

**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 2 – DESCRIPTION OF REHABILITATION**



**Instructions:** This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

**NPS Project Number**  
44478

**1. Historic Property Name** Flint Mill No. 2 – Burlington Industries, Inc. Plant

Street 1910 Hunt Avenue

City Gastonia County Gaston State NC Zip 28054-7421

Name of Historic District or National Register property \_\_\_\_\_

Listed individually in the National Register of Historic Places; date of listing \_\_\_\_\_

Located in a Registered Historic District; name of district \_\_\_\_\_

Part 1 – Evaluation of Significance submitted? Date submitted 10/26/2021 Date of certification 2/3/2022

**2. Project Data** (for phased projects, data entered in this section must be totals for entire project)

Date of building 1923, 1950, 1955, 1966, 1969 Estimated total rehabilitation costs (QRE) \$50,719,131

Number of buildings in project 2 Floor area before / after rehabilitation 267,194 / 263,686 sq ft

Start date (estimated) 05/01/2023 Use(s) before / after rehabilitation industry / residence

Completion date (estimated) 10/31/2024 Number of housing units before / after rehabilitation 0 / 209

Application includes phase(s) 1 of 1 phases Number of low-moderate income housing units before / after rehabilitation 0 / 0

Intend to elect IRS 60-month phased rehabilitation

**3. Project Contact** (if different from applicant)

Name Heather Fearnbach Company Fearnbach History Services, Inc.

Street 3334 Nottingham Road City Winston-Salem State NC

Zip 27104 Telephone (336) 765-2661 Email Address heatherfearnbach@bellsouth.net

**4. Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:

I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or

if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Frank Gadams Signature (Sign in ink) Date 09/20/2022

Applicant Entity 1910 Hunt LLC SSN \_\_\_\_\_ or TIN 88-3826053

Street 207 Granby Street, Suite 203 City Norfolk State VA

Zip 23510 Telephone (757) 627-9873 Email Address Rallen@MarathonDevelopmentGroup.com

Applicant, SSN, or TIN has changed since previously submitted application.

**NPS Official Use Only**

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:

the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.

the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date \_\_\_\_\_ National Park Service Authorized Signature (Sign in ink) \_\_\_\_\_

NPS conditions or comments attached



## HISTORIC PRESERVATION CERTIFICATION APPLICATION PART A – DESCRIPTION OF REHABILITATION

Rev. 1/1/16

Read the instructions carefully before completing. No certification can be made unless a completed application form has been received. The decision by the State Historic Preservation Officer (SHPO) with respect to certification is made on the basis of this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings, and specifications), the application form shall take precedence.

Check applicable box(es):  Income Producing  Non-income Producing

1. Name of property: Flint Mill No. 2 - Burlington Industries, Inc. Plant Street 1910 Hunt Avenue

City Gastonia County Gaston State NC Zip 28054-7421

Located in a National Register or Certified Local Historic District; please specify district: \_\_\_\_\_

Listed individually in the National Register of Historic Places; give date of listing: \_\_\_\_\_

Not currently listed in the National Register, either individually or as a contributing building in a National Register or Certified Historic District. A nomination is proposed and listing is anticipated by the time of project completion.

2. Data on building and rehabilitation project:

Date building constructed: 1923, 1950, 1955, 1966, 1969 Estimated rehabilitation expenses: \$ 50,719,131  
Use(s) before rehabilitation: industrial Proposed use(s) after rehabilitation: residential  
Floor area before rehabilitation: 267,194 Floor area after rehabilitation: 263,686  
Project start date (est.): 5/1/2023 Completion date (est.): 10/31/2024

3. Project Contact: (if different than owner)

Name Heather Farnbach, Farnbach History Services, Inc. Telephone 336-765-2661 Email Address heatherfarnbach@bellsouth.net  
Street 3334 Nottingham Road City Winston-Salem State NC Zip 27104

4. Owner: I hereby attest that the information I have provided is correct to the best of my knowledge, and that I own the property described above.

Name Frank Gadsam Signature \_\_\_\_\_ Date 9/20/2022  
Company 1910 Hunt LLC Social Security or Taxpayer Identification Number 88-3826053  
Street 207 Granby Street, Suite 203 City Norfolk State VA Zip 23510  
Telephone 757-627-9873 Email Address Rallen@MarathonDevelopmentGroup.com

State Historic Preservation Office (HPO) Use Only

The HPO has reviewed "Historic Preservation Certification Application Part A" for the above-named property and the SHPO has determined:

that the proposed rehabilitation described herein is consistent with the historic character of the property or the district in which it is located and that the project appears to meet the *Secretary of the Interior's Standards for Rehabilitation*. **This determination is preliminary since a formal certification of rehabilitation can be issued to the owner of a "certified historic structure" only after rehabilitation work is completed.**

that the proposed rehabilitation appears to meet the *Secretary of the Interior's Standards for Rehabilitation* if the attached conditions are met. **This determination is preliminary since a formal certification of rehabilitation can be issued to the owner of a "certified historic structure" only after rehabilitation work is completed.**

that the proposed rehabilitation does not appear to be consistent with the historic character of the property or the district in which it is located and that the project does not appear to meet the *Secretary of the Interior's Standards for Rehabilitation* for the attached reasons.

Deputy SHPO \_\_\_\_\_

Date \_\_\_\_\_

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**5. Detailed description of rehabilitation work** Reproduce this page as needed to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

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**Number 1. Feature Site**

**Date of Feature 1923-present**

**Describe existing feature and its condition**

**Setting**

Located approximately three miles northeast of Gastonia's commercial center, the Flint Mill No. 2 – Burlington Industries, Inc. plant occupies a 6.92-acre tax parcel bounded by Separk Circle on the east, Hunt Avenue on the south, Mill Road on the west, and One Avenue and the railroad corridor on the north. The complex is rotated approximately thirty degrees from true cardinal direction alignment. However, for the purposes of this document the narrative is written as if the plant has true east-west orientation. The Hunt Avenue façade will thus be referred to as the south elevation.

The Flint Mill No. 2 – Burlington Industries, Inc. plant gradually increased in size as additions were erected to facilitate its operation. The 1923 mill's deep setback from Hunt Avenue allows for a grass front lawn. A straight concrete north-south sidewalk spans the distance between Hunt Avenue and the primary entrance in the south stair tower. The east-west sidewalk adjacent to the road extends from the north-south sidewalk's south end to the small paved parking lot west of the 1966 addition. Most employees parked in the gravel lot on Hunt Avenue's south side at the plant's west end. The large paved lot east of the 1966 warehouse loading docks is accessed from Separk Circle. Tall barbed-wire-topped chain-link fences and gates secure the plant.

The plant encompasses the two-story 1923 Flint Mill No. 2 and a series of one- and two-story brick, concrete, and steel manufacturing, storage, and office additions erected by Burlington Industries between 1950 and 1997. Humidification and HVAC system installation required the 1966 and 1969 construction of cooling towers and mechanical rooms that extend from the north elevation. The freestanding warehouse west of the mill was erected in phases between 1923 and 1966. A brick and concrete 1969 loading dock spans the distance between the northwest wing and the 1923 warehouse. Steel beams and canted posts support the low-gable-roofed steel loading dock canopy.<sup>1</sup> The courtyard between the 1923 mill and warehouse is paved with concrete and asphalt. A corrugated-metal-sheathed elevated walkway with a canted flat metal roof provides egress between the southwest corner of the mill's second-floor manufacturing area and the upper level of the warehouse addition to the west. The walkway and warehouse addition were constructed in 1966.<sup>2</sup>

Much of the surrounding area historically contained industrial buildings close to the railroad corridor and modest houses erected for mill workers within walking distance of plants. However, some plants and

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<sup>1</sup> Gaston County GIS aerial photograph, 1968; "Burlington adds more dock space," *Gastonia Gazette*, January 6, 1969, p. B1.

<sup>2</sup> 1959 aerial photograph in Ragan, *The Textile Heritage of Gaston County*, 194; Gaston County GIS aerial photograph, 1968.

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residences have been demolished as commercial development proliferated along heavily trafficked New Hope Road to the east and Interstate 85 to the south. Flint Mill No. 1, built on the north side of the railroad tracks in 1907 and enlarged through the 1950s, was demolished in 2014 and the parcel remains vacant.<sup>3</sup>

**Photo numbers: 1-36 (Part 1)**

**Drawing numbers: A.240 (courtyard), A.406**

**Describe work and impact on feature**

The elevated walkway's corrugated-metal sheathing and metal roof will be replaced in kind.

The 1969 brick and concrete loading dock will be thoroughly cleaned using the gentlest means possible to avoid damaging the masonry. Maintenance and repair will be undertaken as needed, with efforts being made to retain all original historic fabric. Damaged or missing areas will be reconstructed with materials of similar color, texture, finish, and size. All necessary repointing will use mortar that matches the existing in color, texture, strength, joint width, and joint profile. Masonry will remain unpainted. The steel canopy frame will be thoroughly cleaned, repaired, prepped, primed, and repainted. The corrugated metal roof will be replaced in kind.

A steel accessibility ramp and steel stair and landing with horizontal tubular steel railings will rise from the central courtyard to the concrete loading platform as illustrated on drawing A.305. The loading platform will receive a matching railing. Stair and ramp railing details are shown on sheet A.406. Existing concrete and asphalt pavement will be removed from the courtyard, which will be resurfaced with concrete around a rectangular in-ground pool.

