

AGENDA REGULAR
MEETING
CITY COUNCIL, CITY OF ASHEBORO
THURSDAY, MARCH 9, 2023, 7:00 PM

1. Call to order.
2. Silent prayer and pledge of allegiance.
3. Appearance and recognition of guests and citizens.
4. Public comment period.
5. Consent agenda:
 - (a) Approval of the meeting minutes for the special city council meeting on January 20, 2023.
 - (b) Approval of the meeting minutes for the regular city council meeting held on February 9, 2023.
 - (c) Acknowledgment of the receipt from the Asheboro ABC Board of its meeting minutes for January 3, 2023.
 - (d) Approval of a resolution expressing the council's concurrence with revisions to the City of Asheboro Employee Policies and Procedures Manual.
 - (e) Acknowledgement of the receipt of a report detailing major subdivisions administratively approved since February 9, 2023. **There have been none approved.**
 - (f) Approval of the community development division's request to schedule for April 6, 2023, and to advertise, a legislative hearing on the following application:
 - (i) Request to rezone property located on United States Highway 64 East (Randolph County Parcel Identification Number 7771152373), between 2307 United States Highway 64 East and 2333 United States Highway 64 East, from R40 Low-Density Residential to B2 General Commercial

(ii) Approval of the reappointment of Ross Holt to a 5-year term of office (April 1, 2023, to April 1, 2028) on the Asheboro Redevelopment Commission

(iii) Approval of the reappointment of Ryan Terry to a 5-year term of office (April 1, 2023, to April 1, 2028) on the Asheboro Redevelopment Commission

6. Community Development Director Trevor Nuttall will provide the initial testimony for the following legislative hearings:
 - (a) Case No. RZ-23-01: An application to rezone property located at 853 East Salisbury Street (Randolph County Parcel Identification Numbers 7761229556, 7761229618, 7761229996, 7761227703) from OA6 zoning to OA6 (CZ) zoning to allow a development with multiple family dwellings with a floor area ratio of up to 22 percent.
 - (b) Case No. RZ-23-02: An application to rezone property located at 133 Southway Road (Randolph County Parcel Identification Number 7751346551) from R7.5 (CZ) and R15 zoning to O&I (CZ) zoning to allow business services with related accessory enclosed storage.
 - (c) Request to designate Parks Hosiery Mill/McCrary Hosiery Mill (1925) located at 170 North Church Street (PIN 7751736404) and the former Acme-McCrary & Sapona Recreation Center (now the Asheboro Recreation Center) located at 148 North Street (PIN 7751831174) as Local Historic Landmarks.
7. Community Development Director Trevor Nuttall will present follow-up regarding Case No. RZ-22-06 related to the dedication of the Parkway South Townhomes subdivision's private streets to the public.
8. City Manager John Ogburn will present examples of Zoo themed art that city crews will place in the downtown area as part of our place making project.
9. Chief Building Inspector Eddie Garner will present the annual building inspections department report.
10. Code Enforcement Officer Chuck Garner will present the annual report on code enforcement office activities.
11. Asheboro Police Department Captain Byron Hill, will present methods homeowners can deal with nuisance and destructive deer.

12. Finance Director Deborah Reaves will present for the council's consideration the budget and project fund amendments listed below.
 - (a) Ordinance to amend the General Fund – allocating additional funds for departments use for McCrary Ballpark improvements outside executed contract
 - (b) Ordinance to amend McCrary Ballpark Fund – additional funds for departments use for McCrary Ballpark improvements outside executed contract
 - (c) Ordinance to amend the General Fund – allocating funds to the Airport Improvement Fund II to cover timing issues
 - (d) Ordinance to amend the Airport Improvement Fund II – receiving funds from General Fund to cover timing issues
 - (e) Ordinance to amend and close the Sidewalk Improvements Fund
 - (f) Ordinance to amend the General Fund – receive funds from Sidewalk Improvements Fund
 - (g) Ordinances to amend the General Fund –
 - (i) For Cultural and Recreation Division
 - 615 – funds for added programs at Sunset Theatre
 - 620 – funds for utilities, operating, and fix North Asheboro Pool
 - (ii) For City Hall parking lot
13. Mayor Smith will lead the council's discussion of selling alcoholic beverages in Sunset Theatre during certain events.
14. Upcoming events and items not on the agenda.
15. Adjournment.

Minutes of the meeting of the Asheboro Alcoholic Beverage Control Board held on January 3, 2023

132

The Asheboro ABC Board met on Monday, January 3, 2023, at 5:30 PM, in the Board office, 700 South Fayetteville Street, Asheboro, NC. Present at the meeting were Chairman Steve Knight, Board Member Bob Morrison, Board Member Curtis Shipley, and General Manager Rodney Johnson (GM). A quorum being present, the Chair called the meeting to order for the transaction of business and business transacted as follows:

The Chair inquired as to any known conflict of interest, appearance of a conflict of interest, or objections concerning agenda items before the Board; after Board member(s) voiced having no conflict, and there being no objection, the agenda was adopted.

Board Minutes from the December 5, 2022, meeting were reviewed and approved by the Board.

Steve Knight and the GM reviewed Board finances and reported all finances remain consistent (sales and expenses).

Monthly drafts and EFT payments from December 2022 were reviewed by the Board.

Statewide sales statistics compiled by the State ABC Commission were reviewed by the Board.

Policy memos concerning COVID leave were reviewed by the Board. The Board directed the GM to review how other boards and the City of Asheboro are currently handling COVID leave and report his findings and recommendation at the February meeting.

The Board heard reports from the General Manager concerning the following issues:

1. Asheboro ABC sales statistics comparing:

- December 2022 sales with the previous month indicate:
 - An overall +52.6% change (all sales and tax collections)
- December 2022 sales with sales from the same month last year indicate:
 - Retail Sales +9.2%
 - Mixed Beverage Sales: +2.9%
 - Sales Tax Collections: +9.2%
 - Overall Collections: +8.62%
- December 2022 bottle sales with bottle sales from the same month last year indicate:
 - Retail Bottle Sales: +6.3%
 - Mixed Beverage Bottle Sales: -4.8%
 - Overall Bottle Sales: +5.8%

The next regular Asheboro ABC Board meeting will be held Tuesday, February 6, 2023, at 5:30 p.m.

There being no further business, the meeting was adjourned.

Prepared by Rodney Johnson, GM, and Approved by the Board 2-6-23 
GM

Stephen R Knight

Curtis J. [Signature]
Robert E. [Signature]



RZ-23-01: Request to rezone property located at 853 East Salisbury Street (including Randolph County Parcel Identification Numbers 7761229556, 7761229618, 7761229996, 7761227703) from OA6 Office-Apartment to OA6 (CZ) Office-Apartment Conditional Zoning to allow for Development with Multiple Family Dwellings having a floor area ratio of up to 22 percent

Planning Board Recommendation and Staff Report

Planning Board Recommendation & Comments to City Council

NOTE: Have applicant Certify to Council mailings to all adjoining property owners.

Case # RZ-23
-01

Date 2/6/2023 Planning Board

Applicant Community Housing Partners

Legal Description

The properties of Davidson Builders and Properties, Inc., located at 853 East Salisbury St., totaling approximately 5.4 acres and more specifically identified by Randolph County Parcel Identification Numbers 7761229556, 7761229618, 7761229996, 7761227703.

Requested Action Rezone from OA6 (Office-Apartment) to OA6 (CZ) Office-Apartment Conditional Zoning for a Development with Multiple family dwellings of up to 22 percent

Existing Zone OA6

Land Development Plan See rezoning staff report

Planning Board Recommendation

Approve, with the recommendation that a condition be added to prohibit parking and storage of recreational vehicles on the property.

Reason for Recommendation

The Planning Board concurred with staff reasoning, noting the above proposed condition.

Planning Board Comments

Rezoning Staff Report

RZ Case # **RZ-23-01**

Date 3/9/2023 City Council

General Information

Applicant Community Housing Partners

Address 4915 Radford Avenue, Suite 300

City Richmond VA 23230

Phone 703-623-2000

Location 853 East Salisbury Street

Requested Action Rezone from OA6 (Office-Apartment) to OA6 (CZ) Office-Apartment Conditional Zoning for a Development with Multiple family dwellings of up to 22 percent

Existing Zone OA6

Existing Land Use Undeveloped (formerly single-family dwelling)

Size 5.4 acres +/-

Pin # 7761229556, 7761229618, 7761229996, 7761227703

Applicant's Reasons as stated on application

To allow the construction of (2) apartments buildings containing a total of 48 new units with one (1) community room. Amenities include a recreational sports area, and a playground area. The use of sidewalks, interconnectivity, recreation area and connection to a major thoroughfare within OA6 areas are all items that meet the intent of the LDP. There is a need for affordable housing in the City of Asheboro. The proposed design and layout of the facility will improve, public health, safety and the general welfare because it increases the availability of housing. This project location meets many important criteria for a successful affordable housing project. The need for affordable housing is well documented by the city. *Staff note: The plan has been revised, to reduce the number of units to 47.*

Surrounding Land Use

North Single-family/Commercial (cultural facility)

East Single-family residential/Commercial

South Place of worship/Single-family residential

West Single-family residential/Public Use Facility

Zoning History The subject properties were rezoned from 7.5 Medium-Density Residential to OA6 Office-Apartment in two separate rezoning requests (RZ-19-11 in 2019, and RZ-21-07 in 2021).

Legal Description

The properties of Davidson Builders and Properties, Inc., located at 853 East Salisbury St., totaling approximately 5.4 acres and more specifically identified by Randolph County Parcel Identification Numbers 7761229556, 7761229618, 7761229996, 7761227703.

Analysis

See Attachment 1.

1. The property is inside the City limits.
2. The 2014 Comprehensive Transportation Plan identifies this segment of East Salisbury Street/ NC Hwy. 42 (a state-maintained major thoroughfare) as over capacity. 2021 volumes indicated an average annual daily vehicles/day of 14,500; 2021 capacity was 11,600 vehicles.
3. In order to relieve congestion on NC Hwy. 42 North, the NCDOT Transportation Improvement Program is funding road improvements (Project No. U-5743) extending between the E. Salisbury St. intersection and US Hwy. 64 (E. Dixie Drive). Proposed improvements include the addition of a center turn lane, sidewalks, curbing, and guttering. The latest available NCDOT State Transportation Improvement Plan information indicates that construction may begin in 2023.
3. The plan shows a development consisting of two three-story buildings clad primarily in brick and vinyl siding. One building contains 23 units and a community room while the second building contains 24 units. The units are described as one or two bedrooms. There also is a recreation area with a playground, sports court, and a picnic/grill area. The plan shows the extension of the sidewalk being constructed with U-5743 across the property's frontage as part of the developer's improvements.
4. The conditional zoning process allows an applicant to propose a project-specific zoning district that establishes approval conditions and site development requirements. The project-specific zoning district is allowed to diverge from the zoning ordinance's predetermined land use requirements. The following deviation from the city's predetermined land use regulations is noted: no separate designated and screened area for recreational vehicles is provided (at least 3,384 square feet of such area typically would be required). However, the plan does include 17 more parking spaces than the code would otherwise require for the project staff has proposed a zoning condition that would prohibit the parking or storage of recreation vehicles.
5. The Conditional Zoning is proposed due to a floor area ratio that exceeds 17 percent, which is the maximum that is permitted by right. Multi-family residential developments with a floor area ratio of more than 17 percent may apply for either a Special Use Permit or Conditional Zoning district.
6. The existing OA6 zoning district allows residential (single-family, two-family, multiple-family), office & institutional uses, and limited commercial uses. The OA6 zoning district is described by the zoning ordinance as "intended to produce moderate intensity office and residential development to serve adjacent residential areas and to provide a transition from residential to commercial uses. Land designated OA6 shall normally be located with access to a minor thoroughfare or higher classification street with access to local residential streets discouraged."
7. The Land Development Plan's "Urban Residential" designation for the property is described as providing for "medium to high density single- and multi-family residential uses" and its intent is to "accommodate existing & encourage new medium-high density residential uses in & around Activity Centers, and around Employment Centers." The Urban Residential description also includes design elements such as building placement close to the street, interconnectivity between neighborhoods, sidewalks, street trees, and recreational amenities such as pocket parks to create a sense of place.

Rezoning Staff Report

RZ Case # RZ-23-01

Consistency with the 2020 LDP Growth Strategy designations

In reviewing this request, careful consideration is given to each Goal and Policy as outlined in the Land Development Plan. Some Goals and Policies will either support or will not support the request, while others will be neutral or will not apply. Only those Goals and Policies that support or do not support the request will be shown.

Proposed Land Use Map Designation Urban Residential* (See No. 6 of Analysis)

Small Area Plan Central

Growth Strategy Map Designation Primary Growth

LDP Goals/Policies Which Support Request

Checklist Item 1: Rezoning is compliant with the Proposed Land Use Map.

Checklist Item 3: The property on which the rezoning district is proposed fits the description of the Zoning Ordinance. (*Article 200, Section 210, Schedule of Statements of Intent*)

Checklist Item 5: The proposed rezoning is compliant with the objectives of the Growth Strategy Map.

Checklist Items 12 and 13: 12.) Property is located outside of watershed 13.) The property is located outside of Special Hazard Flood Area.

Rezoning Staff Report

RZ Case # RZ-23-01

LDP Goals/Policies Which Do Not Support Request

Checklist Item 6: Existing infrastructure is adequate to support the desired zone (*water, sewer, roads, schools, etc.*). *Related to existing roadway without proposed roadway and pedestrian improvements*

Checklist Item 14: Rezoning is located on steep slopes of greater than 20%.

Staff's Final Analysis Concerning Consistency with Adopted Comprehensive Plans, Reasonableness and Public Interest

This application seeks a moderate increase to the permissible floor-area ratio, and, therefore, size of the development that is permitted to be built on the property. Prior action of the City Council already has determined that the property is appropriate for urban residential development, including a multi-family community. The primary evaluation is whether the project, as designed, sufficiently incorporates elements from the city's adopted plans to warrant approval of additional floor-area.

The plans submitted exceed many of the city's minimum development standards, including construction of the sidewalk along the frontage, ample recreational and open space, additional landscaping and buffering along much of the property's boundaries and in front of the building, plentiful parking, use of masonry accents in the building's design, and stormwater controls to address stormwater runoff expected from a 10-year storm.

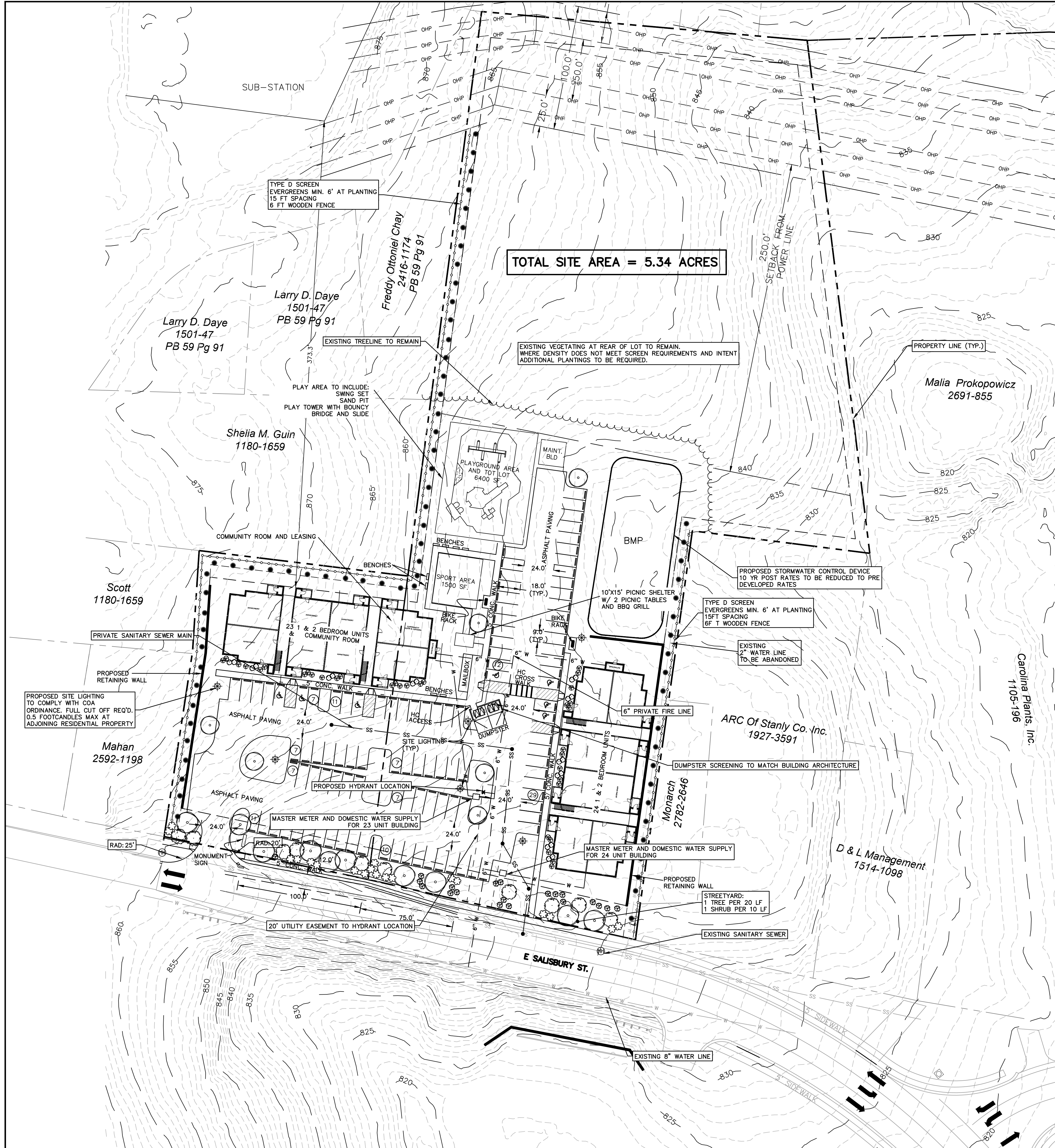
The conditional district requested is consistent with the city's adopted plans and approval would facilitate a reasonable use of the property.

Recommendation In light of the above analysis, staff believes the request generally is consistent with the Land Development Plan and recommends approval believing that such action serves the public interest.

Rezoning Staff Report

Suggested Conditions for Conditional Zoning applications (subject to change prior to final report)

- (A) The use approved shall be a Development with Multiple Family Dwellings, consisting of a total of 47 dwelling units with a floor area of up to 22 percent.
- (B) All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan.
- (C) The site plan depicts notes concerning a required "Type A" screen and/or buffer. This shall be interpreted to provide only for illustrative purposes when comparing the plan with typical requirements for required buffering and/or screening. Subject to Section 4.05(C) of the zoning ordinance, the landscaping details depicted on the site plan shall control over any reference to "Type A" screening/buffering requirements.
- (D) Placement of fencing within screening yards shown on the site plan may be modified in order to provide effective screening as allowed by Section 6.06(G), and avoid conflict with utilities required to serve the development.
- (E) The site plan indicates mail delivery through a cluster mailboxes. If the postal service and/or NCDOT require a different facility(s) or location for mail delivery, such a change will not be considered a modification of the Conditional Zoning district requiring Council action.
- (F) The sidewalk as shown on the site plan, shall be extended along the entire frontage of East Salisbury Street, and shall be built to NCDOT standards. The applicant shall obtain any required encroachment authorization from NCDOT for the construction of the sidewalk.
- (G) No outdoor recreational vehicle parking or storage shall be permitted on the property.
- (H) Prior to the issuance of a zoning compliance permit, construction plans concerning water, including provisions for fire hydrants determined to be required by Asheboro Fire and Rescue, and sanitary sewage that complies with city policies, shall be submitted. Surveying and permitting of any required public utility lines and the associated easements that may be necessary shall be the responsibility of the property owner.
- (I) Fire Department Connections (FDCs) on the buildings shall be located within 100 feet of the proposed fire hydrant or an additional fire hydrant will be required with a location subject to approval by the Asheboro Fire & Rescue Department.
- (J) Stormwater control measures designed by a licensed professional in accordance with the current North Carolina Department of Environmental Quality Stormwater BMP Manual shall be provided. Measures shall control the ten-year post-development peak discharge rates to pre-development peak flow rates. Prior to a Certificate of Occupancy, a licensed professional shall provide certification that the storm water control measures were built according to the plans. Any open water retention or drainage areas shall be managed to control mosquitos. The maintenance of all runoff control measures shall be the responsibility of the property owner.
- (K) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the applicant shall submit documentation showing approval from NC Department of Transportation and NC Department of Environmental Quality.
- (L) Prior to the issuance of a zoning compliance permit, the applicant shall submit a site plan reflecting any revisions necessary to comply with city codes and conditions of approval.
- (M) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the owner(s) of the Zoning Lot shall properly execute, and deliver to the Zoning Administrator for recordation in the office of the Randolph County Register of Deeds a Memorandum of Land Use Restrictions prepared by the City Attorney for the purpose of placing notice of the conditions attached to this Conditional Zoning in the chain of title for the Zoning Lot.



