.

Historical Context

A key figure in sparking Charlotte-Mecklenburg's transition from being a cotton trading center to one of cotton manufacturing as part of New South industrialization was Daniel Augustus Tompkins (1852-1914). A South Carolina native who was educated and trained in manufacturing in the North, Tompkins first came to Charlotte in 1882 as a machinery sales representative for Westinghouse, but quickly saw the potential for growth in the still small community, and set up his own factory design, contracting and machine shop business in 1884, the D. A. Tompkins Co. In the following thirty-two years, Tompkins built over one hundred cotton mills, fertilizer works, electric light plants and gineries, and changed the region's cotton oil from a waste product to a major industry by building about two hundred processing plants. ¹

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The first cotton mill in Charlotte was the Charlotte Cotton Mills, which started up in 1881. Tompkins built the city's second, third, and fourth mills, the Alpha, Ada and Victor in 1889, and built and headed the sixth, the Atherton, in 1893. He also saw the need for a local company to supply machinery and equipment for the new mills, and so, with E. A. Smith and R. M. Miller, Jr., he organized the Charlotte Supply Company in 1889. R. M. Miller, Jr. (1856-1925) was secretary-treasurer of the D. A. Tompkins company, and headed the city's tenth mill, the Elizabeth, in 1901. E. A. Smith (1862-1933) was a Baltimore native who, like Tompkins, came to Charlotte as a representative of Thomas K. Carey and Son, an industrial supply firm in Baltimore. In 1901, Smith, Tompkins and Miller sold their interest in the Charlotte Supply Company, and Smith set about building and operating his own mills.²

His first mill was the Chadwick, located about three miles northwest of town on Rozelle's Ferry Road and the Seaboard Air Line Railway tracks. Named after Col. H. S. Chadwick, who headed the Louise Mill (the city's seventh, started up in 1897), the new three-story plant was built by the J. A. Jones Construction Company, and a mill village of 40 houses was put in place just north of the factory. The Chadwick was built and started operations in 1901.³

E. A. Smith, J. P. Wilson and Jeremiah Goff organized the Hoskins Mills, Inc, in April, 1903.⁴ (Goff was the new vice-president of the Charlotte Supply Company, and its new president, H. C. Clark, was a principal in the Chadwick Mills with Smith; Goff and Clark were natives of Warren, Rhode Island, where they got their textile experience.)⁵ In May, about 140 acres of land next to the Chadwick Mill was purchased, and by late 1903, the new Hoskins Mill and its village added considerably to the area's mill capacity and population, as reported in a local newspaper:

Twenty of the 80 tenement houses for the operatives of the mill have been completed and work has begun on others. The houses are neat, comfortable structures of four and five rooms and make an attractive looking little town. When the new plant is in operation, the Chadwick settlement will have a population of about 1,600 people, including people who have other trades and do not work in the mills.⁶

Since the City of Charlotte only had a population of 18,000 at the time, and the County's industrial capacity was boosted by thirty percent from the Chadwick and Hoskins mills, this was a substantial undertaking that reflected the great confidence these entrepreneurs had in the future of the cotton mill business in Charlotte-Mecklenburg and the surrounding area.⁷

By 1907, Smith headed the Chadwick, Hoskins, Calvine [formerly Alpha], Dover (in Pineville) and Louise mills, and later built mills

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in Rhodhiss and King's Mountain.⁸ The following year, 1908, he began to consolidate his holdings under one corporate umbrella by forming the Chadwick-Hoskins Company, with principals William F. Draper, Arthur J. Draper and E. C. Dwelle.⁹ William F. Draper lived in Hopedale, Mass., was U. S. Congressman from that state 1892-7, and U. S. Ambassador to Italy, 1897-1900 ; his father George had invented the Draper power loom, which was found in most textile mills throughout the nation. His son, Arthur J. Draper, moved to Charlotte, served a term as president of Chadwick-Hoskins, and subsequently became an officer of the American Trust Company (merged into American Commercial Bank, 1958, and North Carolina National Bank, 1960) and was a principal in the Stephens Company, which developed Myers Park, one of Charlotte's early suburbs.¹⁰

Under this new structure, the Chadwick Mill became Chadwick-Hoskins Mill #1, the Hoskins, Mill #2 , Calvine, Mill #3, Louise, Mill #4, and Dover, Mill #5, and the Chadwick-Hoskins Company was then the largest textile mill business in North Carolina.¹¹ The Chadwick and Hoskins communities got a further boost in 1911, when the Piedmont and Northern electric commuter railway from Charlotte to Gastonia was routed on the west side of the mill villages with a stop at "Hoskins Station."¹² In 1917, the Charlotte Evening Chronicle ran a picture of the interior of the spinning room of the Hoskins mill, which carried this caption:

The is one of the nicest and cleanest mills in this section. Notice the excellent lighting and the cleanliness and order in which everything is kept... All the floors in the mill, which are of maple, are kept white and clean and no one would ever dare expectorate upon the floor or sides of the walls. A mill that is kept in such condition will always get the better class of help because the best of spinners will not be satisfied in a mill where there are filthy floors and walls and bundles of lint and strings always under their feet. There is some one sweeping or scouring at the Hoskins mill all the time in order that everything may be kept in perfect condition.¹³

The villages themselves, with streets named after the mill officers, were known to be a pleasant place to live, particularly after the development of an amusement park, Lakewood Park, nearby. The companies, of course, supplied land and buildings for churches, schools, and recreational facilities.¹⁴

In 1920 and 1921, a company owned by the Gossett family bought controlling interest in the Chadwick-Hoskins Company, and thereby it became a subsidiary of Gossett Mills (known as the "Gossett chain").

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~~By 1939 the chain was comprised of twelve mills in Virginia, North and South Carolina.~~¹⁵ Benjamin B. Gossett became president of Chadwick-Hoskins (his father, James P. Gossett, had built up a mill and banking business in Greenville, S.C., starting in 1901.)¹⁶ In 1946, local control of Chadwick-Hoskins ended by a merger with Textron-Southern, Inc., of Providence, R.I.; but two years later (1948), Textron-Southern sold the Hoskins plant to a local company, the Spatex Corporation. Since that time, the factory has had several owners: P. B. Shikiardies, et al, 1958-60; Westbury Knitwear, 1960-63; Universal Automated Industries, 1963-69; Hydro Prints, 1969-86; First Citizens Bank, 1986-87; Highland Park Group, Inc., 1987; and Trenton Properties, Inc., 1987-present.¹⁷ Hydro Prints was the last to use the building as an industrial plant (they printed towels under contract from Cannon Mills), but they ceased operations after a fire in August, 1985 partially damaged the building as noted above.¹⁸

In 1880, the population of Charlotte was only 7,094, and that of Mecklenburg County, 34,175; the city was one of a series of towns in the Piedmont Carolinas that were roughly the same size. But by 1930, Charlotte had increased twelve-fold in population to 82,675, overtaking the port city of Charleston as the largest in the Carolinas. At the same time, the county population quadrupled to 127,971.¹⁹ Most of this spectacular rise in population can be directly attributable to the rapid growth of the cotton mill industry in Charlotte and Mecklenburg County during that period. This included the mills themselves as well as mill supply companies, mill designers and builders, and lending institutions, all of which are involved in the history of the Hoskins Mill, as shown above.²⁰

Architectural Context

Since only portions of the Chadwick mill remain, the Hoskins mill and office buildings are an uniquely intact part of the mill legacy of the Chadwick-Hoskins community as well as of Charlotte's mill history at large. From 1884, when the first mill, the Charlotte Cotton Mills, was built, to 1913, when the neighboring Johnston Manufacturing Co. Mill, the last, was constructed, fifteen cotton mills were built in and near the city. (Subsequently all have been taken into the city limits.) Following the Charlotte Cotton Mills, the next five, as partially noted above, were designed and built by engineer D. A. Tompkins between 1889 and 1893.²¹ Five more, including the Chadwick and Hoskins, were built between 1897 and 1904 by textile men from New England, who apparently used plans from mills in that area that had been worked out over the years in

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concert with fire insurance companies.²² Hoskins was the city's eleventh mill, and was one of the first large projects of the local J. A. Jones Company, which went on to become a major international construction company.²³

Of the fifteen original mills in Charlotte, four have been demolished, four have only portions extant, five have been altered, and two, the Hoskins and the Highland Park No. 3, are the most nearly intact in original construction. Only two other surviving mills have outbuildings: the Highland Park No. 3 and the Alpha have four and one, respectively, but neither has an office.

Historical Background

In April, 1903, E. A. Smith, J. P. Wilson and Jeremiah Goff organized Hoskins Mills, Inc. with working capital of \$37,500.²⁴ The following month the corporation bought two tracts of land totaling about 140 acres adjacent to the Chadwick Mills and set about to build the mill and a typical mill village for the workers.²⁵ Smith chose "Hoskins" for the mill because it was his mother's family name. By November, 1903, the mill and most of its village, built by the J. A. Jones Company, were nearly complete, as reported in the Charlotte Daily Observer:

The new Hoskins Mills, at Chadwick, a western suburb of the city, is nearing completion, and when completed will be one of the best and handsomest manufacturing plants in the South. The work of putting the roof on the building was finished Saturday and the carpenters will now be engaged in laying the floors. The floors will have three layers of timber, with a total thickness of about five inches. The top layer of the floors will be of maple timber.

