

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

**NATIONAL REGISTER OF HISTORIC PLACES**

**Orient Manufacturing Company - Chadwick-Hoskins No. 3**

Charlotte, Mecklenburg County, MK1809, Listed 8/15/2006  
Nomination by Frances Alexander and Richard Mattson  
Photographs by Frances Alexander, May 2006



Overall view, ca. 1901 building



Southeast elevation, ca. 1911 building



Orient Manufacturing Company/  
Chadwick-Hoskins No. 3  
Name of Property

Mecklenburg County, N.C.  
County and State

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply)

private  
 public-local  
 public-State  
 public-Federal

**Category of Property**

(Check only one box)

building(s)  
 district  
 site  
 structure  
 object

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>0</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: INDUSTRY/PROCESSING/EXTRACTION

Sub: manufacturing facility

**Current Functions**

(Enter categories from instructions)

Cat: WORK IN PROGRESS

Sub:

**7. Description**

**Architectural Classification** (Enter categories from instructions)

LATE VICTORIAN/Romanesque

**Materials** (Enter categories from instructions)

foundation Brick  
roof Tar  
walls Brick  
Wood  
other Concrete  
Metal

**Narrative Description**

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

See Continuation Sheet, Section 7, Page 1.

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**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

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

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

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

**Criteria Considerations**

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

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

B removed from its original location.

C a birthplace or a grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

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

**Areas of Significance**

(Enter categories from instructions)

Industry  
Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1901-1956  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1901-1902  
ca. 1911

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

D.A. Tompkins Company  
\_\_\_\_\_

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.) See Continuation Sheet, Section 8, Page 1.

**9. Major Bibliographical References**

**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.) See Continuation Sheet, Section 9, page 1

**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



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### 7. Narrative Description

Located just northeast of downtown Charlotte, the Orient Manufacturing Company/Chadwick-Hoskins No. 3, known locally as Alpha-Orient Cotton Mill, sits on the northeast side of East Twelfth Street, just west of its intersection with Brevard Street. The elevated Brookshire Freeway (Interstate 277) now separates Twelfth Street from the center city although Brevard Street crosses under the highway, providing access from the site to downtown. The main line of the former Southern Railway skirts the northwest side of the property on its roughly north-south path, and the former Carolina Central Railroad follows a depressed, east-west route behind the Orient cotton mill property. The mill parcel was also served by several spur lines.

The original ca. 1889 Alpha Cotton Mill was built by the D.A. Tompkins Company as a one-story, masonry building, but the property underwent several demolition and expansion campaigns in its history to include three main buildings (two of which now form one sprawling building through the construction of several additions) and a modern shed. The southeastern part of the site is now open parking and lawn, but originally a row of frame mill houses, facing North Brevard Street, occupied this portion of the site. During the postwar era, these houses were demolished, but these small house lots remain separate tax parcels. The original Alpha-Orient mill village extended southeast to include Brevard and Caldwell streets, as well as several side streets in the vicinity, but in recent decades, Brevard and Caldwell streets have been realigned and widened to form an expressway. A few of these original mill houses survive, although in deteriorated condition, and the new expressway separates the mill property from the vestiges of its original mill village.

Producers of yarns, the original Alpha Cotton Mill complex began in a long, brick building, with one main story and a half-raised basement, a detached cotton warehouse, and a small, freestanding waste house. Sited at the southwest corner of the parcel, the ca. 1889 mill had a rectangular form with a front gable roof and tall, segmental arched windows. Behind the mill stood a frame cotton warehouse with a dock lining the northwest elevation of the warehouse facing the Southern Railway and extending south to the mill. The waste house was located between the warehouse and North Brevard Street. The plant used a coal-fired boiler to produce steam heat and power. By 1900, the site included a coal trestle, situated at the southeastern corner of the warehouse, a water tank, and a well, located at the southeastern corner of the mill. A small rail siding from a spur line that ran along the rear of the property delivered coal to the trestle. This area was later paved, covering the rail sidings, well, and the coal trestle.

The principal building housed the carding, spinning, reeling, and warping operations with a small office at the front of the building. The picker and boiler rooms were situated at

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the rear of the building, and a freestanding chimney stack stood behind the building. Much of the original production building was demolished after 1962 by Consolidated Engravers Corporation which built a low, one-story, flat roofed, brick building on the foundations of the ca. 1889 mill. Sections of the original (ca. 1889) building's southeast wall were incorporated into the new facility, which with the chimney stack and boiler room, are among the remnants of the initial ca. 1889 building campaign.