Existing concrete sidewalks will be replaced in kind and new concrete sidewalks will be erected east and south of the mill to provide egress to primary entrances. Asphalt-paved parking lots will be located east, south, and west of the mill.

A site plan illustrating proposed landscape and hardscape elements and amenities including the pool and grilling station will be submitted as an amendment.

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**Number 2. Feature Mill Exterior**

**Date of Feature 1923, 1950, 1955, 1966, 1969, between 1984 and 1997**

**Describe existing feature and its condition**

The following description begins with the mill's primary façade (south elevation) fronting Hunt Avenue and moves counter-clockwise around the building.

The 1923 mill's reinforced-concrete superstructure is readily apparent on the exterior, where slightly projecting concrete pilasters, lintels, and foundation walls frame each bay, creating a paneled effect. Most bays originally contained large three-part multi-pane steel windows with concrete sills and redbrick curtainwalls. Although all sash other than two in the south stair tower were removed, likely in conjunction

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<sup>3</sup> Gaston County GIS aerial photograph, 2014.

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with 1966 HVAC system installation, and the openings filled with pressed-redbrick-veneered concrete block, original sills and curtainwalls remain on the main block's west and north elevations and the northwest wing. The south elevation enclosures have the most uniform appearance due to sill and curtain wall removal. Elsewhere, the pressed redbrick veneer contrasts in texture, color, and size with original brick and is pointed in a different manner, resulting in an incongruous aesthetic that obscures the 1923 design intent. Concrete cornices punctuated by molded concrete eave brackets surmount the 1923 walls. Metal gutters and downspouts drain the roof scuppers.

When completed in 1923, the main block's west nine bays (including the south stair tower) and the northwest picker room were two stories tall, while the east seven bays had only one story. The full-height cast-stone Classical stair tower in the 1923 two-story section's east bay is topped with a flat cornice and stepped parapet that rises to a point above the tower's projecting central bay. Wide full-height pilasters flank the door and windows at the south wall's center. The recessed spandrel between the windows bears the plant name, "Flint Mill," in bas-relief capital letters. The tower base, pilasters, belt course above the upper-level windows, and cornice project slightly beyond the wall plane. The concrete structural elements of the long, rectangular, low-gable roofed monitor that illuminated the second-story are intact. Window openings were enclosed with concrete block, likely in the late 1960s.

The main block's east section is also characterized by slightly projecting concrete pilasters, lintels, and foundation walls, but only the west three bays have a concrete cornice with molded concrete eave brackets.<sup>4</sup> Brick fills all window openings. A corrugated-metal roll-up door has been installed in the fifth bay east of the stair tower. The upper floor was erected in phases, beginning with the west three bays in 1950. A one-story 1955 addition extended the mill to the east. A windowless second story was added to the 1955 addition and the remainder of the 1923 east bays in 1966 conjunction with the construction of the expansive, one-story, running-bond-red-brick, windowless addition at the plant's east end.<sup>5</sup> Corrugated-metal siding sheathes the second-story 1966 addition's east windowless wall. (The one-story 1966 addition scope is delineated in numbers 8-13.)

The lower portion of the east two bays of the 1955-1966 addition's north wall is obscured by a flat-roofed, corrugated-metal-sided, one-story mechanical room addition erected between 1984 and 1997. The flat-roofed, running-bond-red-brick, windowless, 1966 HVAC tower to the west has a two-story south section and one-story north end. Metal panels sheathe the upper north wall of the two-story section.

The 1966 HVAC tower abuts the east wall of the tall-one-story 1923 boiler and mechanical room wing, which is distinguished by slightly projecting concrete pilasters (stepped on the wing's northeast and northwest corners), lintels, and sills; concrete foundation walls; and concrete coping. Brick fills original window openings on the north elevation around two small square louvered metal vents and a single-leaf

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<sup>4</sup> The addition does not appear on the February 1950 Sanborn map but had been constructed by 1951. Gaston County GIS aerial photograph, 1951; "Flint Employees Celebrate Anniversary with Outings," *Gastonia Gazette* (hereafter abbreviated *GG*), May 10, 1951, p. 16.

<sup>5</sup> Undated (circa 1946-1949) aerial photograph, Burlington Industries, Inc. Records #4995, Southern Historical Collection, Wilson Library, University of North Carolina at Chapel Hill; "Construction Permits Climb," *GG*, July 13, 1955, p. 3; 1959 aerial photograph in Robert Allison Ragan, *The Textile Heritage of Gaston County, North Carolina, 1848-2000* (Charlotte: R.A. Ragan and Company, 2001), 194; Gaston County GIS aerial photographs, 1956, 1968.

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steel door. The shorter one-story, two-room, flat-roofed portion of the 1923 wing that extends from the boiler and mechanical room's west elevation has paneled concrete walls and a tall stepped concrete cornice. The south room is a few feet taller. A flat-roofed, one-story, running-bond-red-brick circa 1955 addition spans the distance between the south room and the mill.

Two bays west of the 1923 wing, a flat-roofed, running-bond-red-brick, windowless, 1969 HVAC tower projects from the mill's north elevation. The tower comprises a two-story southeast section and a one-story west section. Two bays west of the 1969 HVAC tower, a two-story, running-bond-red-brick, windowless, 1966 restroom tower abuts the two-story 1923 restroom tower, which is executed in the same manner as the mill and topped with a stepped parapet that rises to a central point.

Two bays west of the 1923 restroom tower, the two-story, three-bay-wide by four-bay-long, northwest wing originally contained picker and mechanical rooms. The stepped parapet of the stair tower at the wing's southeast corner rises to a central point. In the east wall's south bay, a rectangular transom surmounts a steel door with a paneled base and four-pane upper section. A one-story, shed-roofed, painted-plywood-sheathed, late-twentieth-century addition extends from the stair tower's north elevation. On the main block's west and north elevations and the northwest wing, original brick curtainwalls and slightly projecting concrete sills remain beneath redbrick-veneered concrete-block-filled window openings. The concrete-framed walls of the low-gable roofed square monitor that illuminated the picker room's second-story are intact. Window openings are filled with brick and wood panels.

**Photo numbers: 1-5, 9, 15-36 (Part 1) Drawing numbers: D.300-301, D.303, D.305, A.300-301, A.303**

**Describe work and impact on feature**

The 1966 restroom tower, 1966 and 1969 HVAC towers, and mechanical room erected between 1984 and 1997 that project from the north elevation and the late-twentieth-century shed addition to the northwest stair tower will be removed to reveal original walls. Exterior mechanical equipment and ducts will be removed.

Pressed-redbrick-veneered concrete-block infill will be removed from original window openings throughout the 1923 building. This approach will restore original fenestration and allow for effective rehabilitation of original wall structure and appearance compromised by modification. Original brick curtainwalls and slightly projecting concrete sills on the main block's west and north elevations and northwest wing will be repaired in the manner detailed below. Matching curtain walls and sills will be reconstructed where missing in openings on the south elevation.

Brick and cast stone will be thoroughly cleaned using the gentlest means possible to avoid damaging the masonry. Maintenance and repair will be undertaken as needed, with efforts being made to retain all original historic fabric. Areas of primary concern are indicated on drawings A.301-A.305. Damaged or missing areas will be reconstructed with materials of similar color, texture, finish, and size. All necessary repointing will use mortar that matches the existing in color, texture, strength, joint width, and joint profile. Masonry will remain unpainted.

The corrugated-metal siding on the second-story 1966 addition's east wall will be cleaned and repaired as needed.

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**Number 3. Feature Mill Exterior: Windows and Doors**

**Date of Feature 1923, 1950, 1955, 1966, 1969, between 1984 and 1997**

**Describe existing feature and its condition**

Wide full-height pilasters flank the 1923 stair tower's mid-twentieth-century aluminum-frame double-leaf door, sidelights, and transom, as well as the two original multi-pane, two-section, steel sash at the south wall's center. The eighteen-pane window above the door has a canted concrete sill. The much taller forty-two-pane upper sash has a projecting concrete sill. A straight run of wide concrete steps with concrete end walls and two central tubular-steel railings rise from the concrete sidewalk to the entrance.

On the mill's north elevation, two double-leaf steel doors secure the north entrances of the one-story mechanical room addition erected between 1984 and 1997.

A single-leaf steel door with a glazed upper portion provides egress to the circa 1955 addition between the 1923 boiler and mechanical room wing's south room and the mill.

The one-story windowless equipment room that extends north from the 1969 HVAC tower's two-story section has a double-leaf steel door with a paneled base and eight-pane upper section.

The double-leaf steel door in the south bay of the 1923 restroom tower's west wall is fixed closed.

At the two-story northwest wing's east stair tower entrance, a rectangular transom surmounts a steel door with a paneled base and four-pane upper section. The flat-roofed, mid-1960s corrugated-metal canopy that spans the wing's north elevation shelters the brick-and-concrete-lined light well adjacent to the below-grade basement windows. A smaller flat-roofed, mid-1960s corrugated-metal canopy shelters the straight run of steel steps with tubular steel railings that rises to the loading platform's northeast corner.

On the wing's west wall, a steel-frame roll-up corrugated-metal door has been installed in the original loading dock door opening in the second bay from the north end. A ten-panel metal door fills the second-story opening in the third bay. A narrow concrete platform extends from the loading dock's southeast corner to the sliding metal door in the north bay of the main block's ten-bay west elevation. Beneath the platform's north end, a straight run of concrete steps leads to the below-grade basement entrance.