The machinery for the new mill will begin coming in within a few weeks and will be placed as it arrives. The equipment of the plant will be of the best. It will begin operation about the first of March.²⁶

The exact date of construction of the office building is unknown, but it was sometime between 1911 and 1929, when it is first shown up on the insurance maps of the latter date, but not on the former.²⁷

Notes

1. George T. Winston, A Builder of the New South: Being the Story of the Life and Work of Daniel Augustus Tompkins (Garden City, N.J.: Doubleday, 1920), *passim*.

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2. Dan L. Morrill, "A Survey of Cotton Mills in Charlotte," Charlotte Mecklenburg Historic Properties Commission, 1979; Winston, cited in note 1; William H. Huffman, "A Historical Sketch of the Charlotte Supply Company," Charlotte Mecklenburg Historic Properties Commission, 1983.
3. Charlotte Observer, May 1, 1933, p. 1; Morrill, cited above; Thomas W. Hanchett, "The Chadwick-Hoskins Mill Villages," Charlotte Mecklenburg Historic Properties Commission, 1986.
4. Mecklenburg County Record of Corporations, Book 1, p. 352.
5. Huffman, cited above.
6. Charlotte Daily Observer, November 30, 1903, p. 5.
7. Hanchett, cited above.
8. Huffman, cited above.
9. Mecklenburg County Record of Corporations, Book 2, p. 313.
10. Hanchett, cited above.
11. Ibid.
12. Ibid.
13. Charlotte Evening Chronicle, January 10, 1914, p. 8.
14. Hanchett, cited above.
15. Ibid.
16. Ibid.
17. Mecklenburg County Record of Corporations, Book 23, p. 239; Deed Books 1308, p. 17; 1994, p. 153; 2192, p. 535; 2436, p. 256; 3147, p. 15; 3403, p. 481; 5434, p. 516; 5478, p. 491; 5652, p. 72.
18. Charlotte News, August 12, 1985, p. 1B.
19. LeGette Blythe and Charles Brockman, Hornet's Nest: The Story of Charlotte and Mecklenburg County (Charlotte: Public Library, 1961), p. 449.
20. See Morrill, Huffman and Hanchett cited above.
21. Morrill, cited above. They are the Alpha (1889), Ada (1889), Victor (1889), Highland Park #1 (1892), and Atherton (1893).
22. Ibid.; Huffman, cited above; by the same author, "A Historical Sketch of the Hoskins Mill," Charlotte Mecklenburg Historic Properties Commission, 1987. They are the Louise (1897), Magnolia (c.1899), Chadwick (1901), Elizabeth (1901), and Hoskins, (1904).
23. Morrill, cited above. The last mills were the Mecklenburg (1904), Savona (1908), and Johnston (1913).
24. Mecklenburg County Record of Corporations, Book 1, p. 352.
25. Mecklenburg County Deed Book 179, pp. 110 and 114, 16 May 1903.
26. Charlotte Daily Observer, November 30, 1903, p. 5.
27. Sanborn Insurance Map of Charlotte, 1911, p. 93; 1929, p. 348.

9. Major Bibliographical References

Blythe, LeGette and Charles Brockman, Hornet's Nest: The Story of Charlotte and Mecklenburg County. Charlotte: Public Library, 1961.

Charlotte Evening Chronicle

Charlotte Observer

Hanchett, Thomas W. "The Chadwick-Hoskins Mill Villages." Charlotte Mecklenburg Historic Properties Commission, 1983.

Huffman, William H. "A Historical Sketch of the Charlotte Supply Company." Charlotte Mecklenburg Historic Properties Commission, 1983.

Mecklenburg County, N.C. Deed Books.
-----, Record of Corporations.

See continuation sheet

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

Specify repository: _____

10. Geographical Data

Acres of property _____ approximately 4 acres

UTM References

A

1	7	5	1	0	3	3	0	3	9	0	2	0	8	0
Zone		Easting					Northing							

C

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

B

Zone		Easting					Northing							

D

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

See continuation sheet

Verbal Boundary Description

Beginning at a point on the south side of the intersection of South Hoskins Road and Gossett Avenue, then going along Gossett Avenue 24° 52' 31" East 264.98 feet to a point; then South 56° 33' 31" West 158.98 feet to a point; then South 33° 24' 01" East 85.04 feet to a point; then South 56° 36' 14" West 374.20 feet to a point; then North 33° 32' 29" West 344.00 feet to a point; then along South Hoskins Road North 56° 27' 31" East to the beginning.