In 1901, the Orient Manufacturing Company, successor to Alpha Cotton Mill, expanded operations to include weaving, and additions that doubled the size of the plant were undertaken. A two-story, brick building, designed in the popular Romanesque Revival style, was erected southeast of the original building. The ca. 1901-1902 building has a low, front gable roof with exposed rafters, brick exterior walls, and segmental arched, eight-over-eight, double hung, wooden sash windows, capped by pivot transoms. The building has corbeled cornices, and most distinctively, a three-story staircase tower with a castellated parapet, arcaded walls, tall, narrow windows, and a round arched entrance. Although the double leaf doors are modern replacements, the entrance has a four-course surround and a divided light transom. The narrow tower windows are six-over-six, triple hung, wooden sash. The ca. 1901 building was connected to the ca. 1889 mill only at the rear through an enlargement of the boiler room. With this addition to the boiler room, the tall chimney stack was enclosed. The ca. 1901 mill is intact except for the infilling of some first floor windows with concrete block. Also during this ca. 1901 building campaign, a larger reservoir and a fifty-foot, steel tower, supporting a new 20,000 gallon water tank, were erected behind the 1901-1902 mill.

The interior of the 1901-1902 mill contains the entrance stair tower and two floors of tall, open work space, broken only by rows of heavy, chamfered, wooden piers. The tower has its original tongue and groove wooden staircase with a horizontal paneled door that opens from the staircase into the upper level of the tower. Within the main building, the thick, brick walls are exposed to the interior, and the floors are hardwood. A tongue and groove wooden ceiling is found above the heavy timber rafters which, with the vertical piers, form the framing system. The vertical piers and rafters are attached with heavy, iron brackets, and the rafters are pitched slightly to follow the front gable form of the roof. The windows along the northwest elevation are infilled with concrete block where a modern addition has filled in the area between the two manufacturing buildings. Some of the first floor windows on the southeast wall have also been infilled, but others, as well as those on the upper floor, are intact. According to the 1905 Sanborn map, the first floor, which had an open production room, housed the weaving, spooling, and warping operations while the second floor, which had two production areas, was used for spinning and carding. (On the second floor, some wooden partition walls have been added in the postwar period to create several smaller rooms.)

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Between 1905 and 1911, further changes were made to the property. The mill was expanded from a 13,126 spindle capacity in 1905 to 20,048 spindles, and the number of looms were increased from 501 to 505 in 1911. To house the expansion, the original cotton warehouse was demolished, and a two-story addition at the rear of the 1889 mill was built for storage and weaving rooms. The addition was similar to the 1901 mill in its design and construction with brick exterior walls, front gable roof, exposed rafters, and segmental arched, double hung windows. In the mid-1950s, a one-story, concrete block addition was constructed to the northwest side of this rear addition.

A new cotton warehouse (ca. 1911) was also built during this period on the site of the former waste house, and two new waste houses were constructed. The new, two-story, frame, gable roofed cotton warehouse doubled the storage capacity of the original warehouse. The warehouse had a brick fire wall dividing the building into two rooms, and an elevated platform lined the northeast elevation. The interior floors were concrete, and the roof was supported by rows of wooden columns (three rows of twenty-five columns each) and heavy wooden beams. Large, double leaf, sliding doors, with diagonal battens, were found on the first and second levels on the front (southwest) and rear (northeast) elevations. With approval from the North Carolina Department of Cultural Resources and the National Park Service, the cotton warehouse was demolished as part of the certified rehabilitation of the property.

Few changes occurred between 1911 and the early 1960s, but in the mid-1950s, the property was purchased by Consolidated Engravers which manufactured equipment for printing textiles. With these changes in production came modifications to the buildings. After 1962, much of the ca. 1889 mill was demolished, and a low-slung, brick factory was constructed on the foundations of the original mill that incorporated portions of the walls. The interior of the rear ca. 1911 addition was partitioned into administrative offices although the original piers and exposed brick walls remained beneath the added materials. The tall, segmental arched windows have been infilled or altered, but the original openings are still evident in this section.