SITE NOTES:

- PROPERTY INFORMATION
 OWNERS: DAVIDSON BUILDERS & PROPERTIES, LLC
 AREA OF SITE: 232618.13 Sq. Ft. = 5.34 ACRES
 PIN NUMBERS: 7761229996, 7761229618, 7761229556, 7761227703
 DB 2560 PG 1559, DB 2592 PG 1198
 EXISTING ZONING: OA-6
 PROPOSED ZONING: OA-6(CZ)
 EXISTING LAND USE: VACANT
 SITE ADDRESS: 853 E SALISBURY ST, ASHEBORO NC 27203
 OWNER ADDRESSES: 333 W WARD ST, ASHEBORO NC 27203.
- THE PROJECT IS LOCATED WITHIN THE CITY OF ASHEBORO.
- DRAWING REFLECTS PROPOSED REDESIGN OF NC 42/E. SALISBURY STREET FROM DOT PROJECT U-5743
- PARCEL BOUNDARIES, TOPOGRAPHIC DATA, EASEMENTS, EXISTING WATER METER AND SANITARY SEWER ARE SHOWN PER FIELD SURVEY PERFORMED BY SURVEY CAROLINA, PLS.
- PROPOSED USE: MULTIPLE FAMILY DWELLING, WITH FLOOR AREA RATIO UP TO 22%
- PARKING REQUIRED: 1.5 SPACES PER DWELLING UNIT FOR 1 BEDROOM & 2 SPACES PER DWELLING UNIT FOR 2 BEDROOMS + 10% VISITOR SPACES
 24 ONE BEDROOM X 1.5 SPACES PER UNIT = 36 SPACES
 23 TWO BEDROOM X 2 SPACES PER UNIT = 46 SPACES
 36+46 = 82 SPACES + 9 VISITOR SPACES = 91 SPACES REQ'D
 PARKING PROVIDED: 108 SPACES (7 HANDICAP SPACES INCLUDED)
- SETBACKS:
 FRONT= 25 FT
 SIDE= 10 FT
 REAR= 20 FT
- HANDICAP SPACES SHALL BE INSTALLED PER ADA REQUIREMENTS.
- MAXIMUM SEPARATION BETWEEN SANITARY SEWER CLEANOUTS SHALL BE 50'.
- OBTAIN ALL APPLICABLE PERMIT APPROVALS PRIOR TO ANY CONSTRUCTION.
- CONFIRM UTILITY TIE INS WITH ARCHITECTURAL DESIGN PRIOR TO CONSTRUCTION.
- WATER AND SEWER UTILITY TIE IN LOCATIONS ARE SHOWN ON THIS PLAN FOR REFERENCE ONLY.
- FLOOR AREA RATIO: 24 ONE BEDROOM UNITS, 23 TWO BEDROOM UNITS AND ONE 476 Sq. Ft. COMMUNITY ROOM AND 1,104 SF OF COMMUNITY AREA.
 Sq. Ft. OF HEATED AND CONDITIONED SPACES = 23,412 Sq. Ft. x 2 /
 TOTAL LOT AREA = 232,618.13 Sq. Ft. = 5.34 ACRES
 (FAR) = 0.20

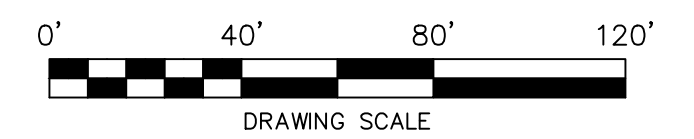
ACREAGE OF SITE =	5.34 ACRES
UNITS =	24 ONE BEDROOM UNITS, 23 TWO BEDROOM UNITS AND COMMUNITY ROOM.
BUILDING HEIGHT =	36'
PARKING REQ'D =	1.5x24 (36) + 2x23 (46) +10% = 91 SPACES
PARKING PROVIDED =	108 SPACES
HEATED SF =	23,412 x 2 = 46,824 SF
FAR =	0.20
OPEN SPACE =	70% 162,827 SF

- STREET LANDSCAPE BUFFER**
 SALISBURY STREET
- REQUIRED: 1 TREE PER 20 L.F. OF FRONTAGE
 1 SHRUB PER 10 L.F. OF FRONTAGE
 20 TREES AND 39 SHRUBS REQ'D
- PROVIDED: 10 RED MAPLES
 10 DOGWOODS
 20 JUDDI VIBURNUM
 19 COTONEASTER
- PARKING LOT / BUILDING**
- REQUIRED: ONE TREE PER 20 SPACES = 6 REQ'D
 FOUNDATION PLANTINGS IN FRONT OF UNITS (6FT SPACING)
 330 LF / 6 = 55 FOUNDATION PLANTINGS REQ'D
- PROVIDED: 6 RED MAPLES
 35 INDIAN HAWTHORN
 20 COMPACTA HOLLY

- WEST PROPERTY LINE**
- REQUIRED: TYPE A
 PROVIDED: 10' BUFFER WITH 6' WOODEN FENCE AND EVERGREENS AT 15' SPACING
- NORTH PROPERTY LINE**
- REQUIRED: TYPE A
 EXISTING VEGETATION TO REMAIN
 ADDITIONAL PLANTINGS TO BE ADDED IF NEEDED
- EAST PROPERTY LINE**
- REQUIRED: TYPE A
 PROVIDED: 10' BUFFER WITH 6' WOODEN FENCE AND EVERGREENS AT 15' SPACING FOR FIRST 330 FT FROM SALISBURY ST

DRAWING LEGEND

	PROPERTY LINE
	ADJOINING PROPERTY LINE
	SETBACK LINES
	EXISTING SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY SEWER MANHOLE
	EXISTING WATER LINE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	PROPOSED WATER LINE
	EXISTING STORM PIPE



Summey Engineering Associates, PLLC
 Engineering - Consulting - Surveying
 PO Box 968
 Asheboro, NC 27204
 Phone: 336-326-0902 Fax: 336-326-0922
 E-mail: info@summyengineering.com
 NC Professional Engineering Firm License No. E-0336

No.	Date	Description

PRELIMINARY SITE SKETCH PLAN
EAST SALISBURY APARTMENTS
 853 EAST SALISBURY STREET
 RANDOLPH COUNTY - ASHEBORO - NORTH CAROLINA

Scale:	AS NOTED
Date:	JAN. 2025
Drawn By:	DJB
Checked By:	HMSJ
Job No.:	E-8455
Sheet No.:	



**ARNOLD
DESIGN STUDIO**

930 Cambria Street NE
Christiansburg, VA 24073
Ph: 540.239.2671

EAST SALISBURY APARTMENTS
ASHEBORO, NORTH CAROLINA

REV	DATE	DESCRIPTION
△		
△		
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2023 LIHTC
PRELIMINARY
APPLICATION

NOT FOR
CONSTRUCTION

DESIGNED	THE STUDIO
DRAWN	THE STUDIO
CHECKED	CMA
APPROVED	CMA
DATE	01/20/2023
COMM#	2302

SHEET NAME

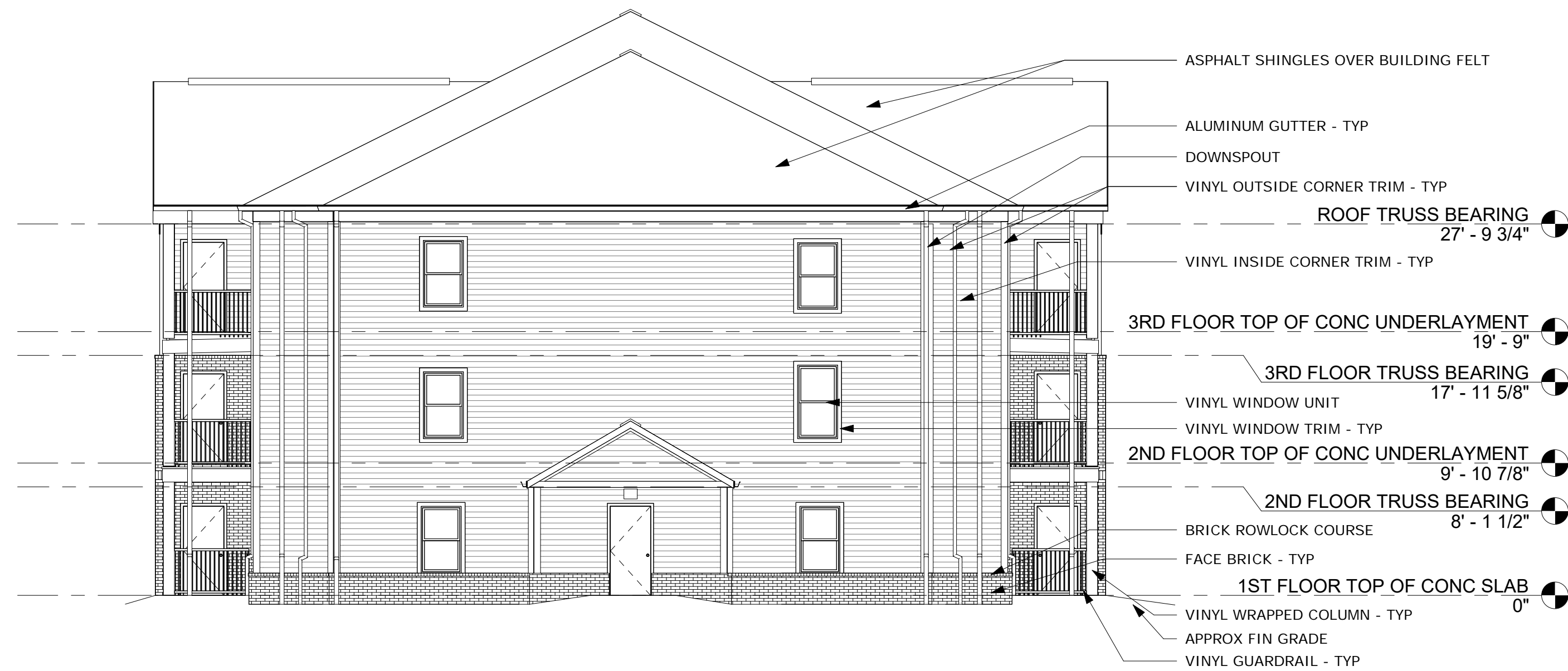
**BUILDING 1 AND
2 EXTERIOR
ELEVATIONS**

SHEET

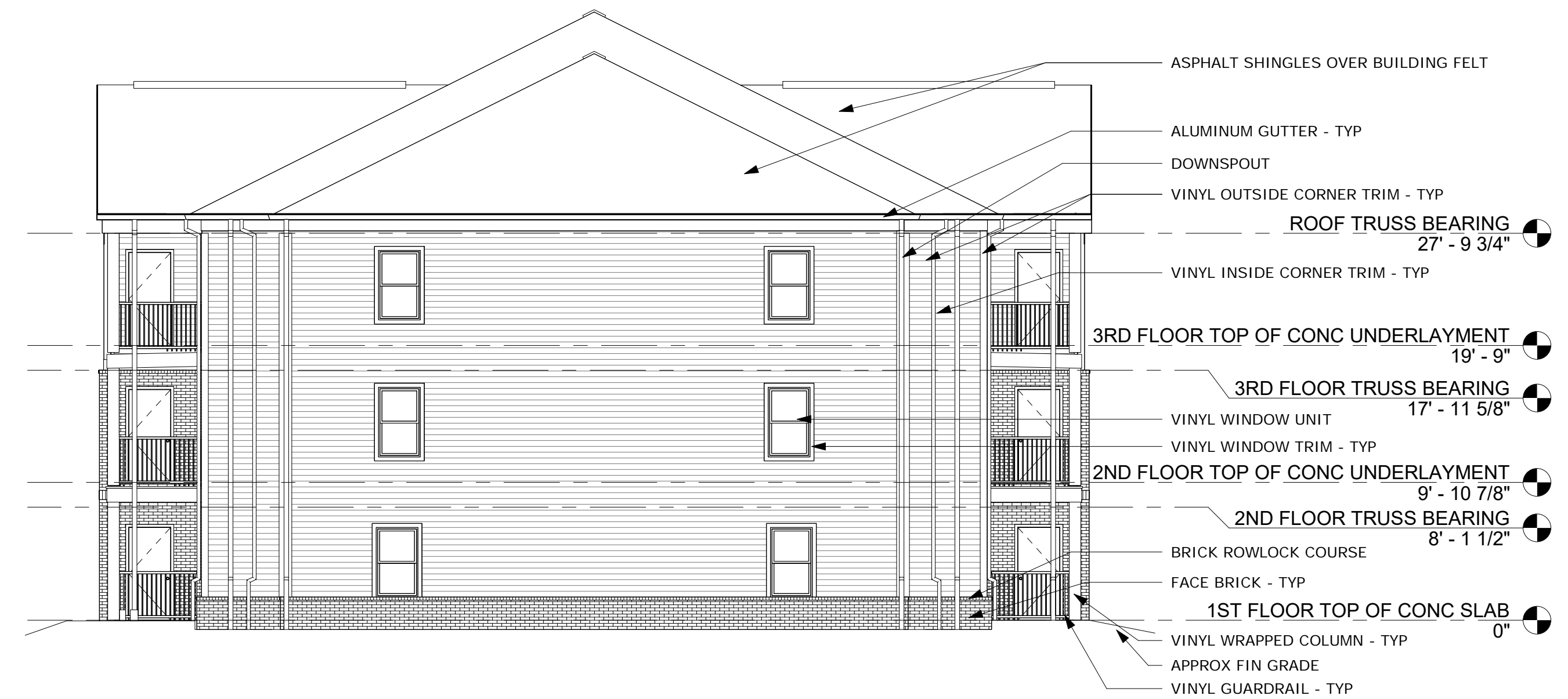
A201



1 BUILDING 1 FRONT ELEVATION (BUILDING 2 SIM)
A201 1/8" = 1'-0"



2 BUILDING 1 LEFT SIDE ELEVATION (BUILDING 2 SIM)
A201 1/8" = 1'-0"

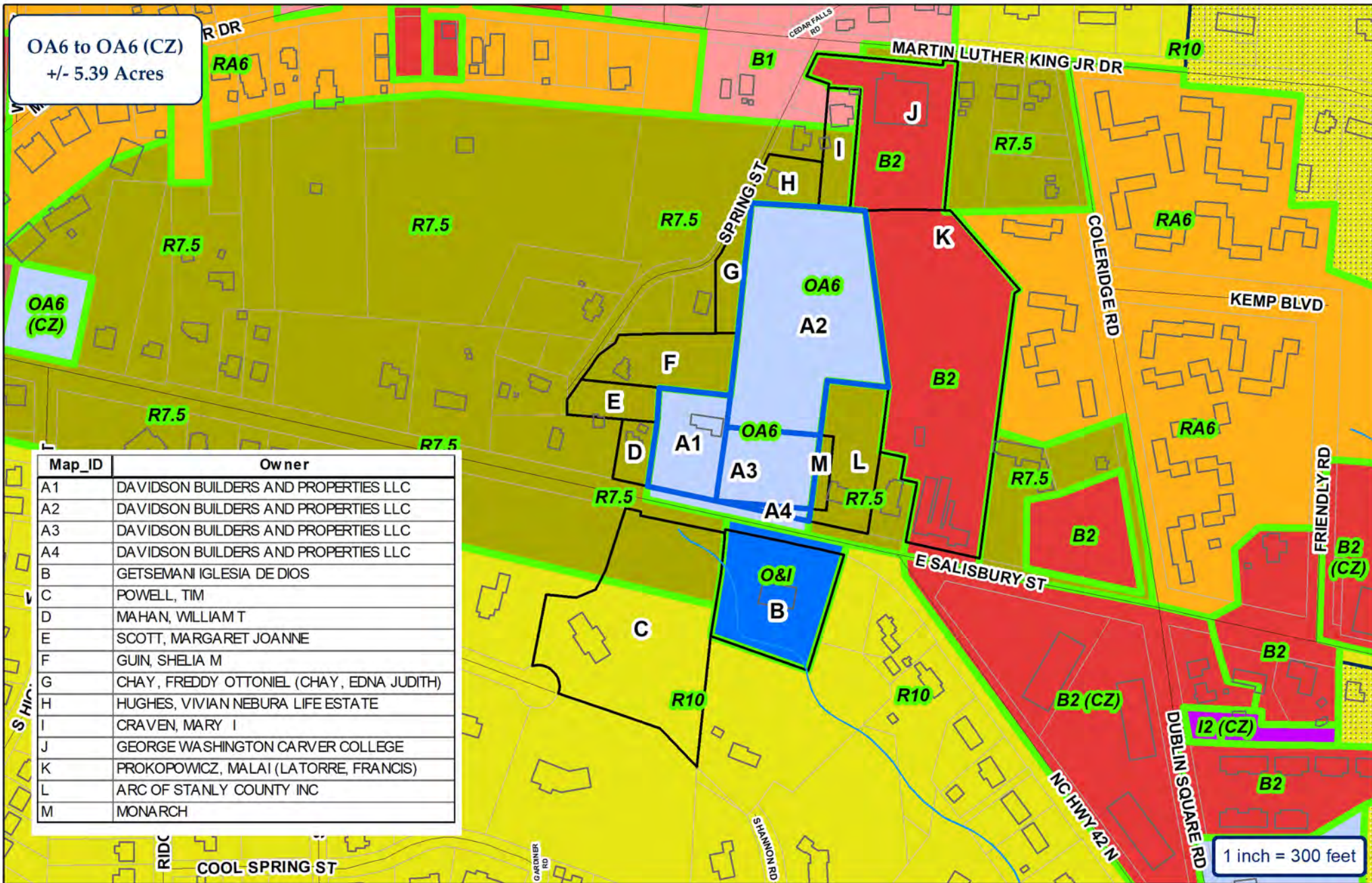


3 BUILDING 1 RIGHT SIDE ELEVATION (BUILDING 2 SIM)
A201 1/8" = 1'-0"



4 BUILDING 1 REAR ELEVATION (BUILDING 2 SIM)
A201 1/8" = 1'-0"

OA6 to OA6 (CZ)
 +/- 5.39 Acres



Map_ID	Owner
A1	DAVIDSON BUILDERS AND PROPERTIES LLC
A2	DAVIDSON BUILDERS AND PROPERTIES LLC
A3	DAVIDSON BUILDERS AND PROPERTIES LLC
A4	DAVIDSON BUILDERS AND PROPERTIES LLC
B	GETSEMANI IGLESIA DE DIOS
C	POWELL, TIM
D	MAHAN, WILLIAM T
E	SCOTT, MARGARET JOANNE
F	GUIN, SHELIA M
G	CHAY, FREDDY OTTONIEL (CHAY, EDNA JUDITH)
H	HUGHES, VIVIAN NEBURA LIFE ESTATE
I	CRAVEN, MARY I
J	GEORGE WASHINGTON CARVER COLLEGE
K	PROKOPOWICZ, MALAI (LATORRE, FRANCIS)
L	ARC OF STANLY COUNTY INC
M	MONARCH