The main block's north and west elevation and the northwest wing differ from the south elevation in that original brick curtainwalls and slightly projecting concrete sills remain beneath redbrick-veneered concrete-block-filled window openings.

**Photo numbers: 1-5, 9, 15-36 (Part 1)**

**Drawing numbers: D.300-301, D.303, D.305, Sheets A.107-109, A.300-301, A.303, A.406**

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**Describe work and impact on feature**

The wide concrete steps with concrete end walls that provide egress to the south stair tower will be repaired as needed. Damaged or missing areas will be reconstructed with materials of similar color, texture, finish, and size. Masonry will remain unpainted. The two central tubular-steel railings will be replaced in kind.

Existing steel-frame sash in the south stair tower will be repaired, scraped, treated, glazed, primed, and painted. Window panes will be replaced with clear low-e glass with a visible light transmittance of 70% or greater. Elsewhere in the 1923, 1950, and 1955 portions of the mill, multi-pane aluminum sash will emulate missing sash in original window openings with original and reconstructed concrete sills and redbrick curtainwalls. The proposed window configuration is based on historic photographs attached as continuation sheets. Dark-bronze-finished-aluminum replica sash will have exterior, between-the-glass, and interior muntins. Groups of three twenty-eight-pane sash with two four-pane central hoppers will fill large openings on the north, south, and west elevations. Openings in the north 1923 restroom tower will receive twenty-pane sash with four-pane lower hoppers. Pairs of twenty-four-pane sash with four-pane central hoppers will light the 1923 boiler and mechanical rooms.

The south (primary) elevation of the windowless second-story 1966 addition above the one-story 1923 east bays and 1955 addition will remain blind. On the corrugated-metal-sheathed second-story 1966 east wall, seven new openings will receive two- or four-pane aluminum-frame sash clearly distinguishable from replica sash. The same approach will be used on the second-story 1966 addition's north elevation, where groups of three aluminum-frame sash with lower hoppers will pierce six bays in new openings above brick kneewalls with concrete sills. All new aluminum-frame sash, storefronts, and doors will have a dark bronze finish.

The structure of the flat canopy that shelters the northwest wing's basement windows will be repaired, scraped, primed, and painted. The corrugated-metal roof will be replaced in kind. The smaller corrugated-metal canopy above the steel steps to the west will be removed.

A multi-pane aluminum-frame storefront with opaque tempered lower panels will be installed in the north loading dock door opening on the northwest wing's west elevation. To the south, single-leaf aluminum-frame glass door and three-pane sidelight will fill the loading dock opening in the north bay of the main block's west elevation, emulating a multi-panel roll-up service door. The framing members will carry through the door. Here and throughout the complex, storefronts will be recessed within openings and have dark framing to read as voids, evoking open service doors.

Eight-pane aluminum sash with central four-pane hoppers will be installed in the rectangular roof monitor that illuminated the 1923 main block's second-story and the square monitor that lit the second-story picker room in the northwest wing. New sash will completely fill openings with flashing at the roof intersection.

Sheets A.107-109 specify window and storefront types and details. Roll-up shades and blinds will be inside-mounted in window openings where indicated on the window schedule. Manufacturer's shop drawings for Graham windows and storefronts will be submitted as an amendment.

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Looking southwest (above)  
Daniel Morton, photographer  
June 23, 2021



Rectangular roof monitor, north elevation (left)  
Sarah McInerney, photographer, August 2, 2022

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**Number 4. Feature Mill Interior: Structure, Floor Plan, Walls, Ceilings, and Floors**

**Date of Feature 1923, 1950, 1955, 1966, 1969, between 1984 and 1997**

**Describe existing feature and its condition**

The mill's open plan facilitated production, finishing, storage, and shipping. Concrete, brick, and steel structural elements are exposed and painted throughout the building. Single- and double-leaf wood and steel doors hang in many interior doorways. Kalamein doors, which slide on steel tracks and are held open by weighted pulleys, remain between most production, storage, and mechanical areas. Triple-thickness pine and maple floors are generally in good condition, although some areas have deteriorated or buckled due to water infiltration.

The 1923 mill displays the most advanced industrial construction technology of its era. Each level contains an expansive open manufacturing area. A poured-concrete foundation and fire-resistant reinforced-concrete slabs, beams, and mushroom columns comprise the inner structural system. The column name derives from the flared top, which has a mushroom-like appearance. All levels have formed-concrete ceilings. Roof monitor openings were filled with concrete block (main block) and brick (northwest wing) and sheathed with plywood on the interior, likely in the late 1960s. Masonry exterior walls are painted throughout the mill.

The 1923 mill's east wall was removed in conjunction with the construction of the 1950 second-story and 1955 first-story additions, which have reinforced-concrete structural systems and triple-thickness pine and maple floors like the 1923 building. However, steel I-beams and posts provide interior support. Wide-board roof decking is exposed in the 1950 addition. The second floor's eastern section, constructed in 1966, has pre-cast concrete roof panels and concrete-block exterior walls. Low-ceilinged late-twentieth-century offices and workrooms with wood-panel wall sheathing and dropped-acoustical-tile ceilings abut the east wall.

The 1966 and 1969 restroom and HVAC towers and mechanical rooms that extend from the north elevation have concrete-block walls, poured-concrete floors, pre-cast concrete roof panels, and steel posts and beams. Portions of the north wall were removed facilitate egress and air flow. Restrooms have square blue-glazed ceramic-tile wainscoting and small-variegated-blue ceramic-tile floors. After the 1966 restrooms were placed into service, the adjacent 1923 restroom tower to the west was converted into offices with faux-wood-panel wall sheathing, dropped-acoustical-tile ceilings, and square-vinyl-composition-tile floors. Metal screens, metal-panel walls, and some equipment remains in HVAC towers and mechanical rooms.

The basement beneath the 1923 northwest wing has a poured-concrete floor, reinforced-concrete posts and beams, and formed-concrete ceilings. The open south room contains mechanical equipment. An office with faux-wood-panel wall sheathing, a dropped-acoustical-tile ceiling, and a square-vinyl-composition-tile floor abuts the north exterior wall. Square blue-glazed ceramic tiles sheathe the restroom walls and ceiling and small variegated-blue ceramic tiles cover the floor. Office and bathroom renovation likely occurred in 1966. The basement is accessible from the west courtyard or via the freight elevator that links the mill's three levels.

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**Photo numbers: 37-103 (Part 1)**

**Drawing numbers: D.200, D.204-209, D.212, A.1, A.110, A.206-211, A.214, A.226-234, A.605-606, A.608-611**

**Describe work and impact on feature**

Mid- to late-twentieth century partition walls, faux-wood-panel wall sheathing, dropped-acoustical-tile ceilings, vinyl-composition floor tiles, and restroom finishes and fixtures will be removed.

Load-bearing walls and original exterior window and door openings will be maintained throughout the building. The brick will be thoroughly cleaned and repaired as needed. All brick walls that were originally painted will be repainted. Kalamein doors will either be fixed in the open position or removed and rehung near their original locations. The original ceiling height will be preserved to the greatest possible extent. Concrete and steel columns, posts, beams, and wood roof decking will remain exposed. The reopened roof monitor will illuminate the 1923 second story.

Sections of wood and concrete decking will be removed to allow for skylight installation in corridors of the 1950 and 1966 second-story additions. Skylights will also illuminate the units abutting originally windowless 1966 second-story south walls and the unit at the 1923 mechanical room's south end. Structural beams will remain intact. Beneath corridor skylights, three approximately eight-by-twelve-foot sections of wood floor boards will be removed to create light wells. Elsewhere, wood floors will be repaired and refinished. Floor boards that have been damaged beyond repair or are missing may be replaced with wood boards that match the existing adjacent flooring. Concrete floors will be ground and polished to achieve a uniform finish.

Insulated frame partition walls sheathed with painted gypsum board will be added per the above-referenced plans to create one hundred and five studio, one-, and two-bedroom apartments on the first and second floors. Apartments will line central east-west corridors. Corridor width and wall alignment will vary and original ceiling height will be maintained to avoid a “tunnel” effect. Short corridors will extend to units at the building's east and west ends. Corridor location was selected to leave structural elements exposed.

Within most units, original ceiling height will be retained with the exception of bathrooms, closets, entrance vestibules, and kitchen and ductwork soffits, which will be covered with gypsum board. Soffits will be painted the same color as the ceiling to minimize interior appearance and reduce visibility from the building's exterior. The new HVAC system will also include exposed round unpainted galvanized ductwork installed close to walls and held tightly to ceilings. Wood and concrete decking will remain exposed elsewhere. Bathrooms will have ceramic or luxury vinyl tile floors. Walls will curve around concrete columns in an attachment-free manner that will not interrupt the mushroom capital at the ceiling. Single- and double-leaf solid (corridor) and hollow (within units) slab doors will be installed. Fixed aluminum-frame windows of various sizes will pierce corridor walls to facilitate light permeation from skylights and monitors.

The northwest wing's basement will contain a corridor flanked by two maintenance rooms. Two concrete steps will be installed at the exterior entrance at the corridor's west end.

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**Number 5. Feature Mill Interior: Stairs, Ramp, and Elevators**

**Date of Feature 1923, 1950, 1955, 1966, 1969, between 1984 and 1997**

**Describe existing feature and its condition**

Reinforced-concrete stairs with rubber-covered treads and painted tubular-steel railings remain in the 1923 north and south stair towers.