The Orient Manufacturing Company property retains sufficient architectural integrity to meet National Register criteria. Like most late nineteenth and early twentieth century factories, the Orient Manufacturing Company property has undergone both additions and demolitions as growth in production, changes in operations, and changes in ownership have necessitated modifications to the buildings. Nonetheless, this former cotton mill site serves as a good illustration of the textile plants built during the New South era of the late nineteenth and early twentieth centuries, and most of the Orient Manufacturing Company/Chadwick-Hoskins No. 3 complex remains intact.



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### 8. Statement of Significance

The Orient Manufacturing Company/Chadwick-Hoskins No. 3, known locally as Alpha-Orient Cotton Mill, meets National Register Criterion A in the area of industry as an important tangible reminder of the textile mills that flourished in Charlotte during the late nineteenth and early twentieth centuries and transformed the city and the entire Southern Piedmont into a center of industry. By the early twentieth century, Charlotte epitomized the New South city, boasting of cotton mills as well as an urban infrastructure that included banks, department stores, the Southern Power Company (later Duke Power Company), and manufacturing and warehousing concerns. Constructed along the Southern Railway between 1888 and 1889, and expanded in the early 1900s, Alpha-Orient Cotton Mill began Charlotte's first aggressive phase of New South industrialization. Between 1889 and 1908, thirteen cotton mills opened in Charlotte. In 1906, city boosters proclaimed that within the radius of 100 miles of Charlotte there were more than 300 mills, containing over one-half of the looms and spindles in the South. By the 1920s, the city included approximately twenty-five textile mills, and the Southern Piedmont had surpassed New England as the leading textile center in the world. As the capital of this textile mini-state, the population of Charlotte skyrocketed from 7,000 citizens in 1880 to over 82,000 in 1929, the largest urban population in the Carolinas.

Orient Manufacturing Company/Chadwick-Hoskins No. 3 is one of only a small group of surviving Charlotte cotton mills from the late nineteenth and early twentieth centuries. Although much of the original one-story portion of Alpha Cotton Mill was razed in the early 1960s, the ca. 1889 boiler house and remnants of the original mill remain as do a number of later significant historic components. The most prominent section of the complex is the main, two-story mill building with a castellated stair tower erected for the Orient Manufacturing Company between 1901 and 1902. This remarkably well-preserved building includes wooden sash, segmental arched windows, wooden floors, ceilings, and beams, and rows of tall, chamfered wooden posts. The mill property also retains a sizable, two-story, weaving building, added about 1911 to the rear of the original mill. This brick section has segmental arched windows, wood flooring, ceilings, and beams, and heavy wood columns.

The Orient Manufacturing Company/Chadwick-Hoskins No. 3 also meets National Register Criterion C for architecture. The second textile plant built in Charlotte, the Orient Manufacturing Company/Chadwick-Hoskins No. 3 (ca. 1889 with expansions in 1901-1902 and ca. 1911) is a particularly well-preserved example of the substantial, brick, Romanesque Revival factories built in Charlotte during the cotton mill construction campaigns of the late nineteenth and early twentieth centuries.

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The most prominent section of the complex is the main two-story mill with its castellated stair tower erected for the Orient Manufacturing Company between 1901 and 1902. This Romanesque Revival factory, with its signature crenellated tower, exemplified period concerns with structural strength, adequate natural lighting and ventilation, and fire resistance, and, in its architecture, symbolized progressivism and modernity. In addition to its expressive, square tower, the mill retains thick, brick walls, heavy timber framing, and numerous tall, segmental arch windows.

The period of significance extends from 1901, when Orient Manufacturing Company purchased the former Alpha Cotton Mill property and constructed the large, Romanesque Revival mill, to 1956, the fifty-year termination date specified in National Register guidelines. The property lacks the exceptional significance needed to extend the period of significance to within the past fifty years.

### Historical Background

One of Charlotte's earliest textile mills, Alpha Cotton Mill was organized in 1888 and began operation the following year. The company was incorporated on January 23, 1888 with E.K.P. Osborne (1845-1894) as president. A native of Fayette County, Alabama, Osborne became a prominent Charlotte lawyer and civic leader. He was elected to the North Carolina legislature in 1887 and organized Charlotte's first streetcar system, a horse-drawn line, in the same year. To encourage the sale of stock in Alpha Mill, the company offered shares to the public on a weekly installment plan. Shareholders paid twenty-five cents weekly for stock valued at \$100 per share. There was an initiation fee of twenty-five cents, and weekly payments were made at promoter Calvin Scott's dry goods store from four to eight o'clock each Saturday. In 1889, the construction of the mill was completed at the northwest corner of East Twelfth and "A" streets beside the Southern Railway which would become a major industrial zone by the early twentieth century (Huffman and Stamper 1984: 4; Record of Corporations, Book A, 1888: 3; Hanchett 1998: 50).