See continuation sheet

Boundary Justification

Only the mill and office buildings and the land immediately around them as described above are included in this nomination. The remainder of the property will be used to build ninety-four modular apartments for the elderly.

See continuation sheet

11. Form Prepared By

name/title Dr. William H. Huffman, Consultant

organization _____

date 2/17/88

street & number 5045 Beckford Drive

telephone (704) 364 8237

city or town Charlotte

state N.C. zip code 28226

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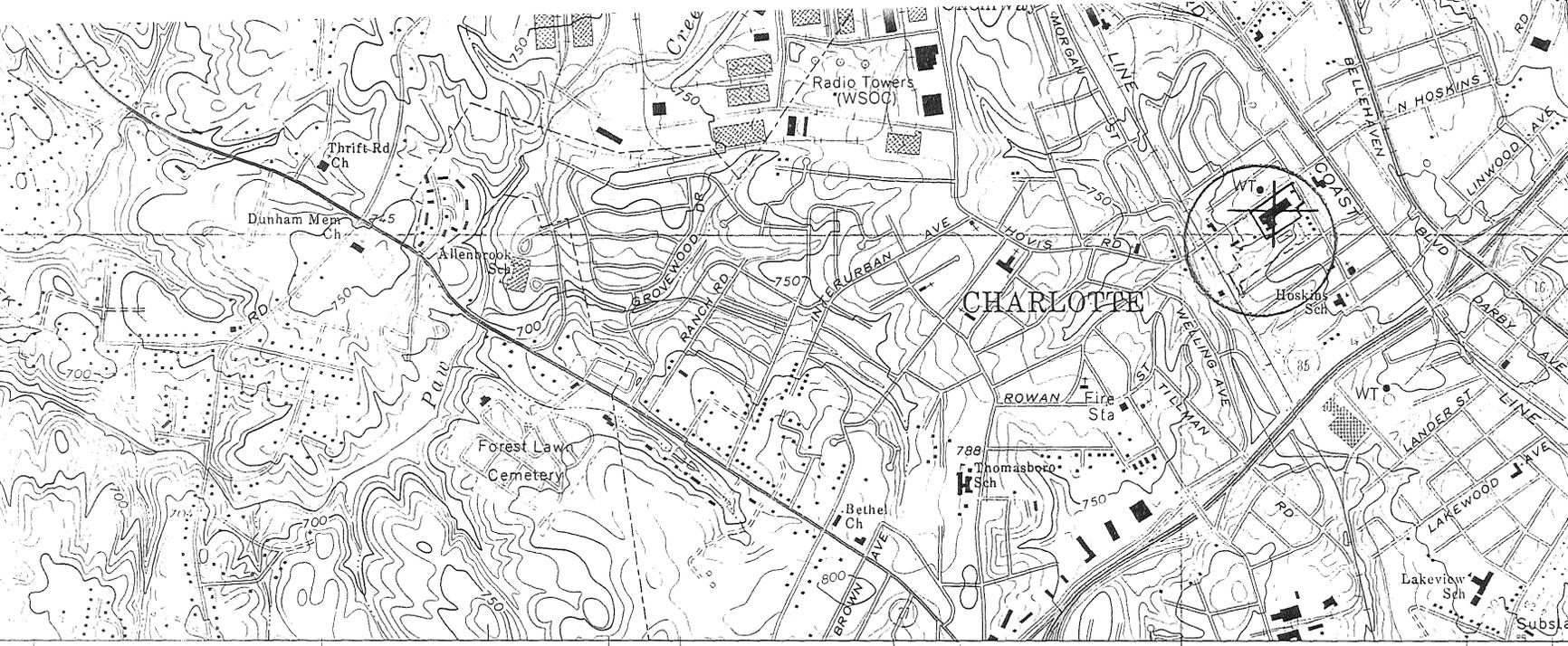
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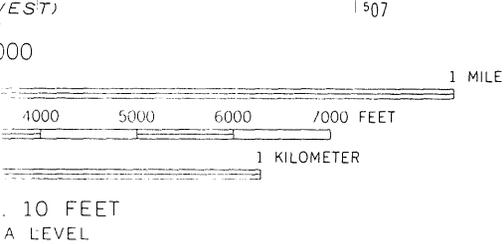
Morrill, Dan L. "A Survey of Cotton Mills in Charlotte." Charlotte
Mecklenburg Historic Properties Commission, 1979.

Sanborn Insurance Maps, 1905, 1911, 1929.