The elevator east of the south stair towers links the first and second stories. The elevator that abuts the north stair tower's north end connects all three levels.

**Photo numbers: 44, 50, 76, 85-87, 103 (Part 1)**

**Drawing numbers: D.200, D.204-209, D.212, A.1, A.110, A.206-211, A.214, A.226-234, A.605-606, A.608-611**

**Describe work and impact on feature**

The stairs will be refurbished. Railings will be repaired, scraped, primed, and painted. Rubber treads will be replaced in kind.

Obsolete elevator equipment will be replaced with code-compliant equipment within existing shafts. Luxury-vinyl-tile flooring with a finish that does not emulate wood or stone will be installed in the elevators.

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**Number 6. Feature Mill Interior: Mechanical Systems Date of Feature mid- to late-twentieth century**

**Describe existing feature and its condition**

The electrical, plumbing, and HVAC systems are obsolete. Fluorescent lights, sprinkler system pipes, equipment pipes, and rigid metal ventilation system ductwork hang from the ceilings. Surface-mounted metal conduit houses electrical wiring.

**Photo numbers: 37-103 (Part 1)**

**Drawing numbers: A.605-606, A.608-611**

**Describe work and impact on feature**

Existing mechanical systems will be removed. New electrical, plumbing, heating, cooling, and fire suppression systems will be installed in a manner that is compatible with the building's historic character and is in compliance with current code.

Plumbing lines will be contained in new walls or gypsum-board enclosures with the exception of ceiling-mounted sprinkler system components. Electrical wiring will be incorporated into new frame walls or contained within conduit painted to match existing walls. The new HVAC system will include exposed round unpainted galvanized ductwork as well as ductwork enclosed in soffits installed close to walls and

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held tightly to ceilings, thus preserving original ceiling height in most spaces. Gypsum-board soffits will also conceal systems in kitchens. Soffits will be painted the same color as the ceiling to minimize interior appearance and reduce visibility from the building's exterior. Condensing units will be unobtrusively situated on concrete pads adjacent to the north elevation and on the roof.

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**Number 7. Feature Mill Exterior: Roof**

**Date of Feature late-twentieth century**

**Describe existing feature and its condition**

The existing roof system, encompassing wood and concrete decking topped with rubber membrane and aluminum scuppers, gutters, and downspouts is in poor condition.

**Photo numbers: N/A**

**Drawing numbers: D.210-211, A.107, A.109, A.212-213**

**Describe work and impact on feature**

The existing rubber membrane will be removed. Wood and concrete and decking will be repaired as needed and insulation board and 60-mil thermoplastic polyolefin (TPO) single-ply roofing membrane installed. Plumbing vents and exhaust fan hoods will be added where necessary. Condensing units for the HVAC system will be mounted on steel frames near the roof's center to minimize visibility from public right-of-way. Cast-stone coping will be repaired as needed and will remain exposed. Aluminum scuppers, gutters, and downspouts will be replaced in kind.

Opening locations for forty-two Velux skylights of various sizes have been selected to minimize impact to original framing members. Skylight curbs will rise about 3 ½ " above the new TPO roof and thus will not be visible from the public right-of-way. Sheets A.107 and A.109 specify skylight types and details. Manufacturer's shop drawings will be submitted as an amendment.

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**Number 8. Feature East Addition Exterior**

**Date of Feature 1966, between 1984 and 1997**

**Describe existing feature and its condition**

The expansive, one-story, running-bond-red-brick, windowless addition at the plant's east end increased production capacity. The addition's southwest section wraps around the main block's southeast corner and extends further south, encompasses a stair tower, canteen, and offices. The windowless rectangular addition that extends south from the 1966 addition's southeast bays was erected between 1984 and 1997.<sup>6</sup>

**Photo numbers: 6-14 (Part 1)**

**Drawing numbers: D. 300, D.302, D.304, A.300, A.302**

**Describe work and impact on feature**

Brick will be thoroughly cleaned using the gentlest means possible to avoid damaging the masonry. Maintenance and repair will be undertaken as needed, with efforts being made to retain all original historic

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<sup>6</sup> Gaston County GIS aerial photographs, 1984, 1997.

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fabric. Areas of primary concern are indicated on drawing A.302. Damaged or missing areas will be reconstructed with materials of similar color, texture, finish, and size. All necessary repointing will use mortar that matches the existing in color, texture, strength, joint width, and joint profile. Brick will remain unpainted.

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**Number 9. Feature East Addition Exterior: Windows and Doors**

**Date of Feature 1966, between 1984 and 1997**

**Describe existing feature and its condition**

A long, straight, brick-and-concrete ramp and a short run of steel steps, both with tubular-steel railings, rise from the parking lot to the 1966 addition's stair tower entrance: a single-leaf aluminum-frame glazed door and transom. The flat corrugated-metal canopy above the stair tower entrance extends south to the projecting Modernist office entrance bay, which features concrete-aggregate walls, terra-cotta-tile-covered steps, a flat corrugated-metal roof, and a single-leaf aluminum-frame glazed door and transom. Small louvered metal vents, most at basement level, punctuate the blind south wall. A single-leaf painted-plywood door secures the basement entrance.

The original function of the large brick- and concrete-block-filled openings on the west and south elevation is unknown. They may have contained louvered vents, as sill height is above interior floor level. A double-leaf steel door remains in the south wall's east bay. The east wall is blind.

Near the center of the 1966 addition's east elevation, a flat corrugated-metal canopy shelters a single-leaf steel door and three loading-dock entrances with roll-up wood doors, each comprising eight horizontal panels and two central glazed horizontal panes. The doors have steel surrounds. The textured-steel drop-down platforms that extended to truck beds remain. The large brick-filled opening to the north was another loading-dock entrance. Louvered metal vents and projecting duct ends pierce the blind north wall. A concrete-walled stairwell provides access to the partially below-grade double-leaf steel door near the wall's west end. The 1966 addition's north wall is further north than the main block, allowing for a large louvered metal vent in the short west wall.

**Photo numbers: 6-14 (Part 1)**

**Drawing numbers: D. 300, D.302, D.304, A.107-109, A.300, A.302, A.406**

**Describe work and impact on feature**

The brick-and-concrete ramp and short run of steel steps with tubular-steel railings that provide access to the southwest stair tower entrance will be refurbished. Interior tubular steel railings will be mounted on the concrete ramp rather than the mill wall. The flat corrugated-metal canopy will be thoroughly cleaned, repaired, prepped, primed, and repainted. Tubular steel railings will be carefully installed on the concrete-aggregate walls of the former mill office entrance, which will serve as the leasing office entrance. Single-leaf glazed aluminum-frame doors will be installed at both entrances. Stair and ramp railing details are shown on sheet A.406.

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The primary south and west elevations of the 1966 addition will remain blind. Louvered metal vents, brick opening infill, and roll-up doors will be removed. The large brick-filled openings on the west and south walls of the addition erected between 1984 and 1997 that extends south from the 1966 addition's southeast bays will receive large multi-pane aluminum-frame windows clearly differentiated from historic sash. The double-leaf steel door in the south wall's east bay will be replaced with a multi-pane aluminum-frame storefront with opaque tempered lower panels. Similar storefronts will be installed in the four loading dock openings on the 1966 addition's east elevation. A steel ramp and stair, both with tubular-steel railings, will provide access to the single-leaf glazed aluminum-frame corridor entrance. The flat corrugated-metal canopies above the entrance and loading dock openings will be thoroughly cleaned, repaired, prepped, primed, and repainted. Aluminum-frame sash clearly differentiated from historic sash will be judiciously installed in new openings on the east and north elevations (A.303 and A.304). Clear low-e glass will have a visible light transmittance of 70% or greater. All new aluminum-frame sash, storefronts, and doors will have a dark bronze finish.

Sheets A.107-109 specify window and storefront types and details. Roll-up shades and blinds will be inside-mounted in window openings where indicated on the window schedule. Manufacturer's shop drawings for Graham windows and storefronts will be submitted as an amendment.

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**Number 10. Feature East Addition Interior: Structure, Floor Plan, Walls, Ceilings, and Floors**  
**Date of Feature 1966, between 1984 and 1997**

**Describe existing feature and its condition**

The expansive 1966 addition, which wraps around the main block's southeast corner and extends further south, encompasses a production and distribution area, stair tower, elevator, offices, conference rooms, canteen, kitchen, computer server room, restrooms, and mechanical rooms. The structural system—concrete-block walls, steel I-beams and posts, and pre-cast concrete roof panels—is exposed in the open-plan production and distribution area. Most of the floor is wood, covered with metal plates in high-traffic areas. The east bays, adjacent to the loading docks, have concrete floors, some of which were topped with asphalt as concrete deteriorated. Low, floor-mounted, yellow-painted, tubular-steel bumper guards abut the west elevation and the north wall's west end. The low-ceiling northwest corner rooms have wood-panel walls. Metal screens, metal-panel walls, and some equipment remains in the HVAC room. The north mechanical room addition erected between 1984 and 1997 has a concrete floor, exposed steel structure, and insulated metal walls. A concrete ramp ameliorates the grade differential between the addition and production area floor levels.