The new plant was designed and constructed by the D.A. Tompkins Company of Charlotte which built and equipped over 100 mills throughout the region including the Ada (1888) and the Victor (1889) mills in Charlotte and the Atherton Cotton Mill (1892) in Charlotte's streetcar suburb of Dilworth. A South Carolina native, Daniel Augustus Tompkins (1852-1914) had arrived in Charlotte in 1882 and had quickly become a civic leader and indefatigable proponent of the city's industrial transformation during the late nineteenth and early twentieth centuries. Tompkins was a mechanical engineer by training, having received his degree from Rensselaer Polytechnic Institute in Troy, New York. In 1887, Tompkins and partners, R.M. Miller, Sr. and R.M. Miller, Jr., organized the D.A. Tompkins Company, consulting engineers and dealers in industrial machinery.

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Soon, the company had become the foremost manufacturer of textile machinery in the Southeast. (The 1904 D.A. Tompkins Company Machine Shop survives intact in the Dilworth neighborhood and is listed in the National Register under Criterion A for industry and Criterion B for its association with Tompkins) (Mattson, Alexander and Associates 2000).

As with the other mills of this period, Alpha Cotton Mill was powered by steam with a site that encompassed a single, rectangular, one-story, brick building that housed carding, spinning, reeling, and warping rooms. The mill manufactured unfinished warps and yarns ("gray goods"). A cotton warehouse stood to the rear of the lot, and look-alike worker housing lined the streets near the factory (Huffman and Stamper 1984: 4; Sanborn Map 1900; Hanchett 1998: 48-53, 62-64).

The mill underwent major changes between 1901 and 1902. A corporation directed by Hiram D. Wheat of Gaffney, South Carolina, purchased the plant, and the name was changed to the Orient Manufacturing Company. The new owners more than doubled the mill's size and refitted the plant for use as a weaving mill, producing fine finished goods such as madras cloth, sateens, jenos, and momie cloth. The D.A. Tompkins Company most likely executed the mill's expansion although this has not been confirmed. The modernization increased the number of spindles from some 13,000 to 20,000, and included new machinery and the construction of a two-story, brick building just southeast of the original mill for weaving, warping, and spinning operations. The design for the new mill featured the corner stair tower, with a crenellated parapet, that remains the mill's architectural signature. The power plant was remodeled and equipped with two Sioux 300 horsepower engines and boilers from Burlington, Iowa. A 130,000-gallon reservoir was constructed southeast of the existing well, and a fifty-foot steel water tower with a 20,000-gallon tank was placed to the rear of the complex. The conversion was completed for the substantial sum of \$250,000, and the modernized mill was hailed as "one of the most complete mills in the South for making twisted yarns. . . and for weaving fancy cloth. . ." (Huffman and Stamper 1984: 5, 7; Charlotte Observer October 27, 1901; Sanborn Map Company 1900, 1911; Charlotte City Directory 1902).

The Orient Manufacturing Company operated for only three years, and in 1905 Calvine Manufacturing Company, under the leadership of Edward Arthur Smith, purchased the property. A Baltimore native, E.A. Smith (1862-1933) moved to Charlotte in the 1880s as a representative for Thomas K. Carey and Son, a Baltimore industrial supply business. Smith was later part owner of the D.A. Tompkins Company, but in 1900, he sold his interest in the company and formed both the Chadwick and the Hoskins textile mills in Charlotte. By 1907, Smith was president of the Calvine, Chadwick, Dover, Hoskins, and Louise mills in or around the city. In 1908, Smith consolidated his holdings by forming the Chadwick-Hoskins Company, and the Calvine Manufacturing Company (the former

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Alpha-Orient Cotton Mill) became Chadwick-Hoskins No. 3. By 1911, the mill complex included an additional, two-story, brick wing northeast of the original plant. (The new wing housed weaving operations.) A larger, frame cotton warehouse was also constructed on the site, reflecting the mill's expanding operations (Huffman and Stamper 1984: 5; Record of Corporations, Book 1, 1905: 514; Mecklenburg Co. Register of Deeds 1905: Book 237, p. 633; Sanborn Map Company 1911, 1929).