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-01

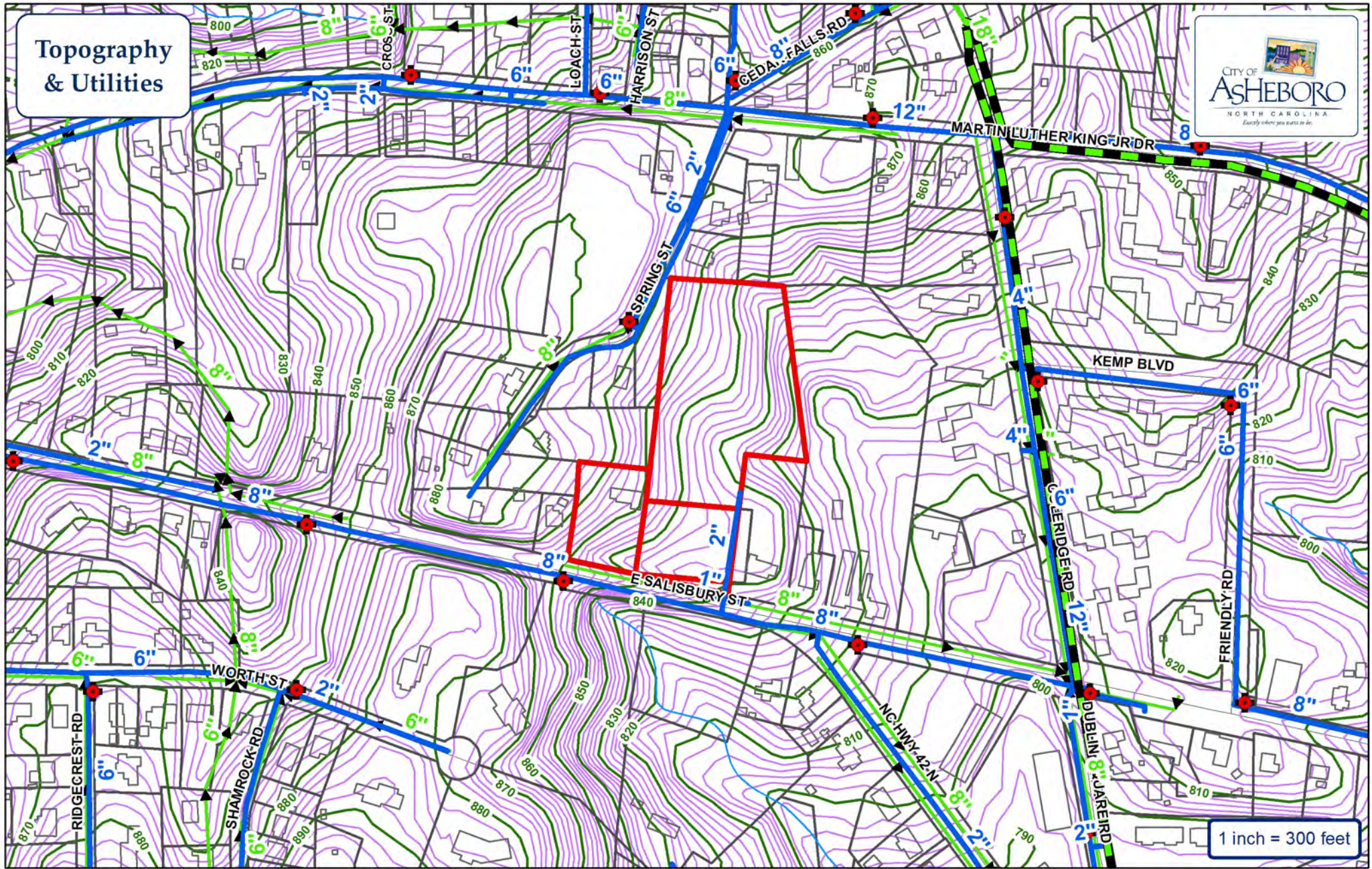
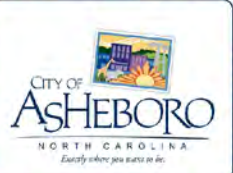
Parcels: 7761227703, 7761229618, 7761229556 & 7762229996




-  Subject Property
-  Adjoining Properties
-  City Zoning



**Topography
& Utilities**

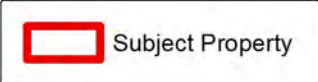


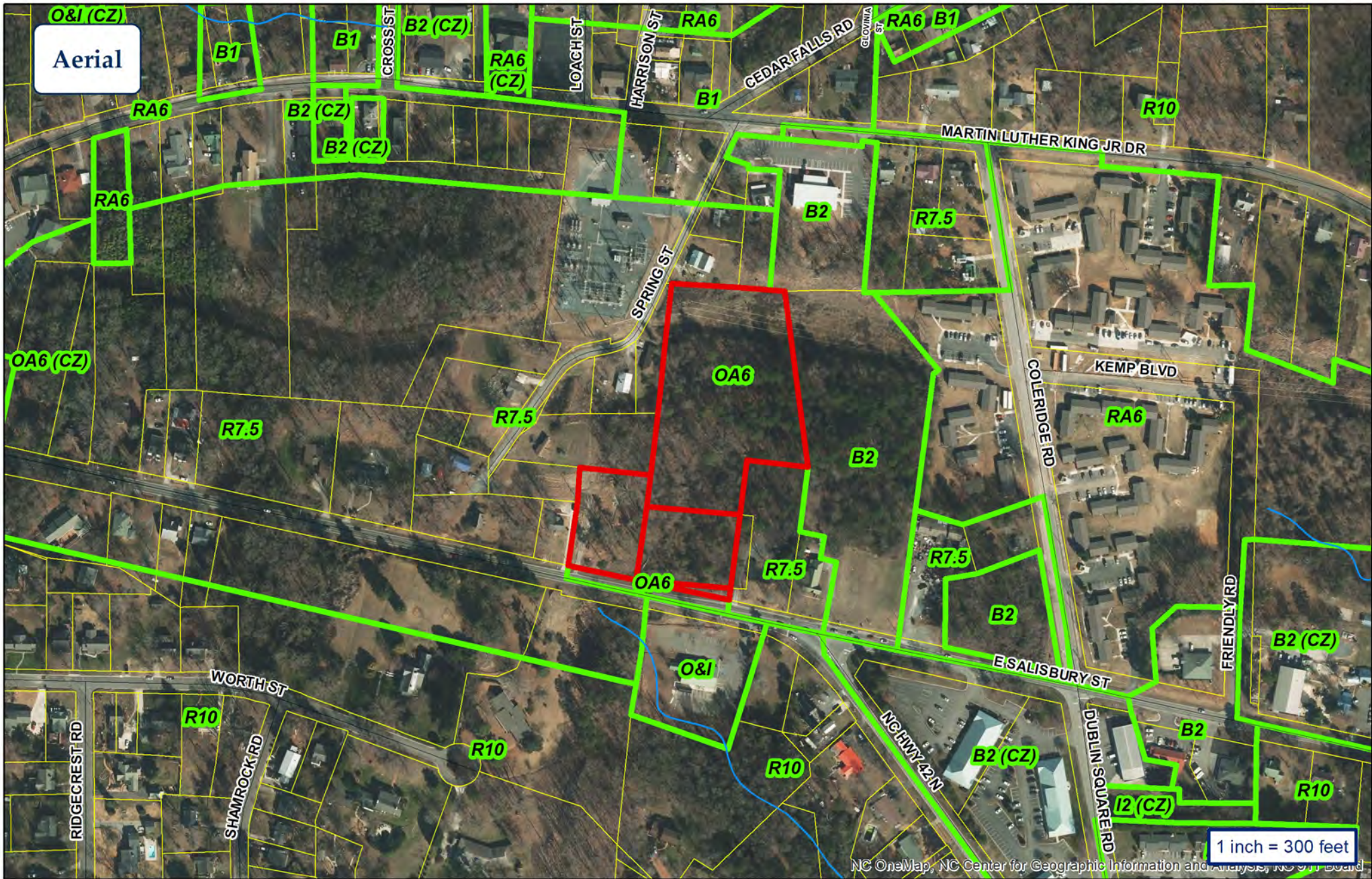
-  Water Main
-  Sewer Main
-  Force Main
-  Fire Hydrant
-  Pump Station
-  Watershed

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-01

Parcels: 7761227703, 7761229618, 7761229556
& 7762229996





Aerial



City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-01

Parcels: 7761227703, 7761229618, 7761229556 & 7762229996

- Subject Property
- Zoning





Application for Conditional Zoning District

APPLICATION FEE

A \$550 filing fee is required.

APPLICATION INSTRUCTIONS:

The conditional zoning process can be complex. A Conditional Zoning District involves a proposal for a specific use that is customized to a particular property. In order to ensure compliance with application requirements, the applicant is **required** to have a pre-application conference with Planning and Zoning Department staff prior to submitting the application and paying the filing fee. Please contact staff at (336) 626-1201 ext. 225 to ensure application requirements are satisfied.

REQUIRED APPLICATION CONTENTS

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- 2. A legal description/deed reference of such land.**
- 3. Six (6) copies of a site plan drawn to scale to be submitted to the Planning Board. The Planning Board will review the proposal and forward a recommendation, including conditions for the zoning, to City Council. The month following the Planning Board meeting, City Council will review the proposed Conditional Zoning District application and site plan and may adopt, not adopt, or refer the application back to the Planning Board for review of any revisions made to the site plan subsequent to the initial submittal of the application materials.**
- 4. Letter to be mailed by applicant notifying neighboring property owners of the request. Consistent with Section 160D-602(e) of the North Carolina General Statutes, the applicant shall notify neighboring property owners of the requested conditional zoning as well as the location, time, and date on which the Planning Board will hold a legislative hearing on the request. This notice must be in the form of a mailed notice provided in compliance with the guidance found in Section 160D-602(a) of the North Carolina General Statutes. During the legislative hearing, the applicant shall report to the Planning Board on the delivery of the required notice and any communication with neighboring property owners and residents concerning the requested conditional zoning.**

APPLICATION DEADLINES AND MEETING DATES

The deadline for filing of applications for legislative hearings will be the day which is 55 days prior to the date of the City Council meeting for which the public hearing is to be set, provided that the deadline is no less than 17 days prior to the Planning Board's required legislative hearing; in these instances, the deadline will be 62 days prior to the date of the City Council meeting for which the public hearing is to be set.

If five (5) applications have been received prior to the cut-off date, the request will be heard the following month.

<i>Application Deadline</i>	<i>Planning Board Meeting</i>	<i>City Council Meeting</i>
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*November, 2022: Confirm application deadline with staff	Monday, December 4, 2023. Confirm meeting date with staff	*January, 2024: Confirm meeting date with staff

***January, 2024 Council meeting date is not set by Council until December, 2023.**

ITEMS TO BE SHOWN ON THE SITE PLAN:

The application for a Conditional Zoning District shall include a site plan, which must be drawn to scale, with supporting information and text that specifies the actual use or uses intended for the Zoning Lot and any rules, regulations, and conditions that, in addition to all predetermined Ordinance requirements, will govern the development and use of the Zoning Lot. The following information must be provided, if applicable:

- 1) The actual shape, location, dimensions, and total acreage of the Zoning Lot; its zoning classification; the general location of the Zoning Lot in relation to major streets, railroads, and/or waterways; a north arrow; and, if the Zoning Lot is not of record, sufficient data to locate the lot on the ground;
- 2) All existing rights-of-way, easements, and reservations;
- 3) In addition to providing the shape, size, and location of any structure(s) already located on the Zoning Lot, the site plan must show the shape, size, and location of all structures to be erected, altered, or moved on the Zoning Lot;

- 4) Building elevations of all exterior facades at a minimum scale of 1/8" = 1';
- 5) The existing and intended use(s) of the Zoning Lot, specifically including the number of residential units and the total square footage of any nonresidential development;
- 6) The location and size of all yards, buffers, screening, and landscaping, including by way of illustration and not limitation front yard and parking lot landscaping, required by the Ordinance's predetermined standards for the general zoning classification applicable to the Zoning Lot or as otherwise proposed by the applicant;
- 7) All existing and proposed points of access to public streets;
- 8) Proposed phasing, if any;
- 9) The location and type of screening used to screen mechanical equipment;
- 10) The location, access to, and screening of a central solid waste area;
- 11) Traffic, parking, and circulation plans, specifically including the location and dimensions of off-street parking areas and loading spaces;
- 12) The grade separation of structure(s) and parking areas;
- 13) The paving material for parking areas;
- 14) Curb cuts;
- 15) The compliance of the proposed development with the Ordinance's predetermined sign regulations;
- 16) The level of compliance of the land use(s) proposed for the Zoning Lot with the Ordinance's predetermined performance standards for the general zoning classification assigned to the Zoning Lot, including by way of illustration and not limitation performance standards pertaining to light, noise, and vibration;
- 17) If applicable, the location of any flood zones;
- 18) The location of existing and proposed storm drainage patterns and facilities intended to serve the proposed development;
- 19) If applicable, the location of the watershed;
- 20) When required by the Ordinance's predetermined specifications, sidewalks; and
- 21) Information addressing the applicable permitting requirements of other local governmental agencies as well as federal and state agencies, including by way of illustration and not

limitation, the North Carolina Department of Transportation and the North Carolina Department of Environmental Quality.

APPLICANT INFORMATION

Applicant Community Housing Partners *Applicant's Phone #* 703-623-2000

Applicant's Address 4915 Radford Ave., Suite 300
Richmond, VA 23230

Applicant email address mark.huffman@chpc2.com

PROPERTY INFORMATION

Property Owner's Name Davidson Builders & Properties, LLC c/o Stephen Davidson

Location of Property 853 E. Salisbury St. Asheboro *Property Size (ac. or s.f.)* 5.40 Ac

Randolph County Property Identification Number (PIN#) 7761229996, 7761229618, 7761227703

Current Zoning District OA-6 *Requested Zoning District* CD-OA-6

Date Property Title Acquired _____ *Deed Book* 2592 *Page* 1198

Subdivision _____ *Section* _____ *Lot #* _____

Plat Book _____ *Page* _____

CONDITIONAL ZONING DISTRICT INFORMATION (Attach additional sheets if necessary)

1. Application is hereby made to the City of Asheboro for a Conditional Zoning District for the following purpose:

To allow the construction of two (2) apartment buildings containing a total of 48 new units
with one (1) community room. Amenities include a recreational sports area, and a
playground area.

2. In what manner will the proposed amendment carry out the intent of the Land Development Plan?

The use of sidewalks, interconnectivity, recreational area and connection to a major thoroughfare within OA6 areas are all items that meet the intent of the LDP

For questions (3) and (4), if either of these questions apply, please state a reason. If you believe these do not apply, please check "does not apply".

3. Are there alleged errors in this Ordinance that would be corrected by the proposed amendment? If so, give a detailed explanation of such error and detailed reasons how the proposed amendment will correct the errors.

Does not apply

4. What are the changed or changing conditions, if any, in the jurisdiction of the City of Asheboro generally, which would make the proposed amendment reasonably necessary to the promotion of the public health, safety, and general welfare?

There is a need for affordable housing in the city of Asheboro. The proposed design and layout of the facility will improve public health, safety and the general welfare of its residents because it increases the availability of housing.

Does not apply

5. Are there any other circumstances, factors, or reasons that the applicant offers in support of the proposed amendment?

This project location meets many important criteria for a successful affordable housing project. The need for affordable housing is well documented by the city.

APPLICATION SIGNATURES

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for a Conditional Zoning District rests with the applicant.

No application for a Conditional Zoning District will be advertised for public hearing until the Planning and Zoning Department has received all required materials. If all required materials are not received prior to the specified deadlines, hearings for the case may be delayed.

Per Section 4.05 of the zoning ordinance, it is intended that property will be reclassified to a Conditional Zoning District only in the event of firm plans to develop the property. Accordingly, subject to any specific durational limits imposed by the ordinance applying conditional zoning to the Zoning Lot, if no action has been taken to obtain a Zoning Compliance Permit in conformance with the conditional zoning ordinance within 36 months of the City Council's approval of conditional zoning for the Zoning Lot, the Community Development Director or his or her designee shall initiate appropriate action to rezone the Zoning Lot to a general zoning classification that is consistent with the adopted comprehensive plan.

Applicant Signature

Samantha Brown

Printed Name of Authorized Signatory (if different from Applicant)

Samantha Brown

Position/Relationship of Authorized Signatory to Applicant

Vice President

Owner Signature (if different than Applicant)

Sept. Dent, Owner

Owner Address

*333 WEST WARD ST
Asheboro NC 27203*

Telephone Number

336 382-1391

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

STAFF USE
Received by: John Ewans Date: 1-13-23 Case Number: R2-23-01



RZ-23-02: Request to rezone property located at 133 Southway Road from R7.5 (CZ) Medium-Density Residential Conditional Zoning and R15 (Low-Density Single-Family Residential) to O&I (CZ) Office & Institutional Conditional Zoning to allow for business services and enclosed accessory storage

Planning Board Recommendation and Staff Report

Planning Board Recommendation & Comments to City Council

NOTE: Have applicant Certify to Council mailings to all adjoining property owners.

Case # **RZ-23
-02**

Date 2/6/2023 Planning Board

Applicant FBP Investments, LLC (c/o Ronald K. Pugh)

Legal Description

The property of FBP Investments, LLC, located at 133 Southway Road, totaling approximately 0.27 acres +/- more specifically identified by Randolph County Parcel Identification Number 7751346551.

Requested Action Rezone from R7.5 (CZ) Medium-Density Residential Conditional Zoning and R15 Low-Density Single-Family Residential to O&I (Office & Institutional Conditional Zoning) for Business Services with enclosed accessory storage

Existing Zone OA6

Land Development Plan See rezoning staff report

Planning Board Recommendation

Approve, recommending that two conditions be added stating the following:

1. If in the future the existing buffer provided by the vegetation and fencing on the Lexington Commons property no longer provides the equivalent of a type B buffer or screen, the owner of PIN 7751346551 that is subject to RZ-23-02 shall install a type B buffer or screen adjacent to those areas. **Staff Note: This condition is included in conditions proposed by staff, with minor clerical revisions.**
2. A type B screen shall be provided along the eastern property line as is customarily required by the Zoning Ordinance. **Staff Note: This condition is no longer necessary since the updated site plan shows this screening.**

Reason for Recommendation

The Planning Board concurred with staff reasoning, noting the above proposed condition.

Planning Board Comments

Rezoning Staff Report

RZ Case # **RZ-23-02**

Date 3/9/2023 City Council

General Information

Applicant FBP Investments, LLC (c/o Ronald K. Pugh)

Address PO Box 4036

City Asheboro NC 27204

Phone 336-460-7001

Location 133 Southway Road

Requested Action Rezone from R7.5 (CZ) Medium-Density Residential Conditional Zoning and R15 Low-Density Single-Family Residential to O&I (Office & Institutional Conditional Zoning) for Business Services with enclosed accessory storage

Existing Zone R7.5 (CZ) & R15 **Existing Land Use** Single-family dwelling

Size 0.27 acres +/-

Pin # 7751346551

Applicant's Reasons as stated on application

Office and storage for Baseball LLC. Supporting operation of McCrary Park. Additional structure tied in to McCrary Park.

Surrounding Land Use

North McCrary Park

East Single-family dwelling

South Residential Planned Unit Development

West Residential Planned Unit Development

Zoning History The portion of the property zoned R7.5 (CZ) was rezoned from R15 in 1990 (RZ-91-06). It was conveyed out of Lexington Commons in 2001.

Legal Description

The property of FBP Investments, LLC, located at 133 Southway Road, totaling approximately 0.27 acres +/- more specifically identified by Randolph County Parcel Identification Number 7751346551.

Analysis

See Attachment 1.