In the addition's southwest corner, an entrance vestibule, offices, and conference and storage rooms flank narrow corridors. Finishes include polycarbonate-panel vestibule and corridor walls, faux-wood paneling in offices, single-leaf flat wood doors with metal surrounds, square-vinyl-composition-tile floors, commercial-grade carpeting, and dropped acoustical-tile ceilings with fluorescent light panels. The south section of the computer server room floor is elevated to accommodate wiring. The canteen walls are embellished with low vertical-board dark-stained wainscoting and painted vertical-board and diamond-shaped upper panels. Three sections of the east wall are mirrored behind dark-stained boards installed in a diamond pattern. The double-leaf door with a two-vertical-panel-base and nine-pane upper section on the

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north wall opens into the production and distribution area. A pent roof surmounts the door on its north side. Diagonal painted boards sheath the wall around the door. The lower two-thirds of remainder of the canteen wall to the east and the kitchen and computer server room walls to the west are covered with painted vertical boards. Production worker restrooms have square blue-glazed ceramic-tile wainscoting and small-variegated-blue ceramic-tile floors, while administrative staff restrooms have square beige-glazed ceramic-tile wainscoting and small-variegated-beige ceramic-tile floors.

The addition erected between 1984 and 1997 that extends south from the 1966 addition's southeast bays has a lower floor level than the 1966 addition, thus necessitating a short run of steel steps with tubular steel railings. The open room has concrete-block walls, steel I-beams, and pre-cast concrete roof panels low-ceiling. The northeast corner rooms have wood-panel walls.

**Photo numbers: 104-144 (Part 1)**

**Drawing numbers: D.200-D.202, A.110, A.201-204, A.220-A226, A.230, A.406, A.601-604**

**Describe work and impact on feature**

Mid- to late-twentieth century partition walls, wall sheathing, dropped-acoustical-tile ceilings, vinyl-composition floor tiles, and restroom finishes and fixtures will be removed.

Load-bearing concrete-block walls and original exterior door openings will be maintained. The walls will be thoroughly cleaned, repaired as needed, and repainted. Kalamein doors will either be fixed in the open position or removed and rehung near their original locations. The original ceiling height will be preserved to the greatest possible extent. Steel I-beams and posts and pre-cast concrete roof panels will remain exposed. The south section of tubular-steel bumper guards adjacent to the west elevation will be repaired, scraped, primed, and painted.

Sections of concrete decking will be removed to allow for skylight installation. Structural beams will remain intact. Metal plates will be removed from wood floors, which will be repaired and refinished. Floor boards that have been damaged beyond repair or are missing may be replaced with wood boards that match the existing adjacent flooring. Asphalt patches will be replaced with concrete, after which concrete floors will be ground and polished to achieve a uniform finish.

Insulated frame partition walls sheathed with painted gypsum board will be added per the above-referenced plans. Sixty one-, and two-bedroom apartments, most with lofts will abut the exterior walls and flank a central east-west corridor spanned by mezzanine-level perforated steel-deck bridges accessed by matching stairs, both with steel square post and wire-mesh railings (A.406, detail 9). Corridor width and wall alignment will vary and original ceiling height will be maintained to avoid a “tunnel” effect. Within most units, original ceiling height will be retained with the exception of bathrooms, closets, entrance vestibules, and kitchen and some ductwork soffits, which will be covered with gypsum board. The new HVAC system will also include exposed round unpainted galvanized ductwork installed close to walls and held tightly to ceilings. Soffits will be painted the same color as the ceiling to minimize interior appearance and reduce visibility from the building's exterior. Wood and concrete decking will remain exposed elsewhere. Bathrooms will have ceramic or luxury vinyl tile floors. Lofts will have luxury vinyl tile flooring with a

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finish that does not emulate wood or stone. Single- and double-leaf solid (corridor) and hollow (within units) slab doors will be installed. Fixed aluminum-frame windows of various sizes will pierce corridor walls to facilitate light permeation from skylights and monitors.

The leasing office, mail and package rooms, restrooms, a lounge, and game, utility, laundry, bike parking, dog washing, and janitorial rooms will be located in the addition's southwest section. Offices will have acoustical tile ceilings and carpet-tile floors. A few small rooms will have gypsum board ceilings. Although most ductwork will be enclosed in gypsum-board-sheathed soffits, some exposed round unpainted galvanized ductwork will be exposed. Restrooms will have ceramic or luxury vinyl tile floors.

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**Number 11. Feature East Addition Interior: Stairs and Elevator**

**Date of Feature 1966**

**Describe existing feature and its condition**

Reinforced-concrete stairs with rubber-covered treads and painted tubular-steel railings remain in the 1966 stair tower.

The elevator east of the south stair towers also links the addition to the mill's second story.

A short run of steel steps with tubular steel railings provides egress between the 1966 addition and the addition erected between 1984 and 1997.

**Photo numbers: 104, 126-127 (Part 1)**

**Drawing numbers: D.200-D.202, A.110, A.201-204, A.220-A226, A.230, A.406, A.601-604**

**Describe work and impact on feature**

The steps in the addition erected between 1984 and 1997 will be removed.

The stairs in the tower will be refurbished. Railings will be repaired, scraped, primed, and painted. Rubber treads will be replaced in kind.

L-shaped flights of perforated steel stairs with wire-mesh and steel railings (A.406, detail 9) will provide egress between the ground floor and mezzanine-level steel-deck bridges spanning the central corridor.

Obsolete elevator equipment will be replaced with code-compliant equipment within the existing shaft. Luxury-vinyl-tile flooring with a finish that does not emulate wood or stone will be installed in the elevator.

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**Number 12. Feature East Addition Interior: Mechanical Systems**

**Date of Feature mid- to late-twentieth century**

**Describe existing feature and its condition**

The electrical, plumbing, and HVAC systems are obsolete. Fluorescent lights, sprinkler system pipes, equipment pipes, and rigid metal ventilation system ductwork hang from the ceilings. Surface-mounted metal conduit houses electrical wiring.

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**Photo numbers: 37-144 (Part 1)**

**Drawing numbers: A.601-604**

**Describe work and impact on feature**

Existing mechanical systems will be removed. The electrical, plumbing, heating, cooling, and fire detection systems will be replaced in a manner that is compatible with the building's historic character and is in compliance with current code.

Plumbing lines will be contained in new walls or gypsum-board enclosures with the exception of ceiling-mounted sprinkler system components. Electrical wiring will be incorporated into new frame walls or contained within conduit painted to match existing walls. The new HVAC system will include exposed round unpainted galvanized ductwork as well as ductwork enclosed in soffits installed close to walls and held tightly to ceilings, thus preserving original ceiling height in most spaces. Gypsum-board soffits will also conceal systems in kitchens. Soffits will be painted the same color as the ceiling to minimize interior appearance and reduce visibility from the building's exterior. Condensing units will be unobtrusively situated on concrete pads adjacent to the north elevation and on the roof.

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**Number 13. Feature East Addition Exterior: Roof**

**Date of Feature late-twentieth century**

**Describe existing feature and its condition**

The roof system comprises concrete decking topped with rubber membrane. Aluminum gutters and downspouts drain the roof scuppers. Aluminum coping caps flat parapet walls.

**Photo numbers: N/A**

**Drawing numbers: D.203, A.107, A.109, A.212**

**Describe work and impact on feature**

The existing roofing will be removed. Concrete decking will be repaired as needed and insulation board and 60-mil thermoplastic polyolefin (TPO) single-ply roofing membrane installed. Plumbing vents and exhaust fan hoods will be added where necessary. Condensing units for the HVAC system will be mounted on steel frames near the roof's center to minimize visibility from public right-of-way. Aluminum flashing, coping, scuppers, gutters, and downspouts will be replaced in kind.

Opening locations for one-hundred-twenty-nine Velux skylights of various sizes have been selected to minimize impact to original framing members. Skylight curbs will rise about 3 ½" above the new TPO roof and thus will not be visible from the public right-of-way. Sheets A.107 and A.109 specify skylight types and details. Manufacturer's shop drawings will be submitted as an amendment.

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**Number 14. Feature Warehouse Exterior**

**Date of Feature 1923, 1950, 1955, 1966**

**Describe existing feature and its condition**

The one-story-on-basement brick building comprises a 1923 warehouse, waste house, and opening room; 1950 north loading dock addition; small shed-roofed 1950 east addition; rectangular, flat-roofed, running-bond red-brick addition erected in 1955, and an expansive flat-roofed, running-bond red-brick south

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addition constructed in 1966. Brick fire walls separate the warehouse sections. The following description begins with the 1923 east elevation and moves counter-clockwise around the building.

The east wall's central and south sections are original brick. The remaining portions of the wall, which are variegated brick laid in five-to-one common bond, were likely constructed in 1950, as was the one-bay-deep shed-roofed addition that extends from the warehouse's east end.

The 1923 north wall's upper portion was reconstructed in the same manner as the east wall. In the original lower portion, double and triple-header-course lintels surmount basement-level window openings in the. Wood rafter ends support deep eaves with narrow-board soffits. The shed-roofed, concrete-block, upper-level, 1950 addition that spans much of the north wall is elevated on reinforced-concrete posts and beams.<sup>7</sup>

Most of the 1923 west wall was reconstructed with running-bond red-brick in 1966. The upper portion of the warehouse's south wall and the firewall between the warehouse and the waste house extend past the east and west wall planes and step up to a flat parapet.

The 1955 warehouse addition has variegated brick walls laid in five-to-one common bond. Terra-cotta coping tops the flat parapets.

The flat-roofed, running-bond red-brick, windowless, 1966 south addition more than doubled the warehouse's size.