The mill functioned as Chadwick-Hoskins No. 3 until 1946 when it merged with Textron-Southern, Inc. The mill subsequently operated as Calvine Cotton Mills, Inc. (1948-1952) and Smitherman Cotton Mills (1953-1955), and in 1955, the property was acquired by Consolidated Engravers Corporation. Consolidated Engravers had begun in 1936 as the Carolina Textile Engraving Company, manufacturers of engraved patterns for the printing of textiles, floor coverings, and other materials. Consolidated Engravers demolished much of the original 1889 mill building, which was in deteriorated condition and considered to be beyond repair, and used the existing foundation and portions of walls to construct a new one-story, flat roofed, brick building. In 2003, Crosland Properties purchased the entire factory complex from Consolidated Engravers, and a certified rehabilitation is under way to convert the property to residential apartments (Huffman and Stamper 1984: 5, 9).

### Industry Context

The opening of Alpha Cotton Mill in 1889 launched Charlotte's most aggressive phase of industrial growth, one founded upon textile production. During the late nineteenth and early twentieth centuries, local civic leaders and businessmen took advantage of excellent railroad connections and abundant sources of electric power to transform Charlotte from a rural market town to a premier textile manufacturing center. City boosters, led by textile engineer, D.A. Tompkins, campaigned for what became known as the "New South". The New South movement touted the benefits of industrialization, good transportation, education, and urban growth as a way of fostering regional self-sufficiency and prosperity and ending the dependency and hardships associated with Southern agriculture. Tompkins and other New South missionaries promoted the construction of cotton mills as the manufacturing complement to the cotton farms that defined the region. As the noted historian, C. Vann Woodward, asserted, "The mill was the symbol of the New South, its origins, and its promise of salvation." (Woodward 1951: 31; Powell 1952; Lefler and Newsome 1954: 474-489; Glass 1992: 32-34, 37-38; Hanchett 1998: 50, 62-64).

Charlotte embraced the new industrialization with enthusiasm. By the late nineteenth century, railroad lines radiated from the city, connecting Charlotte to major port cities and far-flung northern markets. Charlotte Cotton Mill, the city's first mill, opened along the

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Atlanta, Tennessee, and Ohio Railroad (later part of the extensive Southern Railway) near the heart of downtown in 1881. Three more textile plants went into production in 1889, the Alpha, the Ada, and the Victor mills. These three mills were sited along the Central Carolina Railroad (also eventually part of the Southern Railway system) at what was then the periphery of the center city where affordable land was available for larger factory complexes and associated worker housing. Each of these mills employed over seventy adults and dozens of children. By 1908, there were thirteen cotton mills operating in Charlotte. In 1906, city boosters proclaimed that within the radius of 100 miles of Charlotte there were more than 300 mills, containing over one-half of the looms and spindles in the South. By the 1920s, the city contained twenty-five textile mills, and the Southern Piedmont had surpassed New England as the leading textile center in the world. Charlotte was not only at the hub of a great network of nearly 800 mills and ten million spindles, but controlled the region's banking and electrical system. As the epitome of the New South city, Charlotte boasted an urban infrastructure that included banks, department stores, the Southern Power Company (later Duke Power Company), and a variety of manufacturing and warehousing concerns oriented mainly to textile manufacturing. As the capital of this textile mini-state, the population of Charlotte soared from roughly 7,000 citizens in 1880 to over 82,000 by 1929, the largest urban population in the Carolinas (Sixteenth Census 1940; Lefler and Newsome 1954: 478-485; Glass 1992: 57; Mattson, Alexander and Associates 1993, 1995; Hanchett 1998: 50-51, 90-95; Woodard and Wyatt 2001: 5-10).

Orient Manufacturing Company/Chadwick-Hoskins No. 3 remains one of a small collection of Charlotte's early cotton mills that survives substantially intact. Four are currently listed in the National Register, either individually or as contributing resources within historic districts. Northeast of downtown in the North Charlotte neighborhood, the massive, 1904 Highland Park Manufacturing Company, Mill No. 3, the largest of the city's mills, is listed in the National Register (1988). In its heyday, this mill boasted 30,000 spindles, 1,000 looms, and employed some 800 men, women, and children who lived in a sizable mill village adjacent to the plant. The mill is one of three in the North Charlotte community. The others are the 1904 Mecklenburg Cotton Mill and the 1916 Johnston Manufacturing Company. Together they form an historic district (National Register 1990) that also contains three associated mill villages and a small commercial area. On the west side of Charlotte, the 1904 Hoskins Cotton Mill (National Register 1988) is an imposing, three-story structure that dominates a community of mill housing and other blue collar cottages. Hoskins Mill has been converted to residential use (Morrill 1979; Mattson and Pickens 1989; Hanchett 1998: 106-114; 216-217).