Winston, George T. A Builder of the New South: Being the Story of
the Life and Work of Daniel Augustus Tompkins. Garden City,
N.J.: Doubleday, 1920.



HOSKINS MILL
 17/3902080
 510330
 MK 1163



ROAD CLASSIFICATION

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

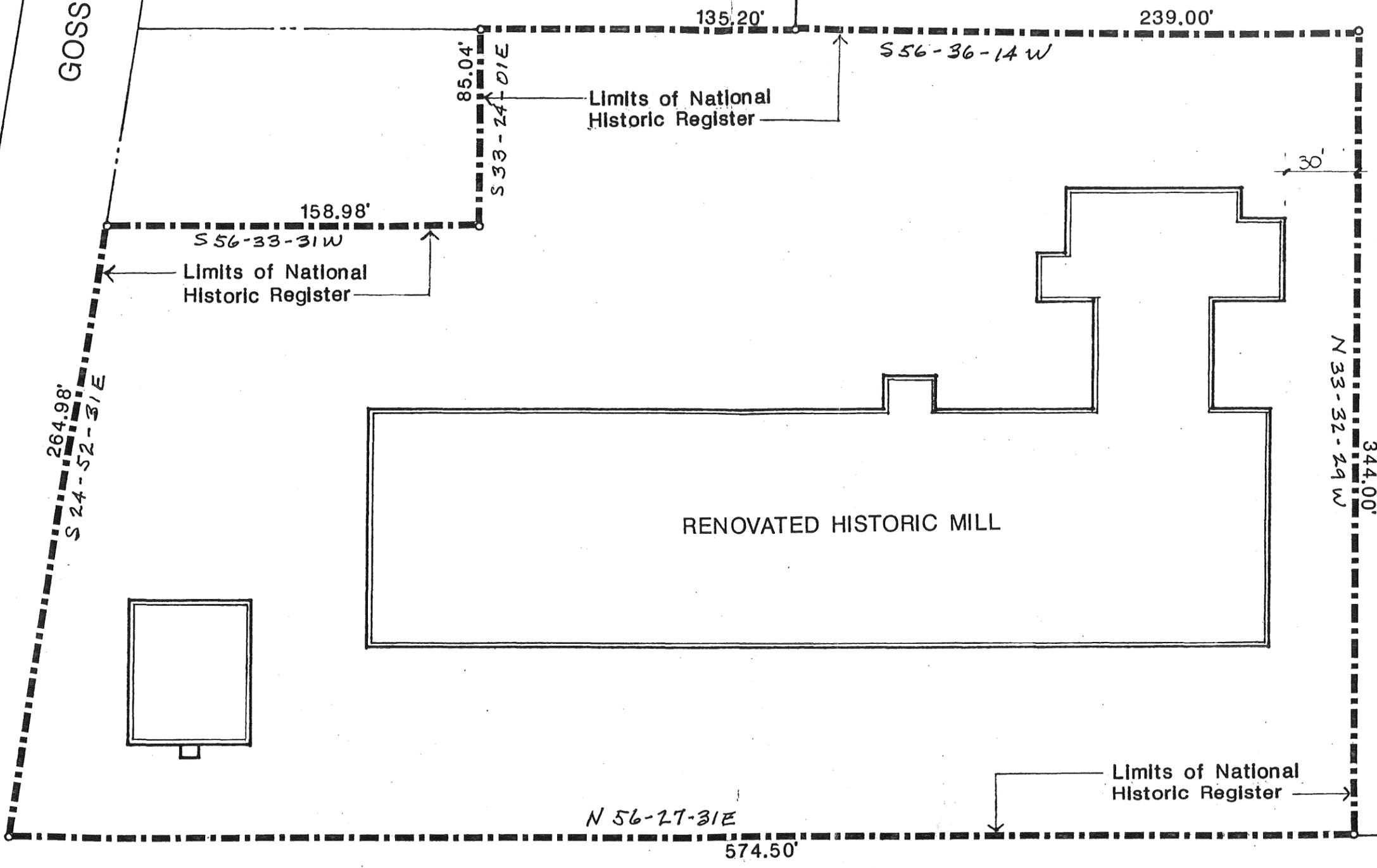


MOUNTAIN ISLAND LAKE, N. C.
 N3515—W8052.5/7.5
 1969
 AMS 4854 IV SW—SERIES V842

MAP ACCURACY STANDARDS
 FEDERAL GOVERNMENT, WASHINGTON, D. C. 20242
 A SYMBOLS IS AVAILABLE ON REQUEST

(CHARLOTTE EAST)
 4854 III NE

GOSSETT



RENOVATED HISTORIC MILL

SOUTH HOSKINS ROAD