**Photo numbers: 145-163 (Part 1) Drawing numbers: D.300, D.303, D.305, A.300-301, A.303, A.305**

**Describe work and impact on feature**

Brick and concrete will be thoroughly cleaned using the gentlest means possible to avoid damaging the masonry. Maintenance and repair will be undertaken as needed, with efforts being made to retain all original historic fabric. Areas of primary concern are indicated on drawings A.301, A.303, and A3.05. Any damaged or missing areas will be reconstructed with materials of similar color, texture, finish, and size. All necessary repointing will use mortar that matches the existing in color, texture, strength, joint width, and joint profile. Masonry will remain unpainted.

The below-grade basement door opening on the east 1950 elevation's east wall will be filled with brick laid in the above-described manner.

The walls and roof of the shed-roofed, concrete-block, upper-level, 1950 addition that spans much of the north walls will be removed. The reinforced-concrete floor, posts, and beams will be repaired in the above-specified manner.

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**Number 15. Feature Warehouse Exterior: Windows and Doors**  
**Date of Feature 1923, 1950, 1955, 1966**

**Describe existing feature and its condition**

Two roll-up corrugated-metal doors and a single-leaf steel door provide loading-dock egress on the 1923

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<sup>7</sup> "Road Paving Is Big Improvement," *GG*, December 13, 1950, p. 22.

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east elevation. A flat corrugated-metal canopy shelters the late-twentieth-century corrugated-metal roll-up door on the 1923 west elevation.

Steel-frame twelve-pane sash with central six-pane hoppers—one on the south elevation and two pairs on the east elevation—light the 1950 addition. The window openings have slightly projecting header-course sills. A single-leaf steel door secures the below-grade basement entrance on the east elevation accessed via concrete steps. An original sliding-metal door remains at the loading-dock door on the addition's north elevation.

In the open central bay of the upper-level 1950 north addition, a sliding cross-braced vertical-board door remains on the waste house's north wall.

A roll-up corrugated-metal door with a steel surround pierces the 1955 addition's west wall. Brick fills four upper-level and three basement window openings. The four brick-filled upper-level windows on the east elevation retain slightly projecting concrete sills.

Large louvered metal vents pierce the 1966 south addition's west, south, and east elevations. A straight run of steel steps with a steel railing leads to the single-leaf steel upper-level door near the south elevation's center. A louvered metal vent has replaced the upper panes of the single steel first-story sash, leaving nine panes.

**Photo numbers: 145-163 (Part 1)**

**Drawing numbers: D.300, D.303, D.305, A.107-109, A.300-301, A.303, A.305, A.406**

**Describe work and impact on feature**

Louvered metal vents, brick window infill, late-twentieth-century roll-up doors, and the metal canopy above the north loading dock on the west elevation will be removed. The sliding cross-braced vertical-board door on the north elevation will be repaired, repainted, and rehung on the interior face of the wall.

Existing steel-frame sash in the east 1950 addition will be repaired, scraped, treated, glazed, primed, and painted as necessary. Window panes will be replaced with clear low-e glass with a visible light transmittance of 70% or greater. On the east and west 1955 addition's walls, aluminum nine-pane sash will emulate missing sash in original window openings with original (east elevation) and reconstructed (west elevation) concrete sills. All new aluminum-frame sash, storefronts, and doors will have a dark bronze finish.

Aluminum-frame sash clearly differentiated from historic sash will be judiciously installed in new and existing openings on each elevation (A.301, A.303, and A.305). Multi-pane aluminum-frame storefronts with opaque tempered lower panels will fill existing single-leaf and service door openings on the 1923 east elevation, two large basement-level openings on the 1923 north elevation, and two existing service door openings on the 1923 and 1955 west elevations. The south storefront on the east elevation will include a single-leaf glazed door. Framing members will carry through the door. The original sliding-metal door on

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the 1950 addition's north elevation will be fixed in the open position. A single-leaf glazed door will be installed in the opening.

The same approach will be used at the two upper-level service door openings on the north elevation, which will have single-leaf four-pane doors and sidelights emulating a multi-panel roll-up service door. A flat-roofed metal canopy supported by slender steel posts will span the north entrances above the concrete platform remaining from the 1950 addition. Existing steel trusses will be reused if possible. A tubular-steel railing will secure the platform edge.

The steel stair and railing rising to the upper-level south entrance will be replaced with a code-compliant steel stair and tubular-steel railing. A single-leaf aluminum-frame glazed door will be installed at the entrance. Stair railing details are shown on sheet A.406.

Sheets A.107-109 specify window and storefront types and details. Roll-up shades and blinds will be inside-mounted in window openings where indicated on the window schedule. Manufacturer's shop drawings for Graham windows and storefronts will be submitted as an amendment.

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**Number 16. Feature Warehouse Interior: Structure, Floor Plan, Walls, Ceilings, and Floors**

**Date of Feature 1923, 1950, 1955, 1966**

**Describe existing feature and its condition**

Each section of the warehouse has an open plan and concrete floors to facilitate storage and shipping. The structural system varies. Heavy-timber posts and beams, supplementary steel plates and round posts, and wood decking and ceiling boards characterize the 1923 section. The 1950, 1955, and 1966 additions have concrete-block walls, steel I-beams and posts, and pre-cast concrete roof panels. The 1966 addition's basement has a corrugated-metal ceiling. Brick, heavy-timber, concrete, and steel structural elements are exposed and painted throughout the building. Kalamein doors, single-leaf steel doors, and corrugated-metal roll-up doors remain. Fluorescent lights, sprinkler system pipes, equipment pipes, and rigid metal ventilation system ductwork hang from the ceilings. Surface-mounted metal conduit houses electrical wiring.

Mid-twentieth-century 1923 warehouse modifications include the construction of southeast corner rooms with wood-panel walls and the long straight concrete ramp that abuts the north wall. A large cotton scale is located near the east loading dock entrance. Concrete ramps at the 1955 and 1966 additions' northwest corners ameliorate grade differentials between warehouse sections.

**Photo numbers: 164-196 (Part 1)**

**Drawing numbers: D.200, D.213-214, A.110, A.215-216, A.235-238, A.612-613**

**Describe work and impact on feature**

The cotton scale will remain at its existing location. Mid- to late-twentieth century partition walls, shelves, and restroom finishes and fixtures will be removed.

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Load-bearing concrete-block walls and original exterior door openings will be maintained. The walls will be thoroughly cleaned, repaired as needed, and repainted. Kalamein doors will either be fixed in the open position or removed and rehung near their original locations. The original ceiling height will be preserved to the greatest possible extent. Heavy-timber posts and beams, steel I-beams and posts, wood decking, and pre-cast concrete roof panels will remain exposed.

Sections of concrete decking and floors will be removed to allow for skylight and light well installation. Structural beams will remain intact. Concrete floors will be ground and polished to achieve a uniform finish.

Insulated frame partition walls sheathed with painted gypsum board will be added per the above-referenced plans. Forty-four studio, one-, and two-bedroom apartments will abut the exterior walls and flank central corridors. Corridor width and wall alignment will vary and original ceiling height will be maintained to avoid a “tunnel” effect. Within most units, original ceiling height will be retained with the exception of bathrooms, closets, entrance vestibules, and kitchen and ductwork soffits, which will be covered with gypsum board. Soffits will be painted the same color as the ceiling to minimize interior appearance and reduce visibility from the building’s exterior. The new HVAC system will also include exposed round unpainted galvanized ductwork installed close to walls and held tightly to ceilings. To achieve sound attenuation and code compliance, batt insulation and gypsum board will be added between existing steel ceiling beams in basement residential units in the 1955 and 1966 portions of the building, leaving each beam’s lower section exposed to retain industrial character. Beams and wood and concrete decking will remain exposed in corridors and public spaces as well as upper-level units. Bathrooms will have ceramic or luxury vinyl tile floors. Single- and double-leaf solid (corridor) and hollow (within units) slab doors will be installed. Fixed aluminum-frame windows of various sizes will pierce corridor walls to facilitate light permeation from skylights and monitors.

The east half of the 1923 warehouse will serve as the pool clubhouse. Movie, karaoke, golf simulator, exercise, locker, laundry, utility, storage, and restrooms will be located in the basement. Ceiling-mounted acoustic panels will absorb sound in the movie and karaoke rooms. Restrooms will have gypsum board ceilings.

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**Number 17. Feature Warehouse Interior: Stairs, Ramps, and Elevators**

**Date of Feature 1923, 1950, 1955, 1966**

**Describe existing feature and its condition**

Concrete steps with a wall-mounted tubular-steel railing rise to the east 1950 addition’s basement entrance.

Near the 1966 addition’s east wall, a steel spiral staircase with tubular-steel railings connects the basement and upper level. To the east, a straight run of steel steps with tubular-steel railings rise to the steel landing adjacent to the elevated walkway entrance.

The elevated walkway has a wood floor and painted wood-panel walls. Wood steps with tubular-steel railing provide access to the southwest corner of the mill’s second-floor.

**Photo numbers: 164, 170, 174, 176-177, 179, 182-184 (Part 1)**

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**Drawing numbers: D.200, D.213-214, A.110, A.215-216, A.235-238, A.406, A.612-613**

**Describe work and impact on feature**

All existing stairs in the warehouse and concrete ramps at the 1955 and 1966 additions' northwest corners will be removed. The concrete steps and wall-mounted tubular-steel railing at the east 1950 addition's basement entrance will be removed.