A 2001 architectural inventory of historic industrial buildings in Charlotte and Mecklenburg County identified four additional cotton mills in the city that retain sufficient architectural integrity for National Register listing: Orient Manufacturing

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Company/Chadwick-Hoskins No. 3; Ada Cotton Mill (1888-1889); Atherton Cotton Mill (1893); and the Savona Manufacturing Company (1920). As a result of the 2001 survey, each has been placed on the state's National Register Study List. The Ada Mill on Seaboard Street (several blocks southwest of the Alpha-Orient Mill) is abandoned, and a portion has been demolished. However, the mill retains the main, one-story, rectangular block with some detailing and a pyramidal roofed stair tower. Atherton Cotton Mill on South Boulevard in the Dilworth neighborhood has been converted to residential and commercial uses. It is a long, rectangular building with a low-pitched gable roof, banks of replacement steel sash windows, numerous new entrances, and a tall, brick smokestack that marks the rear boiler room. Atherton Mill was originally owned by D.A. Tompkins and was constructed in Dilworth's planned factory district alongside the Charlotte and South Carolina Railroad. The Savona Manufacturing Company on Turner and State streets in east Charlotte is a large, three-story facility with arched windows and a shallow gable roof. This plant replaced a smaller 1908 mill sited near downtown. Orient Manufacturing Company thus survives as one of this small group of substantially intact, New South cotton mills representing Charlotte's emergence as a textile manufacturing center during the late nineteenth and early twentieth centuries (Morrill 1979; Woodard and Wyatt 2001: 5-10; Hanchett 1998: 51-53, 62-63).

### Architecture Context: Late Nineteenth and Early Twentieth Century Cotton Mill Architecture in Charlotte

The second cotton mill built in Charlotte, the Orient Manufacturing Company/Chadwick-Hoskins No. 3 (ca. 1889 with expansions in 1901-1902 and ca. 1911) is a particularly well-preserved example of the substantial, brick, Romanesque Revival factories built in Charlotte during the cotton mill construction campaigns of the late nineteenth and early twentieth centuries. The ca. 1889 building was originally designed and built by noted New South industrialist and mill engineer, Daniel Augustus Tompkins. The 1901-1902 Romanesque Revival factory, with its distinctive crenellated tower, exemplified period concerns with structural strength, adequate natural lighting and ventilation, and fire resistance. Through its architecture, the factory symbolized modernity and progressivism. In addition to its expressive, square tower, the mill retains thick, brick walls, heavy timber framing, and numerous tall, segmental arch windows.

Beginning in the late nineteenth century, Charlotte underwent rapid industrialization, resulting in the construction of numerous cotton mills. Like much factory construction of the day, these first textile plants were simple, but substantial, brick buildings, one to two stories in height, with long, rectangular plans. The side elevations were generally broken only by tall, segmental arched windows, and the roofs were simple front gables, often with the heavy rafter beams exposed as decorative elements under the eaves. The structural systems in these mills were almost exclusively slow burning mill

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construction, so named because the twelve inch by twelve inch timbers used as both vertical and horizontal framing members proved to be more fire-resistant than either other forms of wood framing or steel framing. By the 1880s, fire insurance companies had begun mandating mill construction in the factories they insured, and with the introduction of this heavy timber framing system, other features, many also dictated by fire concerns, came into use. Stairwells, through which fires could spread easily between floors, were moved to enclosed towers. The towers were separated from the main work areas by brick fire walls and heavy doors, and thus, in the event of fire, the stair tower could be closed off quickly from the main structure. Boiler rooms, engine rooms, or textile processing areas, where flammable lint was abundant, were also particularly susceptible to fire, and these functions were either moved to detached buildings or were divided from other work areas within the main building by brick fire walls (Glass 1992: 38-39; Bishir 1990: 366-367).