1. The property is inside the City limits.
2. Southway Road, which becomes North McCrary Street northeast of the subject property, is a state-maintained collector road (SR 1456) with an approximate 20' wide pavement in front of the property.
3. The area primarily consists of single-family and two-family dwellings, with the McCrary Park ball field being a notable exception directly across Southway Road.
4. The applicant proposes a 3,440 square ft. single-story structure with 1,040 SF of office area, and 2,400 SF of garage/storage area. No outdoor storage is shown, and storage is required to be kept within the enclosed building. Lighting shown is proposed to utilize full cut-off fixtures.
5. The proposed use is classified as "business services" by the zoning ordinance. The applicant has also indicated that the use will include storage within the enclosed structure.
6. The conditional zoning process allows an applicant to propose a project-specific zoning district that establishes approval conditions and site development requirements. The project specific zoning district is allowed to diverge from the zoning ordinance's predetermined land use requirements. The primary deviation proposed is the plan's proposal for landscaping. The applicant requests to utilize off-site landscaping to provide buffering and screening between the proposed non-residential use and the Lexington Commons development. Typically, buffering and screening is an on-site improvement provided on the property controlled by the developer..A secondary deviation is that only three parking spaces are provided; typically, a business service use requires 3.5 spaces per 1000 s.f. of gross office floor area. Lastly, the applicant requests approval of an alternate street yard. Generally, a wider street yard would be required, but in lieu of such a yard, the applicant proposes installing more plantings within that area than would normally be required.
7. The landscaping along the eastern property line, adjacent to a single-family dwelling, includes a landscaped screen provided from the street right-of-way to the building and evergreen trees at 30' intervals. The ordinance requires either a fence or a row of evergreen shrubs in addition to the evergreen trees. As allowed by the ordinance's general requirements, the building wall may serve as screening in lieu of the fence provided there are no openings in the wall. If there are any openings added to the building wall, a row of evergreen shrubs would also be required as noted on the site plan.
8. The zoning ordinance describes the O&I Commercial District as "intended to produce moderate intensity office and institutional development to serve adjacent residential areas and to provide a transition from residential to commercial uses. Land designated O&I shall normally be located with access to a minor thoroughfare or higher classification street with access to local residential streets discouraged."

Rezoning Staff Report

RZ Case # RZ-23-02

Consistency with the 2020 LDP Growth Strategy designations

In reviewing this request, careful consideration is given to each Goal and Policy as outlined in the Land Development Plan. Some Goals and Policies will either support or will not support the request, while others will be neutral or will not apply. Only those Goals and Policies that support or do not support the request will be shown.

Proposed Land Use Map Designation Neighborhood Residential

Small Area Plan Northwest

Growth Strategy Map Designation Primary Growth

LDP Goals/Policies Which Support Request

Checklist Item 5: Complies with Growth Strategy Map.

4.3.1 The City will aid the Parks and Recreation Department in establishing opportunities for additional recreational facilities (parks, greenways, and trails) implementing the Parks and Recreation Master Plan, and obtaining state and federal funding.

Checklist Items 12, 13, and 14: 12.) Property is located outside of watershed 13.) The property is located outside of Special Hazard Flood Area.

Rezoning Staff Report

RZ Case # RZ-23-02

LDP Goals/Policies Which Do Not Support Request

Checklist Item 1: Rezoning is not compliant with the Proposed Land Use Map.

Checklist Item 3: The property on which the rezoning district is proposed does not fit the description of the Zoning Ordinance. (*Article 200, Section 210, Schedule of Statements of Intent*)

Staff's Final Analysis Concerning Consistency with Adopted Comprehensive Plans, Reasonableness and Public Interest

Although this property is designated for Neighborhood Residential Use by the Land Development Plan, when viewed in context with McCrary Park, the establishment of an appropriately controlled Office & Institutional district would help to provide a transition between the high intensity sporting complex and the lower intensity residential development adjacent to the park. A general O&I district likely would not be appropriate for the location; recognizing this concern, the applicant presents this conditional zoning application to establish development parameters that can ensure compatibility with adjoining residential properties.

The conditional district requested is consistent with the city's adopted plans and approval would facilitate a reasonable redevelopment of the property.

Recommendation In light of the above analysis, staff believes the request generally is consistent with the Land Development Plan and recommends approval believing that such action serves the public interest. .

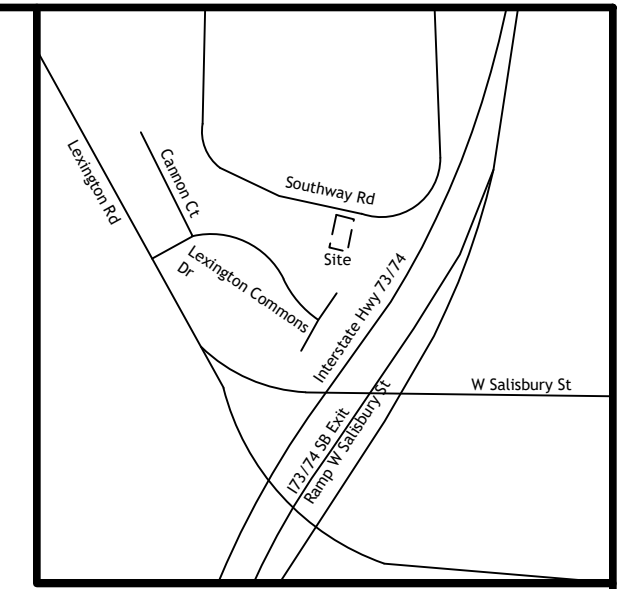
Rezoning Staff Report

Suggested Conditions for Conditional Zoning applications (subject to change prior to final report)

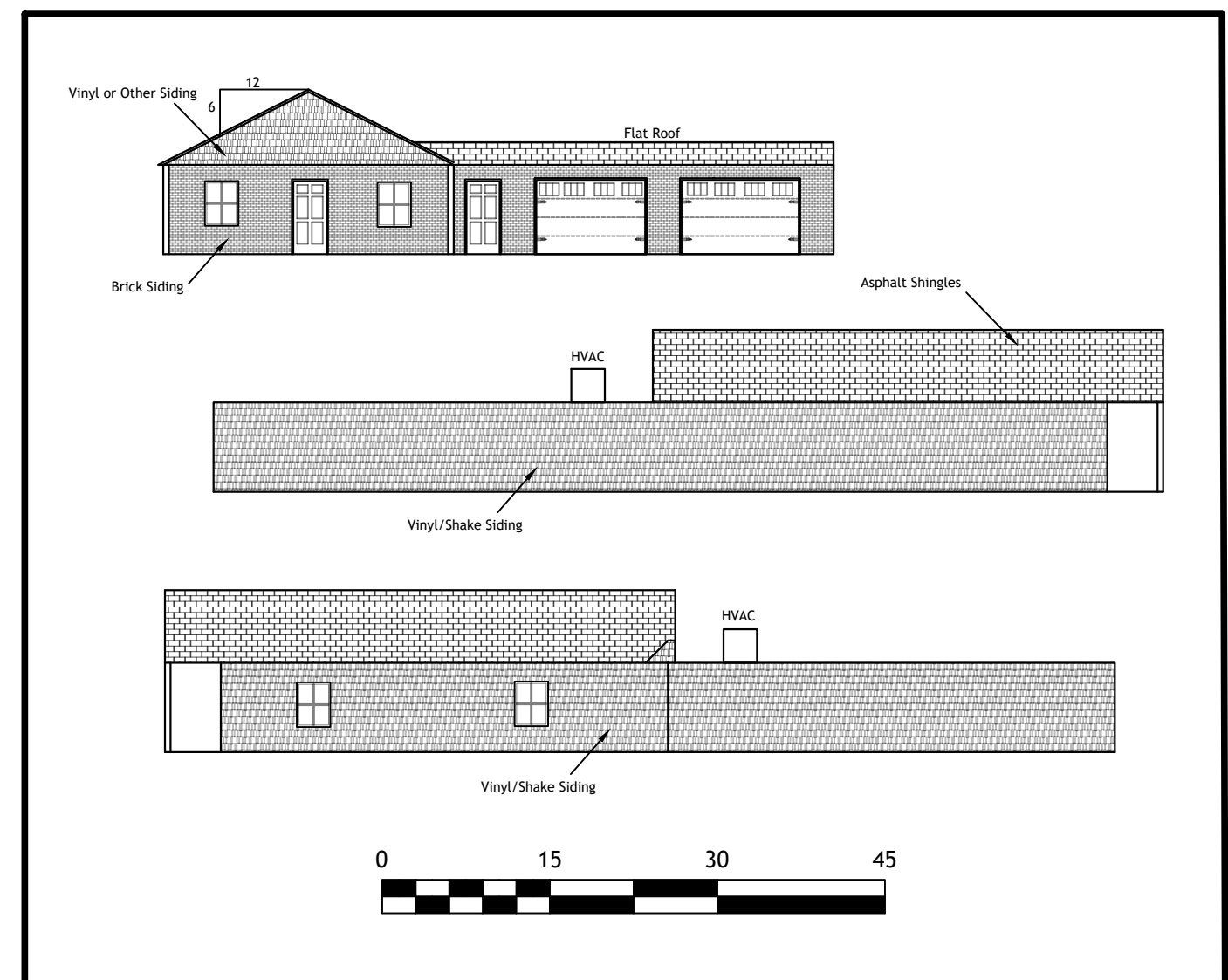
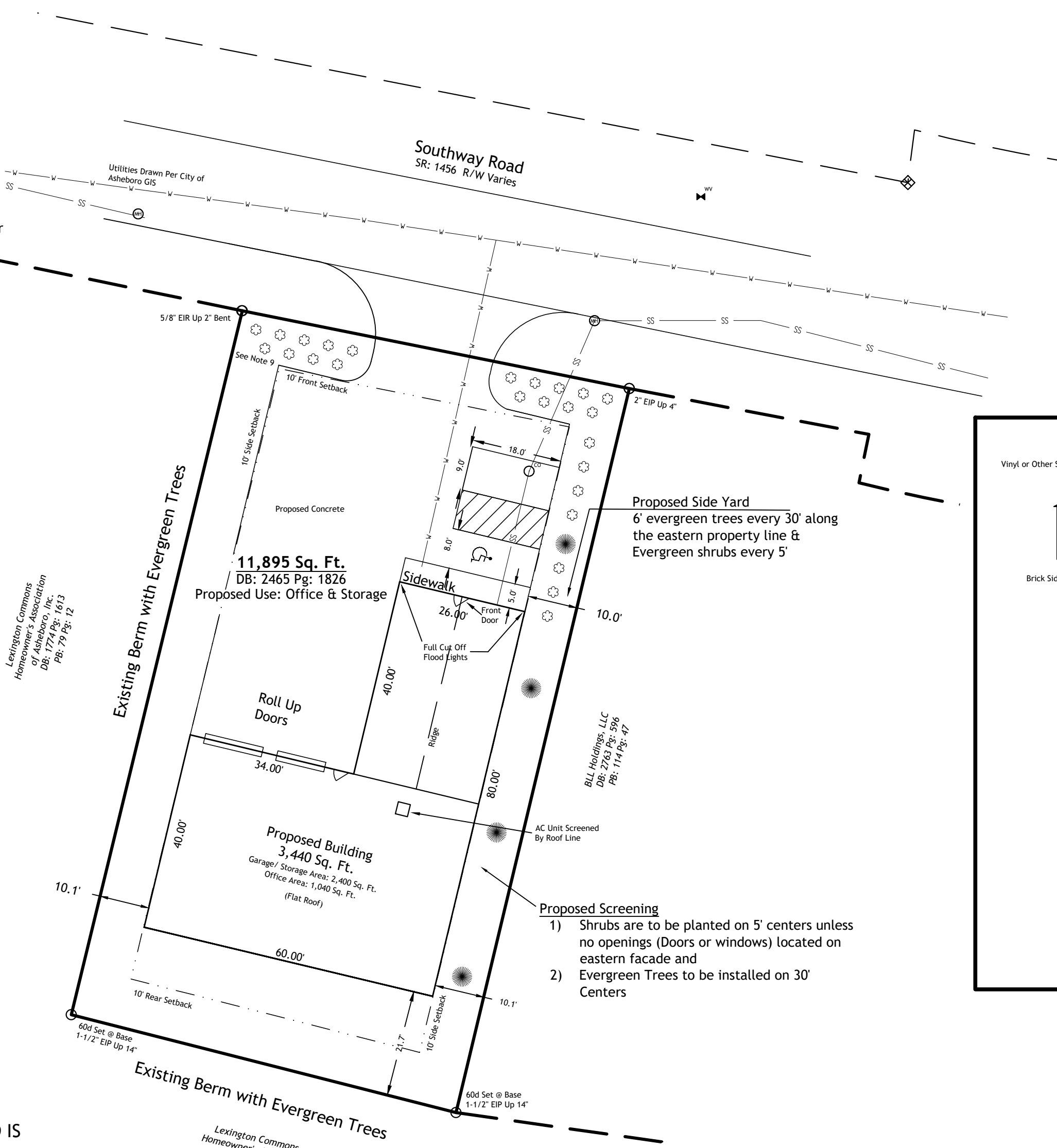
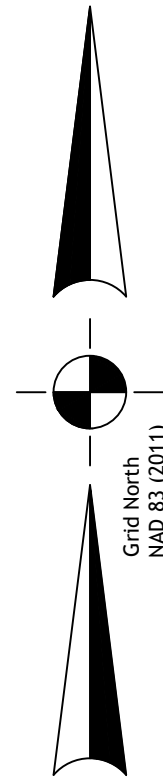
- (A) The use approved shall be Business Services, including related accessory enclosed storage.
- (B) All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan.
- (C) If solid waste disposal facilities as shown on the site plan are deemed to be inadequate, the property owner shall be responsible for ensuring that additional facilities or measures are installed. Any such facilities shall be consistent with city policies and codes.
- (D) If in the future the existing protective yard provided by the vegetation and fencing on the adjoining Lexington Commons property outside the boundaries of the zoning lot no longer provides the equivalent of a Type B buffer or Type B screen, the owner of the zoning lot identified by Randolph County Parcel Identification Number 7751346551 that is subject to RZ-23-02 shall install a Type B buffer or Type B screen along the southern and western property boundaries of the zoning lot.
- (E) No outdoor storage shall be permitted on the property.
- (F) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the applicant shall submit documentation detailing permitting from NC Department of Transportation.
- (G) Prior to the issuance of a zoning compliance permit, the applicant shall submit a site plan reflecting any revisions necessary to comply with city codes and conditions of approval.
- (H) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the owner(s) of the Zoning Lot shall properly execute, and deliver to the Zoning Administrator for recordation in the office of the Randolph County Register of Deeds a Memorandum of Land Use Restrictions prepared by the City Attorney for the purpose of placing notice of the conditions attached to this Conditional Zoning in the chain of title for the Zoning Lot.

Notes:

1. This project is not located within a special flood hazard area per NCFRIS.
Map #: 3710775100J Effective Date: 1/2/2008
2. Area calculated by coordinate geometry.
3. All lines surveyed by Survey Carolina, PLLC are indicated by bold lines. All lines not surveyed by Survey Carolina, PLLC are indicated by dashed lines.
4. No attempt was made by this survey to locate all underground utilities nor any other easements that would be revealed by a title search.
5. Tax PIN: 7751346551
6. City of Asheboro Garbage Disposal Proposed
7. No Outdoor Pole Mounted Lighting Proposed
8. No Outside Storage Proposed
9. Front Yard Buffer: 2 Rows of Evergreen Shrubs on 5' centers at street.
10. If in the future the existing buffer provided by the vegetation and fencing on the Lexington Commons property no longer provides the equivalent of a type B buffer or screen, the owner of PIN 7751346551 that is subject to RZ-23-02 shall install a type B buffer or screen adjacent to those areas.



Location Map
(Not to Scale)



THIS SURVEY IS NOT SUBJECT TO GS 47-30 AND IS NOT TO BE USED FOR RECORDING

I, Dan W Tanner II, Professional Land Surveyor, certify that:

This survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.

I Dan W Tanner II certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 2465, page 1826; that the boundaries not surveyed are indicated as drawn from information in Book See, page Notes or other reference source; that the ratio of precision or positional accuracy is 1:10,000 +; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600)."

This 16th day of December 2022.
Seal

PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES, OR SALES

Professional Land Surveyor

Lexington Commons Homeowner's Association of Asheboro, Inc.
DB: 1774 Pg: 1613 PB: 79 Pg: 12



<ul style="list-style-type: none"> Hardwood Tree Evergreen Tree Evergreen Shrub Stone R/W - Right of Way Monument RRS - Railroad Spike NIR - New Iron Rod NIP - New Iron Pipe NCGS Monument EN - Existing Nail EIR - Existing Iron Rod EIP - Existing Iron Pipe Existing Concrete Monument Bench Mark Computed Point / Point Not Set 	<ul style="list-style-type: none"> Catch Basin Yard Inlet Storm Sewer Manhole Junction Box Drop Inlet Irrigation Control Valve Back Flow Preventer Water Valve Water Manhole Water Meter Fire Dept. Connection Fire Hydrant Utility Pole Telephone Pedestal Telephone Pole 	<ul style="list-style-type: none"> Well Property Line Computed Property Line Right of Way Line Easement Line Tie Lines Setback Lines Gas Line Sanitary Sewer Line Storm Sewer Line Water Line Fence Overhead Utility Line Overhead Power Line Underground Electric Line Underground Comm. Line 100-Year Flood Hazard Line Floodway C/L Railroad 	<ul style="list-style-type: none"> Transformer Communications Manhole SS - Sanitary Sewer SS Manhole SS Cleanout U/G Power Box PP Power Pole Light Pole Guy Pole Gas Valve Guy Wire Gas Manhole Gas Meter Electric Meter Electric Manhole 2.00 Spot Elevation
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Owners:
FPB Investments, LLC
PO Box 4036
Asheboro, NC 27204

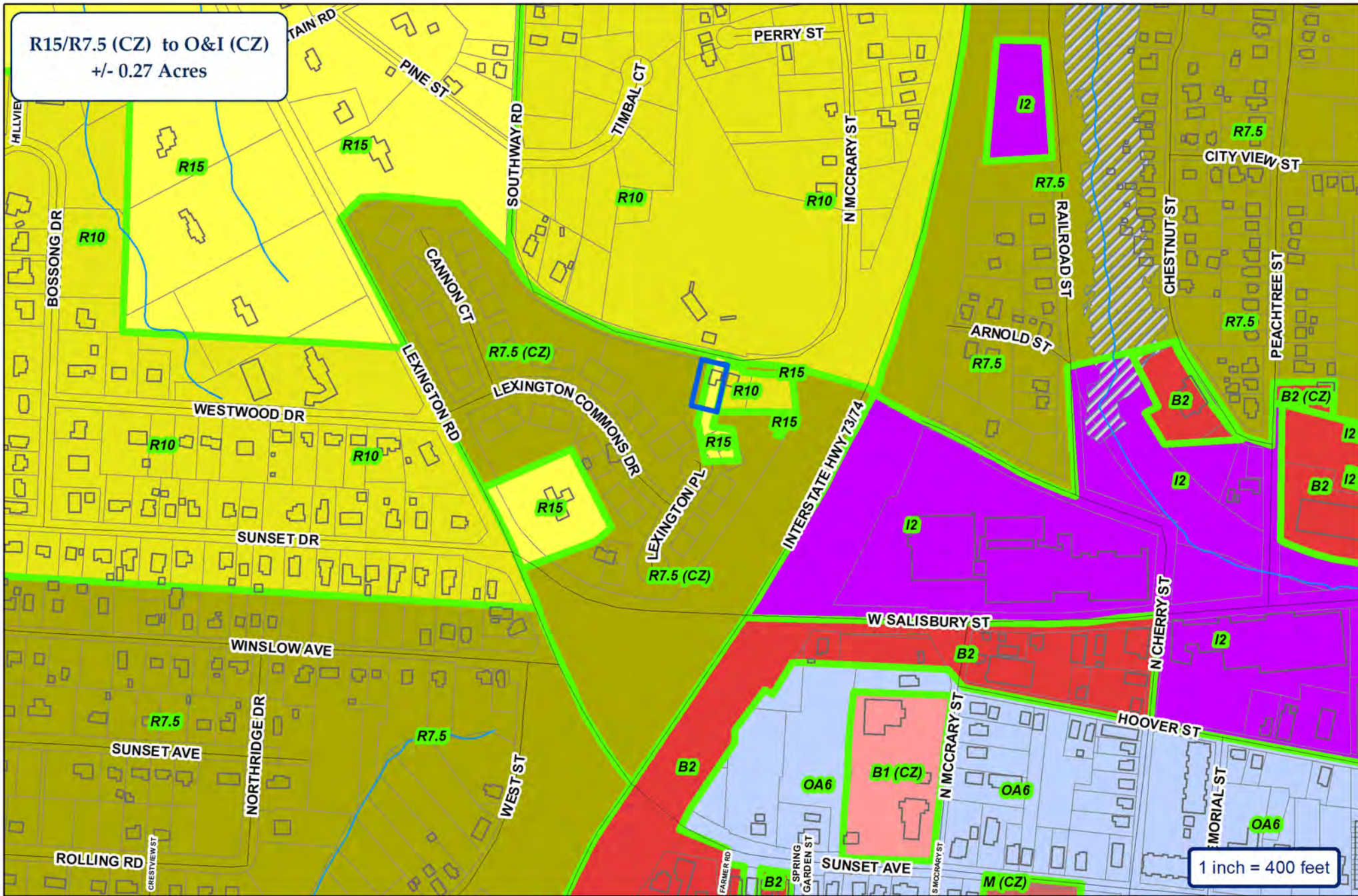
Site Plan For:
FPB Investments, LLC

City of Asheboro
Asheboro Township
North Carolina
Deed Book: 2465 Page: 1826
Scale: 1" = 20 US Survey Feet