Steel-frame stairs with concrete treads and square-steel-baluster railings will be installed at five locations as shown on the drawings. Stair and ramp railing details are shown on sheet A.406. An elevator shaft will be constructed east of the new stair in the 1923 warehouse. Luxury-vinyl-tile flooring with a finish that does not emulate wood or stone will be installed in the elevator.

Two long concrete ramps will be constructed to ameliorate grade differentials between warehouse sections

The elevated walkway floor will be refinished and wood-panel walls will be painted. The wood steps and tubular-steel railing will be refurbished.

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**Number 18. Feature Warehouse Interior: Mechanical Systems Date of Feature mid- to late-twentieth century**

**Describe existing feature and its condition**

The electrical, plumbing, and HVAC systems are obsolete.

**Photo numbers: 164-196 (Part 1)**

**Drawing numbers: A.612-613**

**Describe work and impact on feature**

Existing mechanical systems will be removed. The electrical, plumbing, heating, cooling, and fire detection systems will be replaced in a manner that is compatible with the building's historic character and is in compliance with current code.

Plumbing lines will be contained in new walls or gypsum-board enclosures with the exception of ceiling-mounted sprinkler system components. Electrical wiring will be incorporated into new frame walls or contained within conduit painted to match existing walls. The new HVAC system will include exposed round unpainted galvanized ductwork as well as ductwork enclosed in soffits installed close to walls and held tightly to ceilings, thus preserving original ceiling height in most spaces. Gypsum-board soffits will also conceal systems in kitchens. Soffits will be painted the same color as the ceiling to minimize interior appearance and reduce visibility from the building's exterior. Condensing units will be unobtrusively situated on concrete pads adjacent to the north elevation and on the roof.

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**Number 19. Feature Warehouse Exterior: Roof**

**Date of Feature late-twentieth century**

**Describe existing feature and its condition**

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The roof system comprises wood and concrete decking topped with rubber membrane. Aluminum gutters and downspouts drain the roof scuppers. Terra-cotta coping tops the 1955 flat parapets. Aluminum coping caps 1966 flat parapets.

**Photo numbers:** N/A

**Drawing numbers:** D.215, A.107, A.109, A.205, A.217

**Describe work and impact on feature**

The existing roofing will be removed. Wood and concrete decking will be repaired as needed and insulation board and 60-mil thermoplastic polyolefin (TPO) single-ply roofing membrane installed. Plumbing vents and exhaust fan hoods will be added where necessary. Condensing units for the HVAC system will be mounted on steel frames near the roof's center to minimize visibility from public right-of-way. Terra-cotta coping will be repaired as need. Aluminum flashing, coping, scuppers, gutters, and downspouts will be replaced in kind.

Opening locations for sixteen Velux skylights of various sizes have been selected to minimize impact to original framing members. Skylight curbs will rise about 3 ½" above the new TPO roof and thus will not be visible from the public right-of-way. Sheets A.107 and A.109 specify skylight types and details. Manufacturer's shop drawings will be submitted as an amendment.

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**Number 20. Feature Exterior: Signage**

**Date of Feature** N/A

**Describe existing feature and its condition**

There is no existing signage.

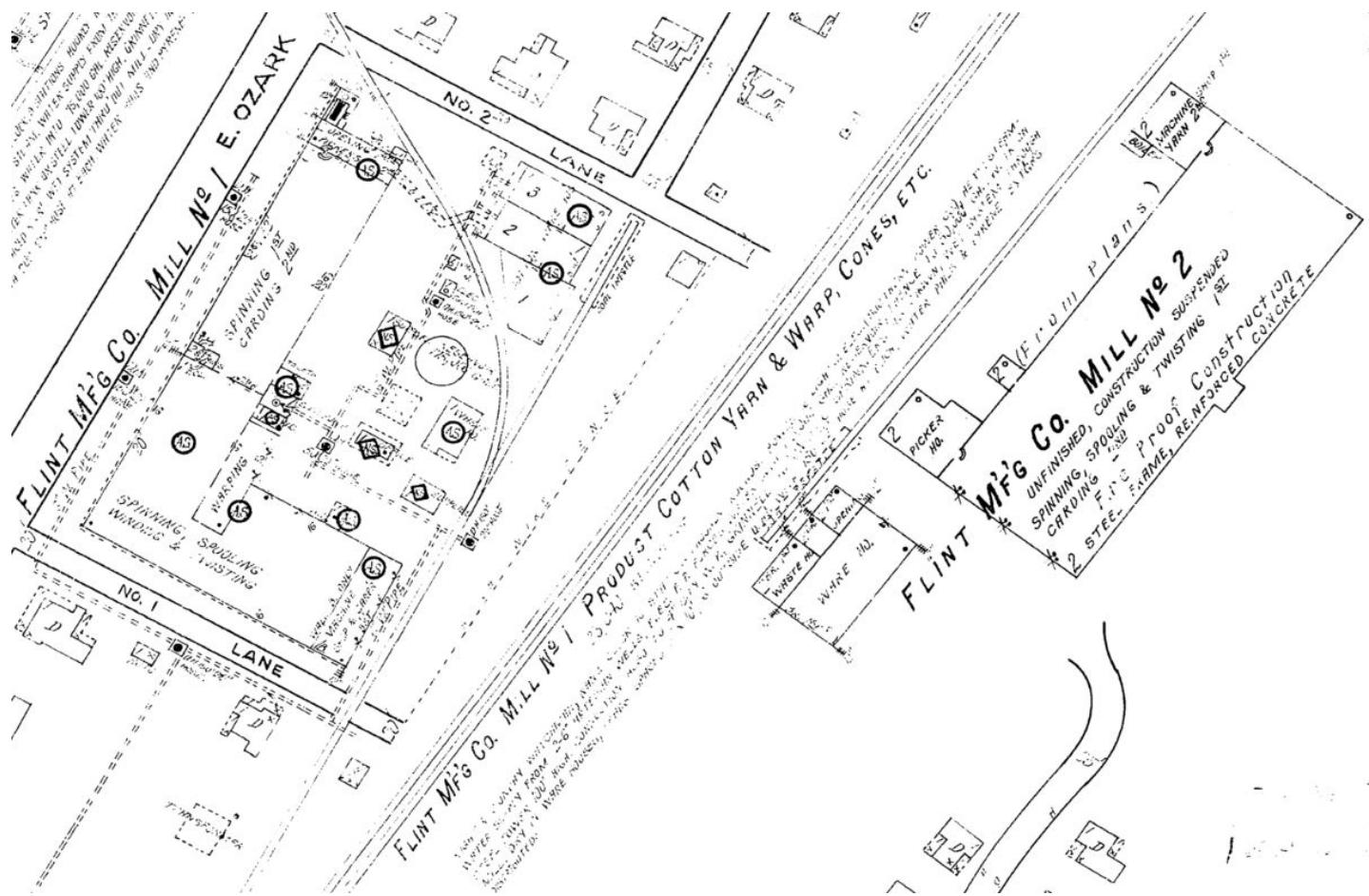
**Photo numbers:** N/A

**Drawing numbers:** N/A

**Describe work and impact on feature**

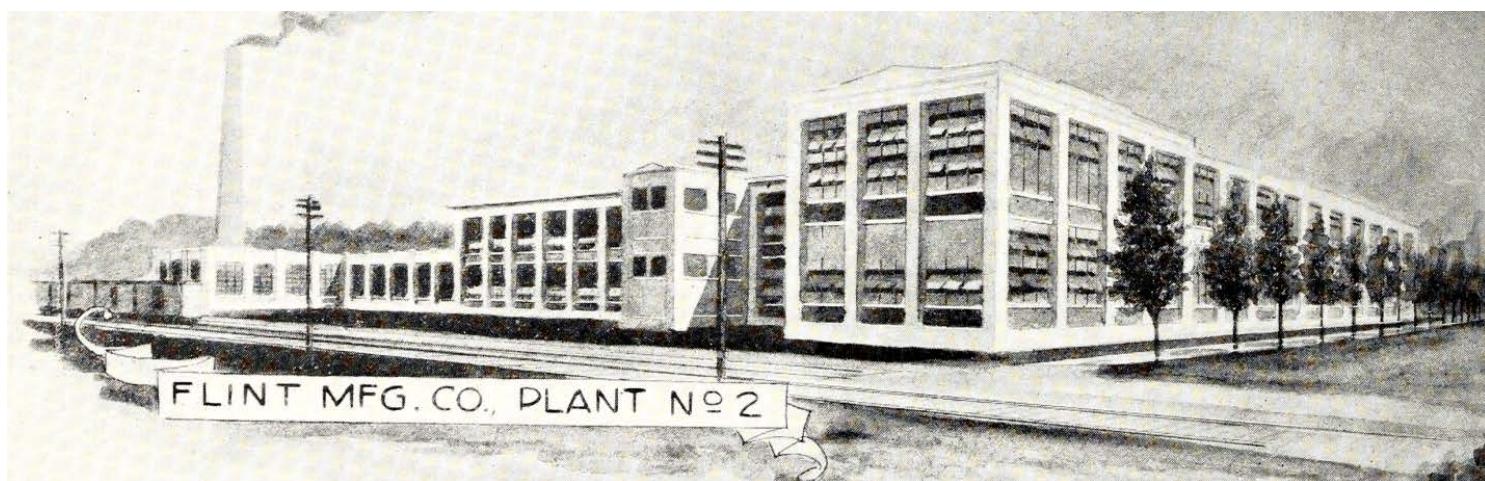
Signage specifications will be provided when available.