The demands of the fire insurance companies were only some of the determinants of factory design during this period. Increased production, as well as changes in the technology of production, often necessitated architectural modifications. In North Carolina, the earliest mills were often housed in a single building which contained all the manufacturing functions, but with the growth of the textile industry, additions were made to existing mills or separate buildings were erected to create large complexes of detached buildings. By the early twentieth century, many textile companies had large sites containing discrete buildings which were laid out for the most efficient flow of production as well as for ease in shipping and receiving (Bishir 1990: 366; Fairbrother 1925: 49-50; Gilmore 1938: 25-27; Nimmons 1918: 414-418)

At Orient Manufacturing Company/Chadwick-Hoskins No. 3, the long, multiple function factory building (ca. 1889) skirting the southeast side of the Southern Railway main line typified the first cotton mills. However, by 1901, the original building had been joined by a second large manufacturing building, which doubled the mill's capacity. Erected for the Orient Manufacturing Company, which had purchased Alpha Mill in 1901, the new mill (1901-1902) was an imposing, two-story, masonry building with a castellated stair tower. The interior of this remarkably well-preserved building includes wooden sash, segmental arched windows, wooden floors, ceilings, and beams, and rows of tall, chamfered wooden posts. Orient would own the property only until 1905, and after a few years of consolidating mergers, the mill became one of the Chadwick-Hoskins Company textile plants. Under their tenure, a two-story, brick wing was added ca. 1911 to the northeast end of the original building to house weaving operations. This brick section also had the characteristic segmental arched windows, wood flooring, ceilings, and beams, and heavy timber columns. At the same time, the extant cotton warehouse (much larger than the original) was also constructed, reflecting the mill's expanding operations. The warehouse had board-and-batten walls, brick firewalls, and wood

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flooring, ceilings, and support system. Chadwick-Hoskins, which owned the mill until after World War II, made only minor additions to the site after its ca. 1911 campaign (Hanchett 1998: 289; Record of Corporations, Book 1, 1905: 514; Mecklenburg Co. Register of Deeds 1905: Book 237, p. 633; Sanborn Map Company 1900, 1911, 1929).

Stylistic expression, usually through the use of decorative elements, was typically limited in industrial architecture. Most factories had long, utilitarian, rectangular forms (although later additions often obscured this basic plan) to facilitate the manufacturing process, but some ornamentation was almost always used to give the factories a sense of prosperity and modernity and to lend interest to long elevations and emphasis to entrances. During the late nineteenth century, the current Romanesque Revival style became a popular choice for the numerous factories built during this period of rapid industrialization, both in the United States and Europe. Cotton mills were especially well-suited to such stylistic elaboration because the ubiquitous brick construction of the mills lent itself to the use of towers, castellation, round arches, corbeling, turned or tilted brick courses, and other design elements associated with the Romanesque Revival style. These trends in factory architecture which had begun in the 1870s and 1880s reached their height between 1890 and 1910 when these massive, brick factories, with their Romanesque Revival details, became commonplace throughout Europe and America (Bishir 1990: 366-372).

For the new cotton mills of the South, Daniel A. Tompkins, designer of Alpha-Orient Mill, codified much of this common vision for mill design in his 1899 *Cotton Mill: Commercial Features*. Tompkins had come to Charlotte in 1882, one year after the first textile plant, the Charlotte Cotton Mills, had opened, and he set himself up in business as an engineer, machinist, and contractor. By 1884, Tompkins also had begun promoting the construction of cotton mills, illustrating for audiences the value added to cotton through manufacturing. Two years after the formation of his company, Tompkins had built his second, third, and fourth cotton mills (the Alpha, the Ada, and the Victor) in Charlotte. His energy in promoting textile mill construction was prodigious, and in total, Tompkins was responsible for constructing cotton mills from Maryland to Texas, including more than 100 in Georgia and the two Carolinas (Hanchett 1998: 50).