SURVEY CAROLINA, PLLC
154 S. Fayetteville St, Suite B, Asheboro, NC 27203
Phone Number: 336 625-8000
Email: mail@surveycarolina.com
Firm #: P-1110
Dan W Tanner II L-4787
© 2022 Survey Carolina, PLLC
Job #: 14575

R15/R7.5 (CZ) to O&I (CZ)
+/- 0.27 Acres



City of Asheboro Planning & Zoning Department

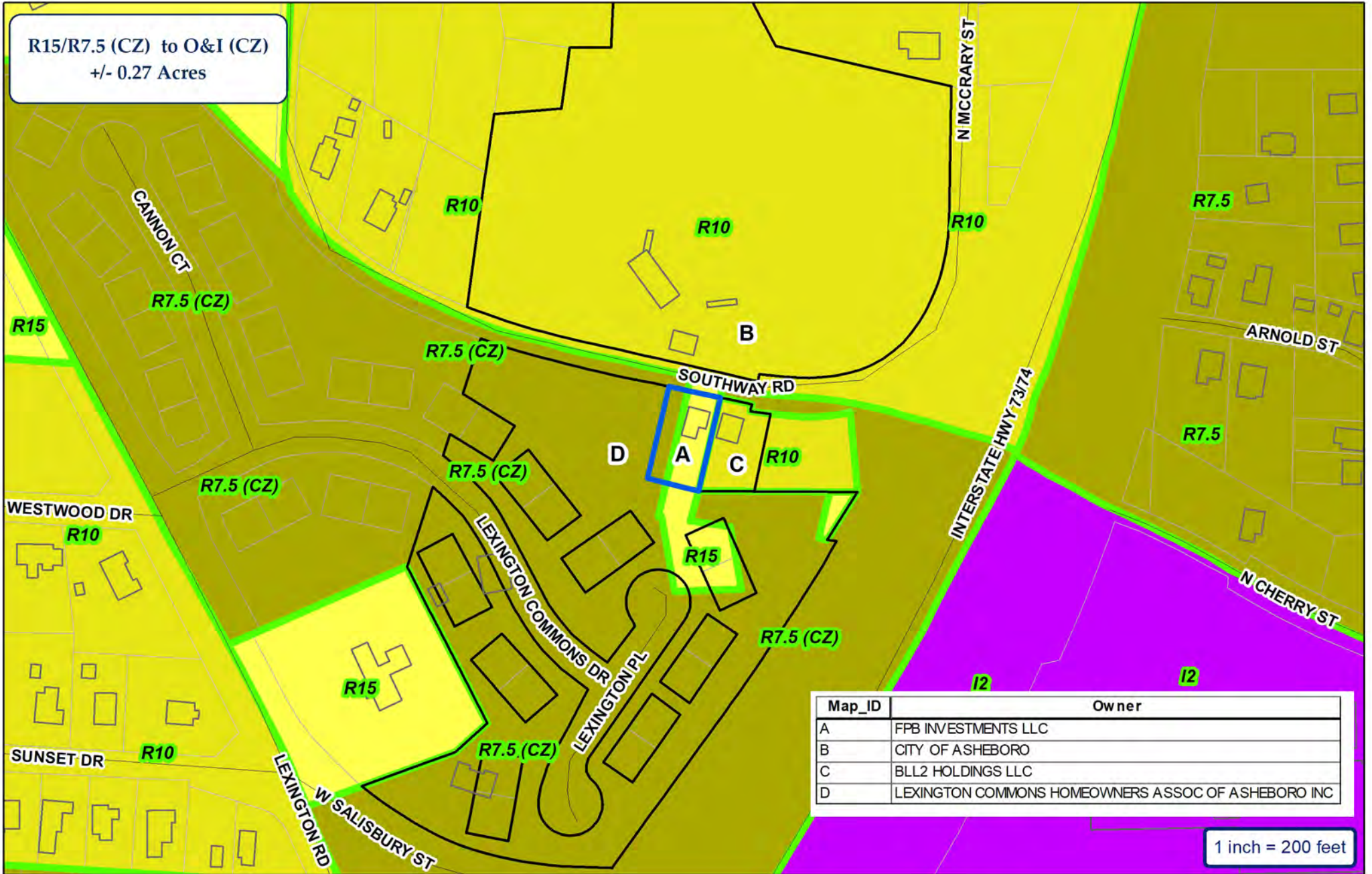
Rezoning Case: RZ-23-02

Parcels: 7751346551

 Subject Property
 Zoning

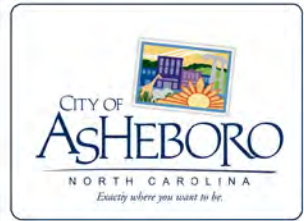


R15/R7.5 (CZ) to O&I (CZ)
 +/- 0.27 Acres



Map_ID	Owner
A	FPB INVESTMENTS LLC
B	CITY OF ASHEBORO
C	BLL2 HOLDINGS LLC
D	LEXINGTON COMMONS HOMEOWNERS ASSOC OF ASHEBORO INC

1 inch = 200 feet



City of Asheboro Planning & Zoning Department

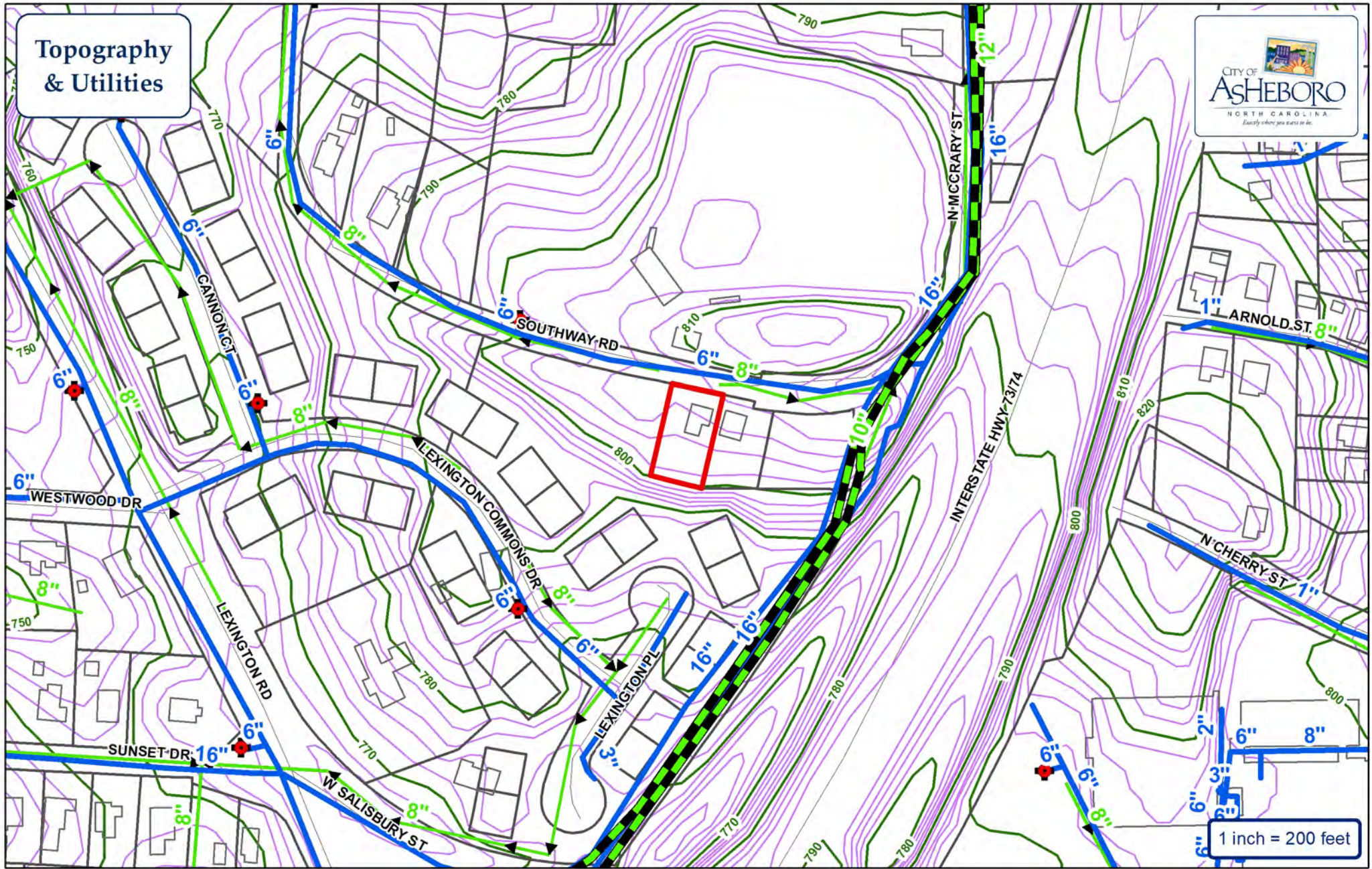
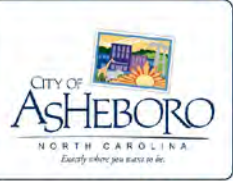
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Parcels: 7751346551

-  Subject Property
-  Adjoining Properties
-  City Zoning



**Topography
& Utilities**



-  Water Main
-  Sewer Main
-  Force Main
-  Fire Hydrant
-  Pump Station
-  Watershed

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-02

Parcels: 7751346551





City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-02

Parcels: 7751346551

Subject Property
 Zoning





Application for Conditional Zoning District

APPLICATION FEE

A \$550 filing fee is required.

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*January, 2024 Council meeting date is not set by Council until December, 2023.

ITEMS TO BE SHOWN ON THE SITE PLAN:

The application for a Conditional Zoning District shall include a site plan, which must be drawn to scale, with supporting information and text that specifies the actual use or uses intended for the Zoning Lot and any rules, regulations, and conditions that, in addition to all predetermined Ordinance requirements, will govern the development and use of the Zoning Lot. The following information must be provided, if applicable:

- 1) The actual shape, location, dimensions, and total acreage of the Zoning Lot; its zoning classification; the general location of the Zoning Lot in relation to major streets, railroads, and/or waterways; a north arrow; and, if the Zoning Lot is not of record, sufficient data to locate the lot on the ground;
- 2) All existing rights-of-way, easements, and reservations;
- 3) In addition to providing the shape, size, and location of any structure(s) already located on the Zoning Lot, the site plan must show the shape, size, and location of all structures to be erected, altered, or moved on the Zoning Lot;

- 4) Building elevations of all exterior facades at a minimum scale of 1/8" = 1';
- 5) The existing and intended use(s) of the Zoning Lot, specifically including the number of residential units and the total square footage of any nonresidential development;
- 6) The location and size of all yards, buffers, screening, and landscaping, including by way of illustration and not limitation front yard and parking lot landscaping, required by the Ordinance's predetermined standards for the general zoning classification applicable to the Zoning Lot or as otherwise proposed by the applicant;
- 7) All existing and proposed points of access to public streets;
- 8) Proposed phasing, if any;
- 9) The location and type of screening used to screen mechanical equipment;
- 10) The location, access to, and screening of a central solid waste area;
- 11) Traffic, parking, and circulation plans, specifically including the location and dimensions of off-street parking areas and loading spaces;
- 12) The grade separation of structure(s) and parking areas;
- 13) The paving material for parking areas;
- 14) Curb cuts;
- 15) The compliance of the proposed development with the Ordinance's predetermined sign regulations;
- 16) The level of compliance of the land use(s) proposed for the Zoning Lot with the Ordinance's predetermined performance standards for the general zoning classification assigned to the Zoning Lot, including by way of illustration and not limitation performance standards pertaining to light, noise, and vibration;
- 17) If applicable, the location of any flood zones;
- 18) The location of existing and proposed storm drainage patterns and facilities intended to serve the proposed development;
- 19) If applicable, the location of the watershed;
- 20) When required by the Ordinance's predetermined specifications, sidewalks; and
- 21) Information addressing the applicable permitting requirements of other local governmental agencies as well as federal and state agencies, including by way of illustration and not

limitation, the North Carolina Department of Transportation and the North Carolina Department of Environmental Quality.

APPLICANT INFORMATION

c/o Ronald K Pugh

Applicant FPB Investments, LLC Applicant's Phone # 336-460-7001

Applicant's Address Mail - PO Box 4036, ASHEBORO NC 27204

Applicant email address Rkpugh18@gmail.com

PROPERTY INFORMATION

Property Owner's Name FPB Investments LLC

Location of Property 133 Southway Road Property Size (ac. or s.f.) .27

Randolph County Property Identification Number (PIN#) 7751346551

Current Zoning District R10/R15 Requested Zoning District D-1 (C2)

Date Property Title Acquired 10-30-2015 Deed Book 002465 Page 01826

Subdivision JOHN M HAMMER Section _____ Lot # P12+TR

Plat Book 136 Page P299

CONDITIONAL ZONING DISTRICT INFORMATION (Attach additional sheets if necessary)

1. Application is hereby made to the City of Asheboro for a Conditional Zoning District for the following purpose:

Office and Storage for Baseball LLC

2. In what manner will the proposed amendment carry out the intent of the Land Development Plan?

Supporting Operation of McCamy Park

For questions (3) and (4), if either of these questions apply, please state a reason. If you believe these do not apply, please check "does not apply".

3. Are there alleged errors in this Ordinance that would be corrected by the proposed amendment? If so, give a detailed explanation of such error and detailed reasons how the proposed amendment will correct the errors.

Does not apply

4. What are the changed or changing conditions, if any, in the jurisdiction of the City of Asheboro generally, which would make the proposed amendment reasonably necessary to the promotion of the public health, safety, and general welfare?

Does not apply

5. Are there any other circumstances, factors, or reasons that the applicant offers in support of the proposed amendment?

Additional structure tied in to McCamy Park


APPLICATION SIGNATURES

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for a Conditional Zoning District rests with the applicant.

No application for a Conditional Zoning District will be advertised for public hearing until the Planning and Zoning Department has received all required materials. If all required materials are not received prior to the specified deadlines, hearings for the case may be delayed.

Per Section 4.05 of the zoning ordinance, it is intended that property will be reclassified to a Conditional Zoning District only in the event of firm plans to develop the property. Accordingly, subject to any specific durational limits imposed by the ordinance applying conditional zoning to the Zoning Lot, if no action has been taken to obtain a Zoning Compliance Permit in conformance with the conditional zoning ordinance within 36 months of the City Council's approval of conditional zoning for the Zoning Lot, the Community Development Director or his or her designee shall initiate appropriate action to rezone the Zoning Lot to a general zoning classification that is consistent with the adopted comprehensive plan.

Applicant Signature



Printed Name of Authorized Signatory (if different from Applicant)

Ronald K Pugh

Position/Relationship of Authorized Signatory to Applicant

Managing Partner

Owner Signature (if different than Applicant)

Owner Address

Po Box 4036

Ashboro NC 27204

Telephone Number

336-460-7001

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

STAFF USE	
Received by: <u>John C. Evans</u>	Date: <u>1-13-23</u> Case Number: _____



Request to designate Parks Hosiery Mill/McCrary Hosiery Mill (1925) located at 170 North Church Street (PIN 7751736404) and the former Acme-McCrary & Sapona Recreation Center (now the Asheboro Recreation Center) located at 148 North Street (PIN 7751831174) as Local Historic Landmarks.



Randolph County Historic Landmark Preservation Commission

201 Worth Street, Asheboro, North Carolina 27203 ♦ 336-318-6806 ♦ www.rchlpc.org

Resolution Recommending Local Historic Landmark Designation ACME-McCRARY HOSIERY MILLS, 1909 PARKS HOSIERY MILL/McCRARY HOSIERY MILL No. 2, ca. 1925 ACME-McCRARY & SAPONA RECREATION CENTER, 1949

WHEREAS, Chapter 160A, Article 19, Part 3C of the North Carolina General Statutes provides for the designation of local historic landmarks; and

WHEREAS, the Randolph County Board of Commissioners has appointed the Randolph County Historic Landmark Preservation Commission, having the authority to exercise all powers and duties given it by the Randolph County Historic Preservation Ordinance; and

WHEREAS, the Randolph County Historic Landmark Preservation Commission has taken into consideration all information contained in the Historic Landmark Designation Application for the Acme-McCrary Hosiery Mills, 1909; the Parks Hosiery Mill/McCrary Hosiery Mill, ca. 1925; and the Acme-McCrary & Sapona Recreation Center (now Asheboro Recreation Center), 1949; and

WHEREAS, the North Carolina Department of Natural and Cultural Resources, State Historic Preservation Office, has been given the opportunity to review the Local Landmark Designation Report and has advised that the Randolph County Historic Landmark Preservation Commission will have sufficient evidence to prove that the Acme-McCrary Hosiery Mills, the Parks Hosiery Mill/McCrary Hosiery Mill and the Acme-McCrary & Sapona Recreation Center (now Asheboro Recreation Center) possesses the requisite special character and integrity for designation as a local historic landmark; and

WHEREAS, the Randolph County Historic Landmark Preservation Commission conducted the required public hearing, having published legal notices; and

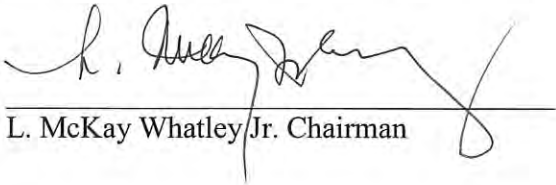
WHEREAS, the Randolph County Historic Landmark Preservation Commission finds that the Cedar Falls Manufacturing Company, 1848, meets the following specific criteria outlined in the Ordinance establishing the Commission: (1) Critical part of the Asheboro's and Randolph County's heritage by having value as an example of the cultural, historic and social heritage of the city and the County; (2) Its identification with persons who significantly contributed to the architectural, cultural, economic, historical, social or other aspect of the development of the Asheboro and Randolph County; (3) Its important architecture as an exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials or craftsmanship; (4) Its distinctive theme, representing an architectural, cultural, economic, historic or other theme expressed through distinctive buildings.

WHEREAS, the property is more specifically described as follows:

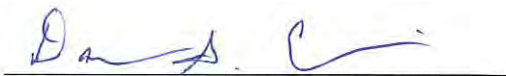
The Acme-McCrary Hosiery Mills, 1909 is located at 159 North Street, Asheboro, N.C (PIN 7751739323); and the Parks Hosiery Mill/McCrary Hosiery Mill, ca. 1925, is located at 170 N. Church Street, Asheboro, N.C. (PIN 7751736404); and the Acme-McCrary & Sapona Recreation Center (now the Asheboro Recreation Center) is located at 148 North Street, Asheboro, N.C. (PIN 7751831174); in Asheboro Township;

NOW, THEREFORE, BE IT RESOLVED, this 25th day of January, 2023, that the Randolph County Historic Landmark Preservation Commission approves the application for local landmark designation, and recommends to the Asheboro City Council that the exterior of the Acme-McCrary Hosiery Mills, 1909; the Parks Hosiery Mill/McCrary Hosiery Mill, ca. 1925; and the Acme-McCrary & Sapona Recreation Center (now Asheboro Recreation Center), 1949, be designated as Local Historic Landmarks.