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Sanborn Map Company, "Gastonia," June 1922, Sheet 28 (above)

Flint Mill No. 2, northwest oblique, "Gray-Separk Group of Mills," *Southern Textile Bulletin*, 1923 (below)

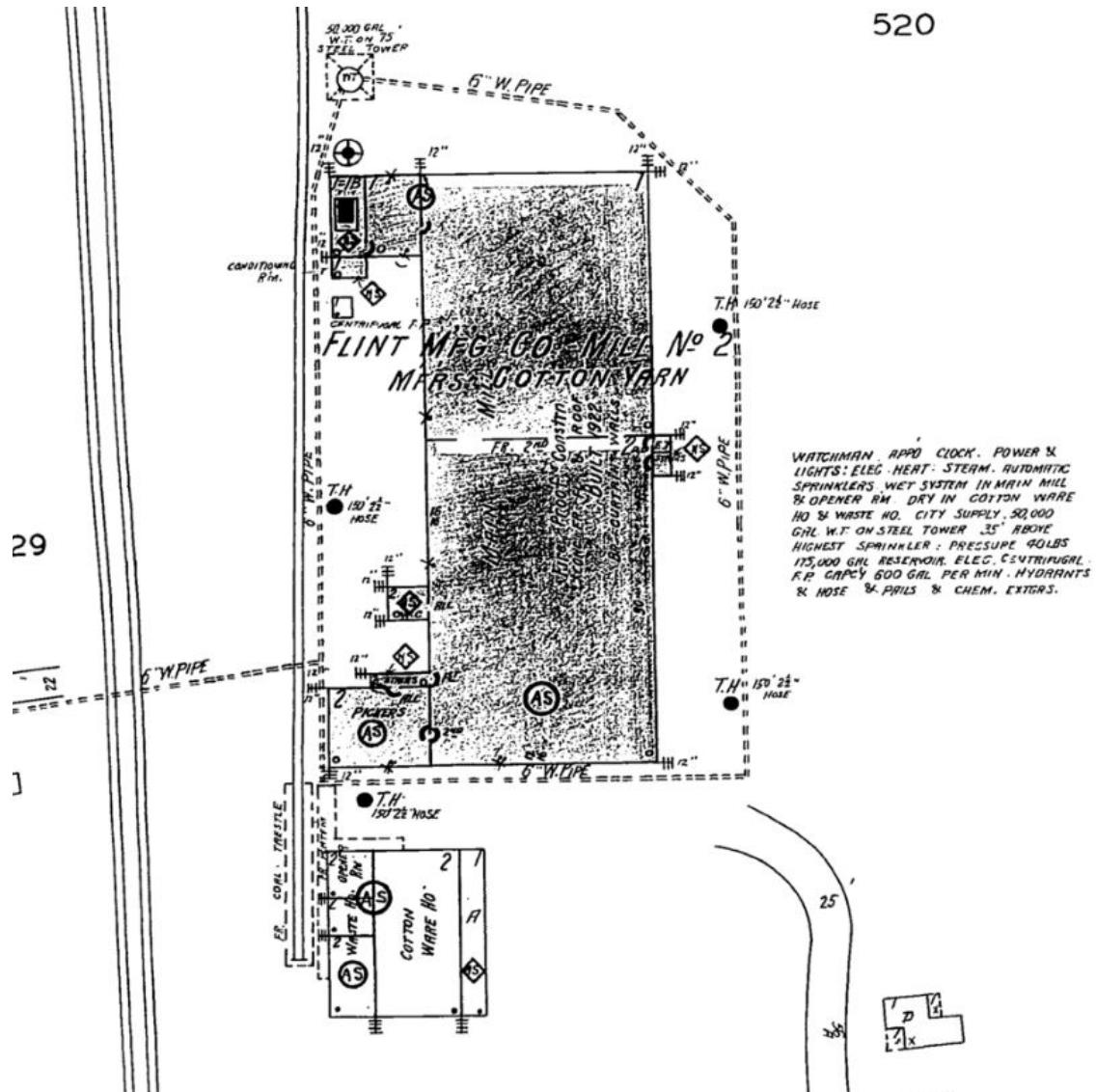




FLINT MANUFACTURING COMPANY PLANT RECENTLY PLACED IN OPERATION.

Flint Mill No. 2, southwest oblique, *Manufacturers' Record*, November 22, 1923, p. 78 (above)  
Sanborn Map Company, "Gastonia," March 1930, Sheet 44 (below)

520



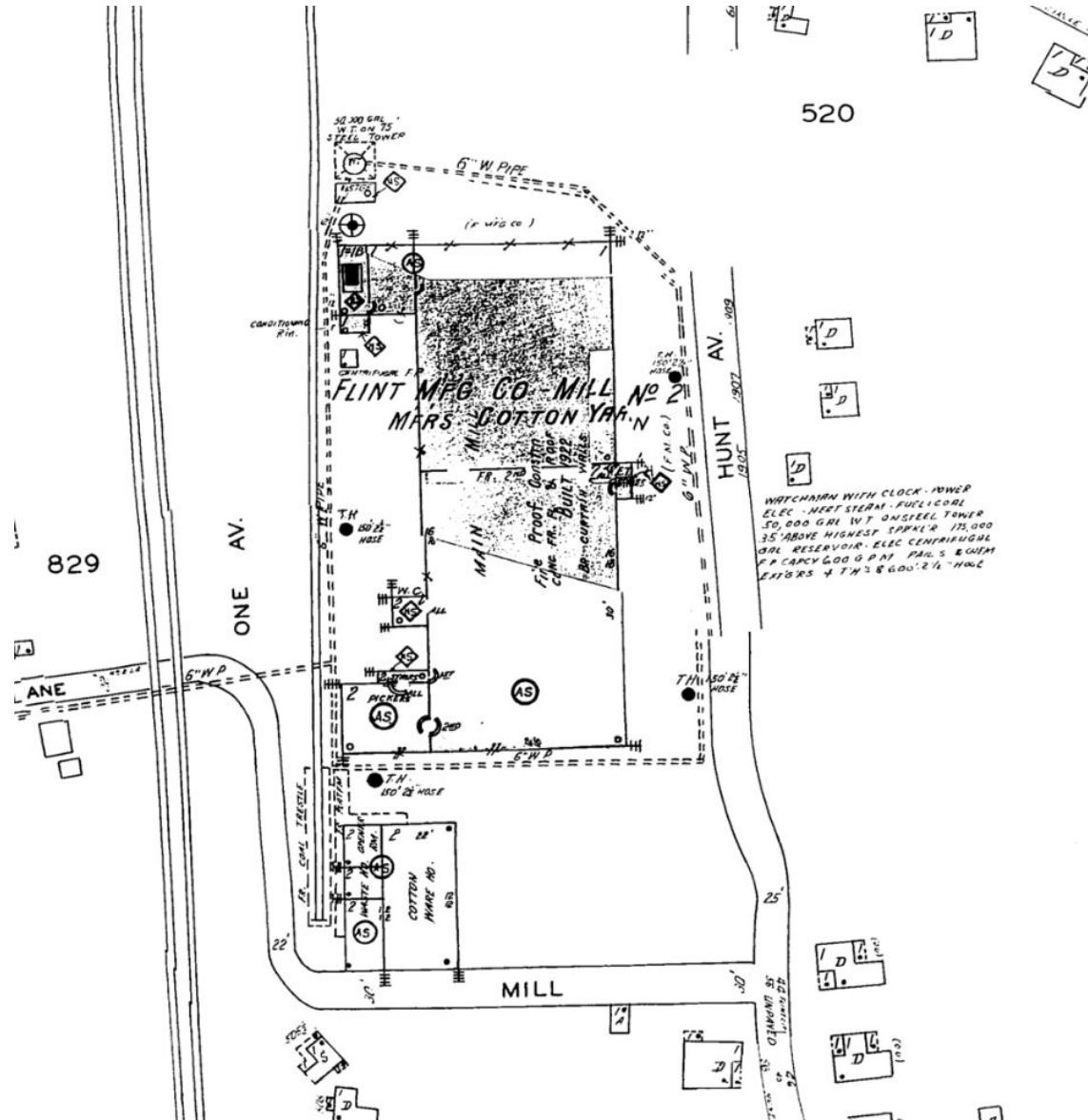


Gaston County GIS aerial photographs, 1938 (above) and 1951 (below)





**Northwest oblique, image #04995\_pf1120\_0007, undated (circa 1946-1949)**  
**Burlington Industries, Inc. Records, Southern Historical Collection, Wilson Library,**  
**University of North Carolina at Chapel Hill**



Sanborn Map Company, "Gastonia," February 1950, Sheet 44 (above)  
*Gastonia Gazette*, October 17, 1950, p. 2G (below)



ONE OF SIX BURLINGTON PLANTS—Flint No. 2 is one of six Burlington Mills' plants in Gaston county. Acquired by the company in 1948, it is presently producing cotton yarns for use in other Burlington weave mills. A. H. Thomas is superintendent.



Gaston County GIS aerial photographs, 1956 above and 1968 below





Flint No. 1 (foreground) and No. 2, northwest oblique, 1959 photograph in Robert Allison Ragan, *The Textile Heritage of Gaston County, North Carolina, 1848-2000* (Charlotte: R.A. Ragan and Company, 2001), 194

March 1961 photograph from the collection of historian Robert Ragan (below)





1979 (above) and 1984 (below)





**1997 (above) and 2018 (below)**