In the Orient mill, the front tower, with its battlements and tall, paired windows, gave the building its signature architectural element and a clear historical association while cleverly housing the staircase and hiding the water tank behind the parapet. Other examples of Romanesque Revival factories were erected in the burgeoning manufacturing centers of North Carolina. The Durham Hosiery Mills (National Register 1978), built in Durham in 1902, features a highly embellished, six-story tower rising above the four-story main block, while in Gastonia, the leading textile manufacturing center of the region, the immense Loray Mill (National Register 2001), was constructed as a six-story edifice built between 1900 and 1902. The mill is dominated by its eight-



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story tower with its segmental and round arched fenestration, decorative corbeling, and a shallow, pyramidal roof, all reminiscent of the Italian campaniles of medieval church architecture. However, in Charlotte, only Highland Park Manufacturing Company, Mill No. 3 (National Register 1988) and Mecklenburg Cotton Mill, both built in 1904, have the distinctive Romanesque-inspired stair tower (Morrill 1979: 5; Bishir 1990: 261, 365-367, 369-370; Glass 1992: 38-39; Bishir et al. 2003: 201-202, 480-481).

By the 1910s, the ornate detailing associated with the Romanesque Revival style had begun falling out of popular favor. Manufacturers and factory designers became more concerned with increased production and improving efficiency as the demand for American products grew exponentially during World War I. Greater demand for manufactured goods also necessitated rapid factory construction, and new structural systems using reinforced concrete and prefabricated steel were both faster and demanded less skilled labor than the heavy timber framing and masonry exteriors of the nineteenth century factory. Much ornamentation was removed or simplified as factory design and layout had to respond to heightened market demand, the wholesale adoption of the assembly line factory system, and the near universal mechanization of industry. Although brick construction remained commonplace for textile mills of the Piedmont, the influence of the new building methods and the new emphasis on utility rather than embellishment were reflected in simpler exteriors, stripped of what were regarded as unnecessary elements (Fairbrother 1925: 49; Gilmore 1938: 25-27, 67-68; Condit 1968: 178; Nimmons, Part II, 1918: 533-534; Nichols 1923: 101-103; Chandler 1977: 279-281; Bishir 1990: 372).

A concern with improving efficiency, changing technologies, and changing architectural tastes have doomed many of Charlotte's late nineteenth and early twentieth century cotton mills. The Orient Manufacturing Company/Chadwick-Hoskins No. 3 has survived as one of a small group of intact cotton mills representing Charlotte's emergence as a textile manufacturing center during the New South era of the late nineteenth and early twentieth centuries. Although much of the original ca. 1889 mill was razed in the 1960s, the complex retains a number of later significant historic components. The most prominent section of the complex is the main two-story mill with its castellated stair tower erected for the Orient Manufacturing Company between 1901 and 1902. The mill also retains the sizable, ca. 1911, two-story, rear weaving room.

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### 10. Geographical Data

#### Verbal Boundary Description

The property being nominated to the National Register conforms to current Mecklenburg County tax parcel No. 08103308.

#### Boundary Justification

The National Register boundaries encompass the 5.832 acre tax parcel that is associated historically with the Orient Manufacturing Company/Chadwick-Hoskins No. 3. This tract contains one resource, the two story, 1901-1902 cotton mill and the rear addition built between 1905 and 1911. Small lots that were once occupied by mill houses separate the factory property from North Brevard Street. Now vacant, these lots remain separate tax parcels.

#### Photographs

The following information pertains to each of the photographs:

<u>Name of Property:</u>	Orient Manufacturing Company/Chadwick-Hoskins No. 3
<u>Location:</u>	Charlotte, North Carolina
<u>County:</u>	Mecklenburg County
<u>Name of Photographer:</u>	Mattson, Alexander and Associates, Inc.
<u>Location of Negatives:</u>	Survey and Planning Branch North Carolina Department of Cultural Resources 109 E. Jones Street Raleigh, North Carolina 27601-2807

Date of Photographs: November 2003

1. Facade (Southwest Elevation) and Southeast Elevation, ca. 1901 Section, View Looking North
2. Southeast Elevation, ca. 1901 Section, View Looking West
3. Stair Tower, Facade, ca. 1901 Section, View Looking Northeast
4. Southeast Elevation, ca. 1901 Section, View Looking Northwest
5. Rear (Northeast) Elevation, ca. 1901 Section, View Looking Southwest
6. Southeast Elevation, ca. 1911 Section and Chimney Stack, View Looking West
7. Northwest Elevation, ca. 1911 Section, View Looking East
8. Northwest Elevation, ca. 1955 Section, View Looking Southwest
9. Southeast Elevations, Cotton Mill and Cotton Warehouse, View Looking West
10. Southwest Elevation, Cotton Warehouse, View Looking Northeast
11. Interior, Second Floor, ca. 1901 Section
12. Interior, Second Floor, ca. 1901 Section