Randolph County Historic Landmark Preservation Commission


L. McKay Whatley Jr. Chairman




Attest: Dana S. Crisco

Date: 1-25-23

LOCAL HISTORIC LANDMARK DESIGNATION REPORT

**Acme-McCrary Hosiery Mills
148 North Street, 159 North Street, 170 North Church Street
Asheboro, Randolph County**



**Prepared for the Randolph County Historic Landmark Preservation Commission
by Heather Fearnbach, Fearnbach History Services, Inc.**

**3334 Nottingham Road
Winston-Salem, NC 27104**

October 2022

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Statement of Significance

Acme-McCrary Hosiery Mills possesses the requisite special local industrial and architectural significance for local historic landmark designation. The plant located adjacent to the downtown commercial center is Asheboro's largest and most intact historic industrial complex, comprising six buildings and a smokestack erected from 1909 through 1962 on 7.32 acres on West Salisbury Street's south side north of Sunset Avenue. The entity's contribution to the local economy began when seventeen Asheboro businessmen created Acme Hosiery Company in 1907. The concern incorporated as Acme Hosiery Mills on December 15, 1908, struggled until brothers-in-law and hardware and farm machinery purveyors D. B. McCrary and T. H. Redding partnered with banker W. J. Armfield Jr. to assume the company's ownership in 1909. Their management transformed the cotton sock-knitting mill into the successful enterprise that it remains today.

To ensure an ample supply of high-quality cotton yarn, McCrary, Redding, and Armfield established Sapona Cotton Mills on March 20, 1916, and acquired and soon improved the existing Cedar Falls Manufacturing Company complex to serve that purpose. McCrary and Armfield remained Acme Hosiery and Sapona Cotton Mills' chief executives following T. H. Redding's 1918 death. Around 1927, the entrepreneurs created McCrary Hosiery Mills, a silk and rayon hosiery manufacturing concern housed in the three-story 1924 addition on the Acme plant's south end. Acme Hosiery Mills and McCrary Hosiery Mills continued to expand operations in Asheboro and Cedar Falls, and further increased capacity in 1938 through the construction of a Ramseur factory that remained a separate corporate entity until merging with McCrary Hosiery Mills in 1948. Acme and McCrary hosiery mills consolidated on April 1, 1961, to form Acme-McCrary Corporation.

Acme-McCrary Hosiery Mills is architecturally significant due to its collection of intact early- to mid-twentieth-century buildings that manifest the evolution of industrial design during the period. The 1909 mill and dye house feature heavy-timber framing in conjunction with load-bearing brick exterior walls executed in common bond. Corbelled Italianate hoods surmount the segmental-arched window and door openings on the mill's facade. These elements, in conjunction with the low-pitched gable roof, deep eaves with exposed rafter ends, double-thickness wood floors, and large, multi-pane, double-hung, wood-sash windows, are representative of fire-resistant industrial architecture commonly employed through the early twentieth century. The 1915, 1917, and 1924 structures manifest the ongoing use of heavy-timber framing and the addition of long gable-roofed monitors to improve light and ventilation. The buildings and additions completed between 1928 and 1972 incorporate structural-steel and reinforced-concrete framing systems frequently used during the mid-twentieth century.

The complex reflects the influence of architect Richard C. Biberstein and his successor firms, who prepared plans for the company's Asheboro, Cedar Falls, and Ramseur mill expansions beginning in 1927. McCrary Hosiery Mill No. 2, built in 1937 with a steel and concrete structural system that includes first-floor concrete mushroom columns and running-bond wire-cut variegated-brick veneer with cast-stone accents, is particularly noteworthy. In 1948 and 1949 the company embraced current architectural trends, erecting two streamlined Art Moderne-style buildings—McCrary Hosiery Mill No. 3 designed by the Biberstein firm and the Acme-McCrary-Sapona Recreation Center rendered by Henderson, North Carolina, architect Eric G. Flannagan—and thus conveying a sense of modernity and industrial prosperity. The period of significance begins in 1909, with the construction of the first mill and attached dye house at what is now 159 North Street, and continues to 1964. Although the Acme-McCrary Corporation continued to use the plant until 2022, its industrial function and physical expansion after 1964 are not of exceptional significance.

Site Evolution

Although utilized by two distinct business entities—Acme Hosiery Mills and McCrary Hosiery Mills—the plant was commonly referred to as Acme-McCrary Hosiery Mills during the period of significance. The six buildings and smokestack erected from 1909 through 1962 span the railroad and North and Church streets on 7.32 acres between West Salisbury Street and Sunset Avenue. Acme Hosiery Mills constructed the two-story heavy-timber frame and brick mill on the railroad’s east side at what is now 159 North Street in 1909. Acme and McCrary hosiery mills’ subsequent expansions to the original building include two- and three-story brick, heavy-timber, structural-steel, and reinforced-concrete-framed dye house, mill, and warehouse additions that extend west toward the railroad and south to commercial buildings on Sunset Avenue’s north side.

In March 1931, McCrary Hosiery Mills acquired the neighboring two-story, heavy-timber frame, brick Parks Hosiery Mill west of the railroad on North Church Street’s east side. McCrary Hosiery Mills expanded into the facility, constructed the connected two-story brick Mill No. 2 to the north in 1937, and slightly enlarged the mid-1920s mill around 1940. The company’s ongoing growth necessitated the 1948 completion of a third contiguous knitting mill: the two-story, Art Moderne, steel-framed, brick building at 347 West Salisbury Street. The two-story brick employee recreation center finished in December 1949 at 148 North Street also reflects the company’s up-to-date image through its Art Moderne design. The last substantial expansion of the industrial complex’s footprint was the two-story, brick, wedge-shaped, 1962 office and warehouse that spans the distance between the 1924 section’s west side and the railroad right-of-way. The building received a third-story addition in 1972.

Acme-McCrary Corporation retains ownership of 2.38-acres encompassing the production, storage, and office building at 159 North Street and a 0.35-acre parking lot on North Street’s east side. In 2012 and 2013, Acme-McCrary Corporation sold to private entities the 2.58-acre parcel at 347 West Salisbury Street containing McCrary Hosiery Mill No. 3 and a parking lot as well as the commercial block that occupies a 0.39-acre parcel at 124 North Street south of the recreation building. In June 2017, the company donated the recreation center and its 1.12-acre lot to the City of Asheboro. In September 2021, company sold the 0.85-acre parcel at 170 Church Street containing Parks Hosiery Mill - McCrary Hosiery Mill No. 2 to Church Street Loft Apartments, LLC. Acme-McCrary Corporation is preparing to convey the building at 159 North Street and associated parking lot to the City of Asheboro.

The local historic landmark encompasses three pivotal resources within the complex listed in the National Register of Historic Places individually in 2014 and within the Downtown Asheboro Historic District in 2021: Acme Hosiery Mills and McCrary Hosiery Mills, Parks Hosiery Mill - McCrary Hosiery Mill No. 2, and the recreation center. The commercial buildings at 124 North Street and on Trade Street and McCrary Hosiery Mill No. 3 at 347 West Salisbury Street are not included due to alterations. The Randolph County Senior Adults Association, Inc. undertook the \$3 million renovation of the latter building to serve as the Harry and Jeanette Weinberg Adult Resource and Education Center. The exterior scope included the installation of aluminum-frame multi-pane sash and doors, sidelights, and transoms with tinted glass. The sizable two-story steel-frame brick-veneered flat-roofed rear addition has a hip-roofed full-width east porch connected by a gabled breezeway to a pedimented porte cochere, all supported by robust Tuscan columns. The project, designed by Greensboro architect Major S. Sanders Jr. and Asheboro’s Summey Engineering Associates, PLLC, was executed by Asheboro contractor S. E. Trogdon and Sons in 2014.

Acme-McCrary Hosiery Mills Local Historic Landmark Boundary
148 and 159 North Street, 170 North Church Street, Asheboro, Randolph County, North Carolina

**Parks Hosiery Mill –
McCrary Hosiery Mill No. 2**
170 North Church Street
mid-1920s- late 1950s

Acme-McCrary Hosiery Mills, 1909-1972
159 North Street

**Acme-McCrary-Sapona
Recreation Center, 1949**
148 North Street

**Acme-McCrary Hosiery Mills
Smokestack, circa 1940**

Local Historic Landmark Boundary

Scale 1" = approximately 100'



Resource List

Acme Hosiery Mills and McCrary Hosiery Mills, 159 North Street, 1909, 1915, 1917, 1924, 1928, 1929, 1947, 1953, 1956, 1962, 1972, 1986

Acme-McCrary Hosiery Mills Smokestack, circa 1940

Parks Hosiery Mill - McCrary Hosiery Mill No. 2, 170 North Church Street, mid-1920s, 1937, circa 1940, late 1950s

Acme-McCrary-Sapona Recreation Center, 148 North Street, 1949, 2019

Acme Hosiery Mills and McCrary Hosiery Mills, 159 North Street, 1909, 1915, 1917, 1924, 1928, 1929, 1947, 1953, 1956, 1962, 1972, 1986

In February 1909, Acme Hosiery Mills began erecting a two-story heavy-timber frame mill with load-bearing brick walls and an attached one-story dye house of the same construction on the railroad's east side at what is now 159 North Street.¹ Italianate-style corbelled hoods embellish the six-bay-wide east façade below its stepped parapet and blind transoms surmount the central double-leaf door and the single-leaf door near the north corner. The 1909 mill is thirteen bays long, while the dye house comprises seven bays to the west. The company subsequently expanded the building numerous times, constructing austere two- and three-story brick, heavy-timber, structural-steel, and concrete-framed mill and warehouse additions that extend west toward the railroad and south to commercial buildings on Sunset Avenue's north side. In the earliest sections, low-pitched gable roofs with exposed rafter ends and deep eaves shelter segmental- and flat-arched window and door openings. Although many double-hung, wood-frame, multi-pane windows have been covered with vinyl siding, a few are exposed and protected by storm windows. Some ten-over-ten sash double-hung, wood-frame, sash with ten-pane transoms are encapsulated within additions. Large steel-frame multi-pane windows remain in most of the post-1928 edifices, which have flat or only slightly pitched roofs. Most original exterior wood doors have been replaced with steel doors in compliance with fire-safety regulations.

In 1915 and 1917, the company commissioned construction of two almost identical, contiguous, two-story additions to the south on North Street. As in the original section, both structures have heavy-timber frames and load-bearing brick walls executed in five-to-one common bond pierced by large, double-hung, multi-pane, wood-sash windows in arched surrounds. The 1915 building is approximately one hundred feet long and sixty feet wide, with a belt course extending across the eleven-bay east and west walls between the first and second stories. For the fourteen-bay-long 1917 addition, masons dispensed with the belt course in order to accommodate larger windows and achieve greater ceiling height. The 1917 improvements included the addition of a long gable-roofed monitor featuring four-foot-tall side walls and operable wood sash windows that runs north-south above the 1909, 1915, and 1917 sections to provide supplementary second-story light. The one-story, hip-roofed, 1909 dye house to the west also manifested this feature.

The April 1922 Sanborn map indicates that Acme Hosiery Mills then encompassed boarding equipment on the 1909 mill's first floor and knitting machines on the second, while the North Street additions contained knitting, looping, hemming, and finishing areas. To the west, extending from the dye house's south elevation, three one-story structures served as dye storage, a machine shop, and the boiler room. By April 1931, Acme Hosiery Mills had erected a second story above the dye house and a one-story, eleven-bay addition on its west end in order to increase space for knitting operations. A

¹ "Acme Hosiery Mills Co.," *Courier (Asheboro)*, February 4, 1909, p. 1.

roof monitor with three-foot side walls illuminated the one-story wing until 1947, when it received a second-story expansion.² Masons inserted a row of short window openings between the first and second stories in order to match the 1909 mill's height.

In 1924, a three-story, twelve-bay-long, heavy-timber frame addition's construction on the plant's south end greatly increased manufacturing space. Stepped parapets disguise the low-pitched gable roof, which includes exposed rafter ends and deep eaves. Segmental-arched window and door openings pierce the load-bearing brick walls. McCrary Hosiery Mills, established around 1927, occupied the addition, employing the second floor for silk stocking knitting and the first floor for finishing. Acme Hosiery Mills continued to utilize the earlier complex to the north in the same manner as it had previously. A 1928 rendering and the April 1931 Sanborn map illustrate two modest-sized two-story additions on the 1915 and 1917 wings' west elevation that functioned as storage, packing, and knitting rooms.

The plant's southern expansion continued in 1928 with the completion of an addition designed for McCrary Hosiery Mills by Charlotte architect Richard C. Biberstein to house full-fashioned hosiery machines. A three-story, single-bay, brick hyphen containing a recessed double-leaf steel door surmounted by a tempered-glass transom and a steel-frame multi-pane window on each of the upper two floors connects the 1924 and 1928 sections. The eleven-bay-long addition is almost the same height as the 1924 structure but only two stories. The 1928 knitting mill manifests an important shift in building technology, as its steel structure allows for wider spans between interior posts, thus accommodating more equipment. The windows also represent evolving industrial standards, as the red-brick curtain walls contain tall, steel-frame, multi-pane units with cast-stone sills. Brick pilasters frame the window bays. Biberstein's firm specified a similar appearance for the two four- and eight-bay additions to the south that followed the next year in rapid succession. Each building is two stories tall with parapets a few feet higher than the 1928 mill. Brick pilasters flank the window bays and extend several inches above the parapet walls, creating a stepped effect. Masons used red brick to execute the four-bay section and wire-cut variegated brick to erect the eight-bay section, thus clearly delineating the phased construction.³

The three-story brick 1953 addition on the 1917 section's west side included a loading dock adjacent to the railroad. Another significant 1950s modification was the 1956 Acme-McCrary Hosiery Mills office renovation planned by Biberstein, Bowles, and Meacham that included the addition of a streamlined Modernist cast-stone surround at the 1924 building's North Street entrance. The surround is intact, although a single-leaf, aluminum-frame, tinted-plate-glass door and sidelight installed in 1986 light the foyer. Most other operational exterior doors are fireproof steel.

Biberstein, Bowles, Meacham, and Reed designed the last substantial expansion of the industrial complex's footprint: a two-story, wedge-shaped, brick, 1962 office and warehouse that spans the distance between the 1924, 1928, and 1953 sections' west elevations and the railroad right-of-way. The location dictated the canted configuration of the 1962 building's west wall. The firm also prepared plans for the third floor added in 1972. The brick-veneered concrete block edifice features vertical columns of six-panel steel-frame windows with recessed spandrels and a freight elevator that

² Acme-McCrary-Sapona, "Service Awards 1948."

³ Richard C. Biberstein plans for eleven-bay addition created in March 1927 and revised in April 1927 and October 1928. Plans for four-bay addition dated April 1929 and those for eight-bay additions created in June 1929 and revised in July. All plans in the Acme-McCrary Corporation's collection.

also serves the earlier sections. The 1962 building obscures the 1928 section's northwest end and the 1924 and 1953 sections' west elevations.

In the late 1950s, the company constructed three steel-frame corrugated-metal-clad overhead walkways spanning North Church Street, the railroad, and North Street, thus facilitating connectivity between formerly free-standing sections of the mill complex. The walkway sheathing was replaced in kind in 2011. This improvement made the entire plant accessible from the interior for employee and product movement and ameliorated safety concerns as well as inconveniences due to inclement weather.



1909 mill and 1910s addition, northwest oblique (above), and 1915 and 1917 additions, east elevations (below)

All exterior photographs taken by Heather Fearnbach on March 14, 2020 unless otherwise noted





1924 (top), 1928 (center), and 1929 (bottom) additions, east elevations



West elevation, 1929 additions at foreground (top), 1928 and 1929 additions (center) and 1962 addition, northwest oblique (bottom)



Looking north (top), 1910s addition with 1947 second story south elevation (center) and northwest oblique (bottom)

Interior

Much of the Acme-McCrary Hosiery Mills complex served as a finishing plant and warehouse and thus retains an open plan. Most pre-1929 sections of the substantially intact interior feature wood floors and exposed brick walls, while later construction and some renovated areas have concrete floors. Chamfered square wood posts and substantial wood beams comprise the structure in the sections erected in 1924 and earlier. Engineers specified the installation of steel posts and beams to provide supplementary support, as replacements, and to build additions beginning in 1928. Steel braces and girders reinforce some areas to compensate for heavy equipment's weight and vibration.

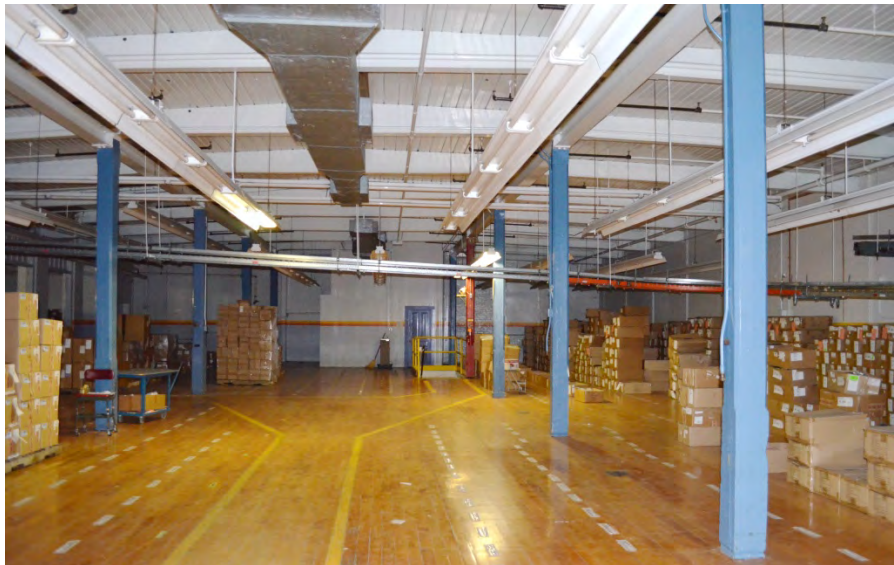


1915 addition, second floor beneath roof monitor

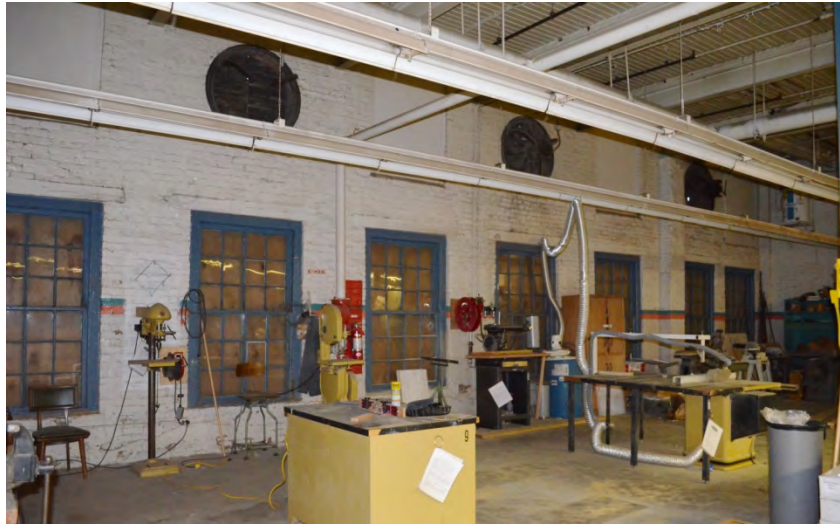
All interior photographs of Acme-McCrary Hosiery Mills taken by Heather Fearnbach on March 14, 2020

Beadboard and vertical boards cover stair enclosure and restroom walls in multiple locations throughout the building's pre-1930 sections. Doors with horizontal raised panels and glazed upper sections provide access to the restrooms, which have frame stalls. Beadboard-sheathed walls with expansive multi-pane fixed-sash interior windows enclose the first-floor dye house office in what is now a storage room. Some interior doorways are open, but between building sections metal fire doors slide on steel tracks and are held open by weighted pulleys. In post-1953 areas, fire doors are mounted above door lintels and roll down. On many outside walls and formerly exterior walls that have been encapsulated between additions, original double-hung, multi-pane, wood-frame sash windows are intact. In other interior cases, window sashes between sections have been removed, leaving open spaces. Contractors have dropped fluorescent lights, sprinkler system pipes, and HVAC ductwork from the ceilings and installed acoustical-tile ceilings in a few spaces. Carolina Steel of Greensboro fabricated the steel racks and floor plates installed on the 1929 building's second floor in 1969. Climate control and air quality specialists configured air conditioning and washing systems for the finishing plant and boarding room between 1965 and 1973.⁴

⁴ Plans in the Acme-McCrary Corporation's collection.



1909 mill (top) and 1917 (center) and 1924 (bottom) additions



Windows of the first story of the 1909 west wing (top) and in 1917 (center left) and 1924 (center right) additions, 1962 addition (bottom)



1956 second-floor offices (above), vault in 1924 building (below left), walkway over railroad (below right)



Biberstein, Bowles, and Meacham’s design for the 1956 Acme and McCrary Hosiery Mills office renovation included the installation of wood-paneled partition walls, acoustical-tile ceilings, and air conditioning on the 1924 building’s second floor. Subsequent modifications created first-floor offices with dropped ceilings and gypsum-board partition walls in the same building. Acme-McCrary Corporation converted the southeast corner of the 1917 section’s second-story to office use in 1986, but the original ceiling remains exposed above gypsum-board partition walls.

The 1924 building retains a brick-walled vault with a steel-reinforced barrel-arched brick ceiling. Cary Safe Company of Buffalo, New York, manufactured the steel unit that secures the vault’s entrance, which comprises a double-leaf interior door in addition to the exterior door.

The late 1950s elevated walkways have hardwood floors, gypsum-board-sheathed walls, and acoustical-tile ceilings.

Acme-McCrary Hosiery Mills Smokestack, circa 1940

A seventy-foot-tall brick smokestack executed in all-header bond and emblazoned with “Acme-McCrary” in white letters on its east side rises south of the boiler room. The smokestack’s exact construction date is unknown, but Sanborn maps indicate that coal fueled the complex’s steam heating system. Historic photographs and renderings illustrate two tall, narrow smokestacks rising through the boiler room roof. A circa 1940 rendering of the complex illustrates the single existing smokestack, but it does not appear on the 1950 Sanborn map.

Parks Hosiery Mill - McCrary Hosiery Mill No. 2, 170 North Church Street, mid-1920s, 1937, circa 1940, late 1950s, 2022

McCrary Hosiery Mill No. 2 also comprises multiple construction phases. In March 1931, the company acquired the mid-1920s Parks Hosiery Mill on North Church Street’s east side. The two-story load-bearing brick structure originally included a one-story eastern dye house lighted by a large roof monitor. The building’s location just west of the railroad opposite the Acme-McCrary complex was optimal, as was the fact that the sale included all of the equipment. Parks Hosiery Mill employees operated 176 knitting machines prior to ceasing production in early 1931.⁵

Church Street Loft Apartments, LLC’s rehabilitation of this building to create fifty efficiency, one-, and two-bedroom apartments in compliance with the Secretary of the Interior’s standards should be finished in December 2022. Photographs of the completed project will be submitted to the Randolph County Historic Landmark Preservation Commission and the State Historic Preservation Office. The following description details pre-rehabilitation appearance as well as the renovation scope of work.

Exterior

A stepped parapet tops the two-story mid-1920s mill’s six-bay west elevation, which originally contained large multi-pane steel sash on both levels. However, when the elevator shaft with a tower that extends above the parapet was created at the mill’s southwest corner in the 1950s, window openings in the west elevation’s south bay and the south elevation’s west bay were filled with brick. Deep eaves supported by exposed rafter ends shelter the south elevation’s original sixteen bays. All but two first-story windows were filled with brick and small square louvered vents in conjunction with HVAC system installation. Walls are laid in five-to-one common bond.

Renderings and Sanborn maps indicate that the company removed the one-story dye house at the mill’s east end around 1940 and constructed the two-story, two-bay-deep, six-bay-wide addition with five-to-one common bond walls at that location. The addition’s flat concrete-coping-capped parapet rises a few feet above the mid-1920s mill’s roof. The circa 1940 addition that extends from the mid-1920s building’s north elevation is distinguished by six-to-one common bond brick walls punctuated with brick pilasters with canted concrete caps. A narrow hyphen connects the north addition to the 1937 building. A two-story brick mid-1950s elevator shaft abuts the hyphen’s north wall and the 1937 building’s east wall. The company subsequently built the canted two-story steel-frame structure that spans the distance between the circa 1940 addition’s north elevation and the elevator tower to serve as

⁵ The April 1931 Sanborn map indicates that Parks Hosiery Mill was not in use at that time. *News and Observer, The North Carolina Yearbook*, 1931, p. 78; Randolph County Deed Book 227, p. 630.

a passage. Corrugated metal siding sheathes the second story. The first story was enclosed with painted T1-11 siding in the late-twentieth century.

Although Richard C. Biberstein's firm prepared plans in January 1932 for an addition to be erected on Parks Hosiery Mill's north side, McCrary Hosiery Mills did not expand Mill No. 2 until 1937.⁶ The two-story, five-bay-wide, ten-bay-long, flat-roofed building fills North Church and West Salisbury Street's southeast corner. Masons executed the exterior walls in running-bond wire-cut variegated-brick veneer punctuated by concrete pilasters with canted concrete caps that frame bays originally filled with almost full-height steel-frame windows. Continuous cast-stone sills and lintels remain, but the company enclosed the expansive window openings with brick and much smaller, central, glass-block windows by 1957. An original flat-roofed metal canopy embellished with Art Deco-style geometric motifs shelters the double-leaf steel door with a flat-panel base and four-pane upper section at the north elevation's center. Art Deco-style sconces flank the canopy.

An elevated, corrugated-metal-clad, steel-frame, late 1950s pedestrian walkway extends from the north bay of Mill No. 2's east elevation to the portion of the complex east of the railroad tracks.

A one-story, single-bay-wide, brick hyphen initially connected the mid-1920s mill and the 1937 addition. After 1950, McCrary Hosiery Mills increased the hyphen to two stories in height, which allowed for the late 1950s construction of the elevated, corrugated-metal-clad, steel-frame pedestrian walkway that spans the distance between Mill No. 2 and the two-story 1948 Mill No. 3 on North Church Street's west side. Mill No. 2's North Church Street entrance pierces the hyphen's first-story wall.



Southwest oblique

All photographs taken by Heather Fearnbach on September 16, 2020 unless otherwise noted

⁶ Richard C. Biberstein plans in the Acme-McCrary Corporation's collection.



Southwest oblique (top), east elevation (center), looking southwest (bottom)



1937 addition, east elevation (top), northeast oblique (center), northwest oblique (bottom, April 11, 2014)

Exterior Rehabilitation Scope

Existing steel-frame sash were refurbished and re-glazed. Elsewhere, multi-pane aluminum sash that emulate missing original sash were installed in existing window openings. Sash in the mid-1920s building have thirty-six panes and eight-pane central hoppers. On the 1937 building's north elevation, window openings each contain a central fixed twenty-eight-pane steel sash flanked by two thirty-five-pane sash with six-pane lower hoppers. Pairs of fixed thirty-five-pane steel sash were installed in most openings on the 1937 building's east and west elevations. In the east elevation's northernmost bay and the west elevation's two north bays, fixed twenty-eight-pane steel sash flank a thirty-five-pane sash. Horizontal ten-pane steel sash with six-pane central hoppers were installed in original first-story window openings on the north circa 1940 addition's east and north elevations. North of the circa 1940 addition, the two-story brick addition that extends from the 1937 building's east elevation now functions as a light well. Aluminum-frame multi-pane windows were added in the flanking apartment walls.

Original exterior doors were refurbished; some were fixed in place. New doors were installed in a few locations. Single-leaf flat-panel steel doors secure the two mechanical room entrances in the first-story of the circa 1940 addition's east elevation and the light well. Door openings were created on the east and north elevations of the elevator shaft, which now serves as an open vestibule adjacent to a double-leaf steel corridor door. The roll-up corrugated metal door and the double-leaf steel door at the loading dock on the 1937 building's east elevation were removed. A sixteen-pane aluminum-frame storefront replaced the roll-up door. A double-leaf steel door with a flat-panel base and four-pane upper section that emulates the original second-story door above the loading dock replaced the double-leaf door. The T1-11 siding was removed from the late 1950s addition's first story, revealing the steel structure and creating an open outdoor seating area.

Interior Pre-rehabilitation

Painted brick walls; substantial wood, concrete, and steel columns, posts, and beams; wood roof decking boards; hardwood and concrete floors; and metal kalamein doors characterize the manufacturing areas. Single-and-double-leaf glazed and paneled wood doors secured storage and mechanical rooms and restrooms. Fluorescent lights, sprinkler system pipes, and HVAC ductwork hung from the ceilings. Restrooms were simply finished with rectangular oversized beige-glazed-ceramic-tile wainscoting; patterned small, square, brown tile floors; painted-wood stall partition walls; and white porcelain fixtures.

Chamfered heavy-timber posts and beams remain throughout the mid-1920s mill, supplemented with steel posts and beams likely added circa 1940. McCrary Hosiery Mills replaced the first story's wood floor with poured concrete at about the same time. Hardwood floors cover the mid-twentieth-century elevated platform and ramp at the first story's west end and remain throughout the building's second story.

The north first-story room of the circa 1940 addition at the mill's east end has a poured concrete floor. The south room, which served as a loading dock staging area, had a hardwood floor above the crawl space. Wood shelves lined the west wall and the west portion of the north wall, a vertical-board partition that separates the two rooms. The addition's second story was a single open room with a hardwood floor.

The north circa 1940 addition's first story contained four mechanical and boiler rooms with painted brick walls and concrete floors. The second-story room, which was open on at its north end to the late 1950s addition and at the south end to the mid-1920s building, has a hardwood floor.

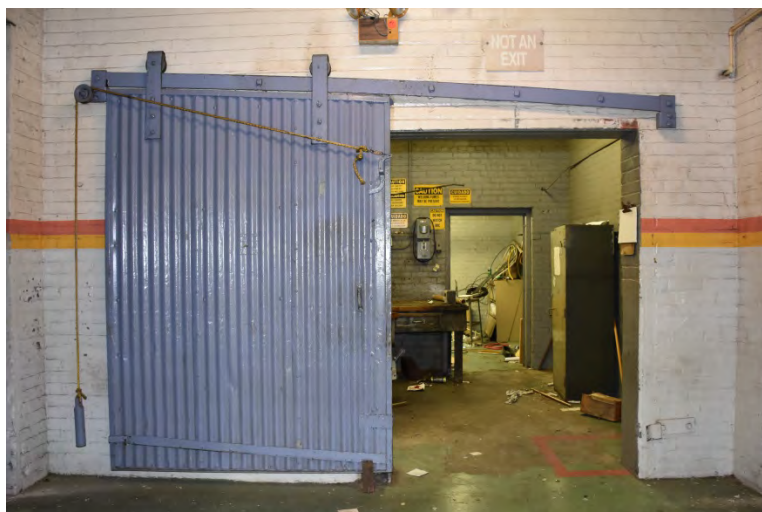
The late 1950s addition's steel structure and wall sheathing are exposed on the interior. The first-story floor is concrete and the second-story hardwood.

Original exterior windows on the mid-1920s mill's north elevation were encapsulated in the hyphen between the mid-1920s and 1937 buildings. On the first-story, the hyphen's west section, which serves as an east-west corridor, had a vinyl-composition-tile floor. The intersecting north-south corridor and the mechanical rooms east of the corridor have concrete floors.

The 1937 building epitomizes the most advanced industrial construction methods of its era. Each level contained an expansive open room. A poured-concrete foundation, concrete and steel mushroom columns, and formed-concrete ceilings comprise the first-story structural system. The column name derives from the flared top, which has a mushroom-like appearance. On the second story, steel posts support steel beams spanned by wood roof decking. Hardwood second-story floors are in good condition. Brick walls are painted on both levels.



1937 hyphen looking east (above) and adjacent corridor looking east (below)





**Mid-1920s mill and ca. 1940 addition, looking east on first-floor (top) and second floor (center)
North ca. 1940 addition, looking south (bottom)**



Late 1950s addition second floor looking northwest (top), 1937 addition first floor looking south (center) and second floor looking west (bottom)

Interior Rehabilitation Scope

Mid- to late-twentieth century modifications including partition walls, vinyl-composition-tile floors, and dropped linear fluorescent lights were removed. The elevated floors at the west end of the mid-1920s building's first story, in the restrooms in the central hyphen, and in the east circa 1940 addition's south room were removed. Restroom finishes and fixtures were removed.

Fifty efficiency, one-, and two-bedroom apartments were created. All brick walls that were originally painted were repainted. Original doors, including metal kalamain doors and single-and-double-leaf glazed and paneled wood doors were retained and refurbished. New wood-frame partition walls sheathed with smooth, painted gypsum board were erected as needed. Two-panel single- and double-leaf wood doors were installed in apartments and double-leaf wood partially-glazed doors secure common areas. Original ceiling height was maintained to the greatest extent possible.

Concrete floors were stained. Bedrooms and some closets in areas with concrete floors are carpeted. Existing second-story hardwood floors were repaired and refinished. Floor boards that have been damaged beyond repair or are missing were replaced with wood boards that match the existing adjacent flooring. Wood baseboards and quarter-round molding were installed. Three common laundry rooms have vinyl-composition-tile floors.

Site Improvements in 2022

A freestanding running-bond red-brick sign base with a concrete cap was erected in the front lawn's northeast section. A vertical-bar steel railing was installed on the south entrance landing. The loading dock platform adjacent to the apartment entrance on the east elevation of the east circa 1940 addition also received a vertical-bar steel railing. On the north circa 1940 addition's east elevation, the steel steps and landing that provided access to the second-story entrance were removed and a small steel balcony with a vertical-bar steel railing was installed. The loading dock that abuts the 1937 building's east elevation was modified to create an accessibility ramp with vertical-bar steel railings. The ramp's lower portion curves as it extends southeast. Concrete-capped brick walls were repaired. The chain-link fencing was replaced with an approximately four-and-a-half-foot-tall black-finished aluminum fence with slender pickets. Evergreen and deciduous shrubs were planted along the fence northeast of the ramp and south of the mill. A dumpster enclosure was erected in the municipal parking lot.

Acme-McCrary-Sapona Recreation Center, 148 North Street, 1949, 2019

Henderson, North Carolina, architect Eric G. Flannagan designed the distinctive Art Moderne-style two-story brick recreation center constructed between April 1948 and December 1949. In conjunction with the City of Asheboro's \$1.8-million renovation of the building to serve as a public fitness center, the "Acme-McCrary & Sapona Fitness Center" sign above the west entrance was replaced with an "Asheboro Recreation Center" sign. A similar larger "City of Asheboro Recreation Center" sign is mounted on the east elevation beneath five colorful panels displaying Olympic symbols for running, swimming, basketball, table tennis, and volleyball. The Asheboro Recreation Center opened in December 2019.

The recreation center has five-to-one-common-bond wire-cut yellow-brick walls accented with cast-stone window surrounds and spandrels and a cast-stone water table and cornice. The three-part, seven-bay façade encompasses a recessed central section flanked by two wings with corners that step back to the outside edges. The projecting one-story entrance bay contains three double-leaf aluminum doors surmounted by geometric-patterned transoms. Tall glass-block windows border the entrance and light the gymnasium. Brick pilasters with canted cast-stone caps frame most of the gymnasium window bays on the side elevations. Aluminum-frame one-over-one sash and transoms were installed in office and community room window openings that originally contained steel-frame horizontal-pane sash in 2019. Concurrently, a yellow brick and concrete accessibility ramp with tubular steel railings was erected adjacent to south wing's west elevation. A one-story, gable-roofed, brick swimming pool wing illuminated by large, aluminum-frame, tinted insulated-glass windows projects from the south elevation's east section. The large deck and stair at the pool wing's east end received vertical-bar railings in 2019.



West elevation, March 14, 2020



Southwest oblique (top), southeast oblique (center), and north elevation (bottom)

Interior

Beginning in December 1949, employees and their guests enjoyed the 1,200-seat combination gymnasium and auditorium, heated swimming pool, bowling alleys, volleyball courts, and ping-pong tables; a cafeteria and commissary; lounge, reading, television, shower, and locker rooms; and two apartments.⁷ Many original features are intact. In the lobby, tri-colored basketweave-pattern linoleum covers the floor and display cases flank the central wire-cut yellow-brick fireplace and chimney. Four double-leaf doors with streamlined modern handles lead into the gymnasium/auditorium, which features an exposed bow-arch steel-truss roof system, large rectangular cream tile wainscoting, hardwood floors, collapsible wood bleachers, and a stage at the east end. First- and second-story offices, meeting rooms, and other spaces have plaster walls. Most doors have glazed upper sections. Restrooms contain pink marble partition walls, square tile wainscots and mosaic floors, and original Art Deco-style white ceramic fixtures.

Large rectangular yellow-glazed tiles sheathe most basement walls, providing hygienic and easy-to-clean surfaces in the cafeteria (which currently serves as an aerobics room), commissary, other gathering spaces, halls, and locker rooms. Three built-in refrigerators and freezers occupy the kitchen's south wall, which is sheathed in aluminum panels and retains three horizontal-wood-paneled doors. A soda fountain and a jukebox once occupied the area near the basement bowling lanes, which were removed to create a weight room. Carpenters utilized some of the lane flooring to create benches for the basement. The swimming pool features exposed bow-arch steel-trusses, skylights, a corrugated metal roof, large rectangular cream tile wainscoting, and a mosaic tile floor. Acoustical-tile ceilings and fluorescent lights, sprinkler system pipes, and HVAC ductwork are present in most areas other than the gymnasium and swimming pool. The 2019 rehabilitation included gymnasium, pool, office, meeting, and fitness room refurbishment; kitchen renovation; and interior finishes, systems, and accessibility updates.



Gymnasium/Auditorium looking east, April 11, 2014

⁷ Jack Abernathy, "Building Will Be Pleasure To Workers," *Greensboro Daily News*, December 24, 1949.



Lobby looking east, March 11, 2011 (above) and south, April 11, 2014 (below)





Pool looking east (above) and second-floor meeting room looking northeast (below), April 11, 2014



Integrity Statement

Acme-McCrary Hosiery Mills encompasses two of Asheboro's most intact early- to mid-twentieth-century knitting mills as well as an associated recreation center. Although Acme Hosiery Mills and McCrary Hosiery Mills erected a series of additions to accommodate increased production during the period of significance, the complex has experienced remarkably little alteration over decades of continuous use. The edifices manifest technological evolution from heavy-timber frame with load-bearing brick walls to steel and concrete structural systems. Particularly significant early features include large double-hung, multi-pane, wood-sash windows in segmental-arched surrounds and a long gabled roof monitor with four-foot-tall side walls and operable wood sash windows that provided supplementary light for second stories of the 1909 mill and 1915 and 1917 additions. Large steel-frame multi-pane windows remain in most post-1924 buildings and additions. McCrary Hosiery Mill No. 2, built in 1937 with a steel and concrete structural system retains first-floor concrete mushroom columns and running-bond wire-cut variegated-brick-veneered walls with cast-stone accents. The Acme-McCrary-Sapona Recreation Center features five-to-one-common-bond wire-cut yellow-brick walls accented with cast-stone window surrounds and spandrels and a cast-stone water table and cornice. Double-leaf aluminum doors surmounted by geometric-patterned-transoms remain at the north entrance flanked by tall glass-block windows, which also light the gymnasium. The complex manifests changing stylistic preferences ranging from the corbelled Italianate window and door hoods on the 1909 mill's façade to the Art Moderne elements of McCrary Hosiery Mill No. 2 and the 1949 Acme-McCrary-Sapona recreation center.

Historical Background

North Carolina's earliest hosiery manufacturing entities included the Randleman Hosiery Mill in Randolph County, incorporated in 1893, and the Durham Hosiery Company and the Golden Belt Hosiery Company, also in Durham, both established in 1895. By 1914 the state's seventy-four knitting plants employed approximately eight thousand workers who produced almost nine million dollars-worth of stockings. Most hosiery mills were located in central North Carolina cities with strong textile manufacturing traditions such as Asheboro, Burlington, Hickory, High Point, and Winston-Salem.⁸

Seventeen Asheboro businessmen created Acme Hosiery Company in 1907. The concern incorporated as Acme Hosiery Mills on December 15, 1908, and stockholders met on January 5, 1909, to elect officers and a board of directors and to vet potential mill sites. D. B. McCrary served as the first president, C. C. Cranford vice-president, and O. R. Cox secretary and treasurer, leading a board comprised of William J. Armfield Jr., William F. Hughes, Earnest L. Auman, and Edwin H. Morris. The enterprise initially maintained an office in the McCrary-Redding Hardware Company's North Street warehouse. On January 30, 1909, D. B. and Allie McCrary, T. H. and Pattie W. Redding, and W. J. and J. Alice Miller sold the parcel at North and West Salisbury Street's southwest corner to Acme Hosiery Mills for \$1,000. Builders began erecting a two-story brick mill on the site in February. Brothers-in-law and hardware and farm machinery purveyors D. B. McCrary and T. H. Redding

⁸ Brent D. Glass, *The Textile Industry in North Carolina: A History* (Raleigh: North Carolina Department of Cultural Resources, Division of Archives and History, 1992), 44; L. Barron Mills Jr., *Randolph County: A Brief History* (Raleigh: Office of Archives and History, 2008), 89; Jean Bradley Anderson, *Durham County: A History of Durham County, North Carolina* (Durham: Duke University Press, 1990), 213.

partnered with banker W. J. Armfield Jr. to assume the operation's ownership later that year. Their management soon transformed the cotton sock-knitting mill into a successful venture.⁹

Acme Hosiery Mills employed twenty-two men and thirty-eight women in 1911. The following year, Acme and Randleman Hosiery Mills remained Randolph County's sole knitting plants. Acme workers utilized eighty steam-powered seamless hosiery machines and six sewing machines to generate \$65,000-worth of black, burgundy, grey, and white socks. As German dyes were the most colorfast available at that time, Acme purchased supplies from the Berlin Aniline Works until World War I's onset. In order to facilitate greater fiber quality control, McCrary, Redding, and Armfield established Sapona Cotton Mills on March 20, 1916, soon improving the Cedar Falls Manufacturing Company complex, established in 1829 on Deep River's banks just over seven miles from Asheboro. The enterprise then provided Acme Hosiery Mills with cotton yarns. Acme constructed two-story additions at its Asheboro mill in 1915 and 1917, increasing the facility's capacity to 42,000 stocking pairs daily.¹⁰

By 1921, Randolph County's hosiery knitting mills had grown in number to four: Acme, Asheboro, Randleman, and Staley. Acme Hosiery Mills employees operated 400 knitting machines and 45 sewing machines for 300 days. The following year, W. J. Armfield Jr. served as the company's president; D. B. McCrary its secretary, treasurer, and buyer; and Kemp Alexander its superintendent. Workers manned equipment including 10 ribbing, 11 sewing, 22 looping, and 425 knitting machines.¹¹

In 1924, Sapona Cotton Mills's 200 employees ran 12,000 spindles and Acme Hosiery Mills's 200 workers generated \$300,000-worth of cotton and rayon stockings. The three-story addition completed that year on the Acme plant's south end accommodated fine-gauge circular knitting machines. The company soon diversified its operations to include full-fashioned (with seams at the back of each leg) silk hosiery manufactured under the auspices of a third business, McCrary Hosiery Mills, created around 1927. As the operation required more square footage and equipment, Charlotte architect Richard C. Biberstein designed the contiguous two-story steel-frame building completed in 1928. Biberstein's firm also prepared plans for the two four- and eight-bay additions to the south that followed the next year. The plant growth allowed Acme to increase its equipment from 650 silk, rayon, and cotton hosiery knitting machines in 1931 to 850 such machines in 1935. McCrary's plants then contained 92 full-fashioned silk hosiery knitting machines. Sapona Cotton Mills comprised 12,584 spindles and 188 looms used to produce Osnaburg and hosiery yarns.¹²

⁹ "Acme Hosiery Mills Co.," *Courier*, January 7, 1909, p. 1; *Courier*, February 4, 1909, p. 1; Randolph County Deed Book 135, p. 88.

¹⁰ Acme Hosiery Mills acquired the lot upon which the 1917 addition stands in April of that year. M. L. Shipman, *Twenty-Fifth Annual Report of the Department of Labor and Printing of the State of North Carolina, 1911* (Raleigh: E. M. Uzzell and Company, 1911), 152; M. L. Shipman, *Twenty-Sixth Annual Report of the Department of Labor and Printing of the State of North Carolina* (Raleigh: Edwards & Broughton Printing Company, 1912), 142-143, 146; Randolph County Deed Book 173, p. 19; "The Story of McCrary Hosiery Mills, Inc. and Acme Hosiery Mills, Inc.," *Textile Age*, April 1949, unpaginated.

¹¹ M. L. Shipman, *Thirty-Second Report of the Department of Labor and Printing of the State of North Carolina, 1919-1920* (Raleigh: Edwards and Broughton Printing Company, 1921), 82-83, 90-91; "Acme Hosiery Mill," *American Wool and Cotton Reporter: Section Two*, Volume XXXVI, No. 7, February 16, 1922, p. 789.

¹² Fred Burgess, *Randolph County, Economic and Social* (Chapel Hill: University of North Carolina, Department of Rural Social Economics, May 1924), 41; *News and Observer*, *The North Carolina Yearbook*, 1931 and 1935; "Acme Hosiery Mills," "Central Falls Manufacturing Company," "D. B. McCrary Store Building," McCrary Hosiery Mills," "Sapona Cotton Mills," drawings and project files, 1926-1956, Biberstein, Bowles, Meacham & Reed Records, J. Murrey Atkins Library Special Collections, University of North Carolina at Charlotte.

The Acme and McCrary hosiery mills' successes epitomize statewide trends in the industry. North Carolina was second only to Pennsylvania in the number of hosiery mills operating in 1927, when 117 plants in thirty-five counties employed approximately 15,500 workers and produced hosiery valued at almost \$53 million. Alamance County contained the largest number of hosiery mills (26), followed by Guilford County (15), Catawba County (10), Burke and Durham counties (8 each), and Forsyth and Randolph counties (5 each). In 1936, North Carolina's 187 hosiery mills (of the South's 239) encompassed 2,028 full-fashioned hosiery machines. By the late 1930s, more new hosiery mills were being established in North Carolina than any other type of industrial plant. In 1938, entrepreneurs erected forty-four new plants and expanded thirty-eight existing hosiery mills, resulting in a total of 249 hosiery mills (75 full-fashioned and 174 seamless) by 1939. North Carolina manufactured approximately twenty-six percent of the nation's hosiery that year, almost doubling the state's product in 1929.¹³

Diversification was particularly important during the early 1930s, which brought challenges to the textile industry nationwide. Mechanization transformed manufacturing operations, with more efficient equipment resulting in mill employee layoffs. Job loss, decreased pay, and poor working conditions thus made unions more appealing to mill workers. The Great Depression further contributed to pay cuts and job losses in Asheboro and elsewhere, and set the stage for mill employees across the South to participate in the General Textile Strike of 1934, which closed down textile mills throughout the region. Many mill owners fired known union members and sympathizers. Union efforts were not in vain, however, as the Roosevelt administration's social and economic reform programs eventually resulted in the institution of a forty-hour work week and increased worker pay.¹⁴

The Acme and McCrary hosiery mills and Sapona Cotton Mills maintained production during the Great Depression while weathering the economic downturn. McCrary, Redding, and Armfield family members and long-time Acme Hosiery Mills superintendent Kemp Alexander continued to function as officers of the three companies. In March 1931, Acme Hosiery Mills enlarged its plant by purchasing for \$84,000 the adjacent Parks Hosiery Mill and its contents on North Church Street.¹⁵ Sapona Cotton Mills converted to a silk throwing facility in 1936 in response to consumer demand for silk stockings. McCrary Hosiery Mills completed a sizable addition to the former Parks Hosiery plant in 1937, setting the stage for the company to become one of thirty-two hosiery mills in the United States authorized to weave DuPont's new nylon fiber after its 1938 introduction. McCrary Hosiery Mills remained Asheboro's largest full-fashioned hosiery business that year, with between seven and eight hundred employees. Acme-McCrary Hosiery Mills further expanded in 1938 through the construction of a plant in Ramseur. In 1939, Acme employees utilized 850 knitting machines to generate silk, rayon, and cotton hosiery, while McCrary workers operated 125 full-fashioned silk hosiery knitting machines

¹³ Marvin Shirley, "Of 672 Mills In County, State Has 117, Is Second to Pennsylvania With 277," *The Charlotte Observer*, November 23, 1930; Robert Menzies, "Stockings Miss North Carolina Buys From Chicago Probably Made at Home," *News and Observer* (Raleigh), October 24, 1937; "Migration," *News and Observer*, January 29, 1939; C. H. McGregor, *The Hosiery Manufacturing Industry in North Carolina and Its Marketing Problems*, Research Paper 15, Graduate School of Business Administration, University of North Carolina at Chapel Hill, June 1965, 6-7.

¹⁴ Jacquelyn Dowd Hall, James Leloudis, Robert Korstad, Mary Murphy, Lu Ann Jones and Christopher B. Daly, *Like a Family: The Making of the Southern Cotton Mill World* (New York: W.W. Norton and Company, 1987), 202-208; Margaret Crawford, *Building the Workingman's Paradise: The Design of American Company Towns* (London and New York: Verso, 1995), 194-195.

¹⁵ Acme Hosiery Mills also purchased \$5,000-worth of Cetwick Silk Mills stock in March 1931. Randolph County Deed Book 227, p. 630.

and the Ramseur plant contained 15 full-fashioned knitting machines. Sapona Cotton Mills comprised 6,544 spindles and 6,000 silk-throwing machines, generating Osnaburg as well as hosiery yarns.¹⁶

Acme-McCrary Hosiery Mills gradually acquired property surrounding the Asheboro plant to facilitate future growth. One such tract on North and Worth (now Trade) streets' northeast corner contained a row of attached commercial buildings erected at different times between 1900 and 1920. A one-story store, a one-and-one-half-story automobile service garage with a twenty-five car capacity, and a two-story commercial building with three storefronts fronted North Street by April 1922, when the structure to the east, originally a livery stable, functioned as retail space. The building configuration remained the same through 1935, when Richard C. Biberstein's firm planned the complex's conversion for Asheboro Grocery Company's use as a warehouse. The architects specified a wire-cut variegated-brick façade to unify the North Street elevation and interior modifications including a steel structural system's installation in the south building. At the time contractors completed the renovation, Alton R. Hix served as Asheboro Grocery Company's president, Pattie Walker Redding its vice-president, and D. B. McCrary its secretary-treasurer.¹⁷

North Carolinians rose to the challenges of World War II in the early 1940s. Approximately 4,500 Randolph County residents served in the military during the war, and those left behind were occupied with the war effort in a variety of ways, from participating in bond drives to filling vacant positions at mills and factories that accelerated their production to meet the needs of servicemen and women. Industrial jobs increased by seventy-five percent in the South over the course of World War II, with traditionally underemployed groups such as women, African Americans, and the elderly receiving invaluable education, training, and experience. Output soared after May 1943, when President Franklin D. Roosevelt established the Office of War Mobilization to coordinate a diverse array of support endeavors including manufacturing, scientific research, and agricultural production.¹⁸

Asheboro's industrial development burgeoned during this period, far surpassing the twentieth century's earlier decades. Although World War II silk importation and nylon rationing presented stocking production challenges, the Acme and McCrary hosiery mills furnished the military with nylon for parachutes, ponchos, and other items. Reflecting its increased synthetic yarn production, Sapona Cotton Mills changed its name to Sapona Manufacturing Company in 1942 and increased its plant's size considerably in 1946. J. F. McCrary served as the concern's president and W. A. Underwood Jr. managed the nylon throwing facility. McCrary Hosiery Mills expanded its Asheboro complex with a

¹⁶ North Carolina Division of Commerce and Industry, North Carolina Department of Labor, and the Works Progress Administration, *Industrial Directory and Reference Book of the State of North Carolina*, 1938, 506; *News and Observer*, *The North Carolina Yearbook*, 1939; Acme-McCrary Hosiery Mills. *Acme-McCrary: Fifty Years in Hosiery, 1909-1959* (Raleigh, NC: Edwards & Broughton Company, 1959), not paginated; "Acme-McCrary celebrates 75 years of history," *Courier-Tribune (Asheboro)*, October 21, 1984, p. 4; Chip Womack, "Families, not family, remain key ingredient," *Courier-Tribune*, October 31, 1999, pp. 1A and 12A; Larry Penkava, "McCrary Gym was gathering place," *Randolph Guide*, April 7, 1999, pp. 1 and 11; Sapona Manufacturing Company, Inc., "History of Sapona Manufacturing," Cedar Falls, N. C., 2006.

¹⁷ Between April and June 1932, Acme Hosiery Mills, Inc., purchased three tracts on North Street's east side that had previously belonged to T. H. Redding. Sanborn Map Company, Asheboro, North Carolina, Sheet 2, May 1910, April 1922, and April 1931; Randolph County Deed Book 252, p. 260; Deed Book 256, pp. 261 and 349; *Miller's Asheboro, N. C.*, *City Directory*, 1937; "Store Building for Asheboro Grocery Co.," H. V. Biberstein plans dated October 1935 in the Acme-McCrary Corporation's collection.

¹⁸ Marilyn M. Harper, et. al., *World War II and the American Home Front* (Washington, D. C.: The National Historic Landmarks Program, October 2007), 3, 13-16; Randolph County Historical Society, *Randolph County, 1779-1979* (Winston-Salem: Hunter Publishing Company, 1980), 179-180.

second-story addition above the dye room in 1947. Ramseur Hosiery Mills invested in a new plant in 1947 and remained an independent corporation until merging with McCrary in 1948. The following year, the company's four plants' approximately 1,500 employees produced 360,000 pairs of ladies' hosiery per week. Acme workers operated 800 fine-gauge seamless machines and McCrary staffed 100 full-fashioned machines.¹⁹

Acme Hosiery Mills superintendent Kemp Alexander, who oversaw operations for almost four decades, retired in 1948. He continued to serve as a company vice-president and a member of the Board of Directors until his 1963 death. His son, World War II veteran John Wilson Alexander, managed Acme's seamless hosiery division's quality control department for twelve years. The late 1940s also brought physical expansion, as the corporation invested in two of Asheboro's most distinctive Art Moderne-style structures: McCrary Hosiery Mill No. 3, a knitting, looping, and seaming facility at 173 North Church Street completed in 1948, and the approximately \$500,000 Acme-McCrary-Sapona Recreation Center at 148 North Street, finished in 1949.²⁰ The McCrarys, who were instrumental in Randolph Hospital and Asheboro High School's construction, worked with architect Eric G. Flannagan on those projects and thus commissioned him to render the recreation center in the same style.

Acme Hosiery Mills and McCrary Hosiery Mills had previously afforded their employees with myriad recreational opportunities, sponsoring athletic teams, classes, and social clubs. The McCrary Eagles basketball and semi-professional baseball teams garnered winning records beginning in the 1930s. The baseball team won the North Carolina championship in 1937 and went on to attain a ranking of fifth in the national tournament. Company owners and employees incorporated a recreational association in April 1941 to facilitate programming as well as fundraising for a structure to accommodate such activities. However, World War II's onset delayed the building's construction, which finally commenced in April 1948. Beginning in December 1949, employees and their guests enjoyed a 1,200-seat combination gymnasium and auditorium, heated swimming pool, bowling alleys, volleyball courts, and ping-pong tables; a cafeteria and commissary; lounge, reading, television, shower, and locker rooms; and two apartments. The McCrary Eagles played Davidson College in the basketball game that marked the facility's opening. Athletic director Paul Clyde Cheek, his assistants Ab Williams and Bill Sheets, cafeteria manager Jennie Thurston, and commissary operator Guy Clodfelter served as the center's initial staff. The company also subsidized the 1949 completion of McCrary Field, an 8.77-acre baseball park at 138 Southway Road.²¹

¹⁹ Acme-McCrary-Sapona, "Service Awards 1948;" "The Story of McCrary Hosiery Mills, Inc. and Acme Hosiery Mills, Inc.," *Textile Age*, April 1949.

²⁰ Kemp Alexander attained a degree from North Carolina Agricultural and Mechanical College's Textile Department in 1900. John Wilson Alexander, born in 1919, also matriculated at the institution and worked at Acme Hosiery Mills until his death in 1957. "The Story of McCrary Hosiery Mills, Inc. and Acme Hosiery Mills, Inc.," *Textile Age*, April 1949; Eleanor Bell Alexander and Margaret Alexander Stevens, "Kemp Alexander," in Cheryl Lynn Martin, ed., *The Heritage of Randolph County, North Carolina, Volume I* (Asheboro, N. C.: Randolph County Heritage Book Committee, 1993), 29, 130.

²¹ Elon College physical education program graduate Paul C. Cheek began his career as a shipping clerk at Sapona Cotton Mills in 1936 and soon began coaching the company's baseball and basketball teams. He became recreation director in 1939. "America's Greatest Semi-Pro Baseball Teams," 1937; "O'Quinn Gets Honors...Eagles Dedicate Gymnasium," December 5, 1949, and "Cheek's Career Reflects Twenty Years of Athletics," ca. 1959, newspaper clippings in a scrapbook in the possession of the Acme-McCrary Corporation; "McCrary Wins Semi-Pro Title," *Enterprise*, July 16, 1937; "Asheboro Mill Workers Hold Annual Meeting," *Greensboro Daily News*, December 22, 1949; Jack Abernathy, "Building Will Be Pleasure To Workers," *Greensboro Daily News*, December 24, 1949; "Acme-McCrary Organization Announces Formation of A Recreation Association," *Courier-Tribune*, December 22, 1943; Adrian Brodeur, "Balanced

Randolph County's 35 hosiery plants (17 seamless, 15 full-fashioned, and 3 knitting) employed 4,457 workers in 1953. Strong product demand necessitated plant growth. Around 1955, McCrary Hosiery Mills assumed use of the entire building at 124 North Street as a warehouse, print shop, and carpentry shop. Acme Hosiery Mills commissioned the construction of a state-of-the-art brick-veneered seamless knitting mill on an 11.58-acre parcel at 647 East Pritchard Street in 1956. The same year, Sapona Manufacturing Company enlarged its complex to facilitate the production of a greater variety of nylon yarns. By 1959, Robert W. Hughes, Charles W. McCrary, J. Frank McCrary, T. Henry Redding, W. Howard Redding, and William A. Underwood managed Acme and McCrary hosiery mills's 1,800 employees. Executives oversaw production facilities in Asheboro, Cedar Falls, and Ramseur, and salespeople marketed its product from offices in Asheboro, Chicago, Dallas, New York City, and San Francisco.²²

In the late 1950s, Acme Hosiery Mills and McCrary Hosiery Mills faced challenges resulting from women's fashion shifts that dramatically impacted the hosiery industry. When full-fashioned hosiery declined in popularity, the associated job of sewing seams became obsolete. McCrary laid off many of its full-fashioned knitters in March 1958 due to what it deemed the hosiery industry's "deplorable condition." The action reflected a broader trend, as although almost half (49.4 percent) of the nation's hosiery mills were located in North Carolina in 1958, the state's full-fashioned hosiery mills decreased sixty-one percent in number (from 414 to 159 plants) by 1963.²³

The Acme and McCrary hosiery mills's reorganization and expansion during this period included merging on April 1, 1961, to form the Acme-McCrary Corporation. Charles Walker McCrary served as president, T. Henry Redding and W. Howard Redding vice-presidents, J. Frank McCrary treasurer, and Robert W. Hughes secretary. Improvements at the Asheboro complexes included a new North Street office and warehouse erected in 1962 and enlarged in 1972 and the Pritchard Street facility's 1970 expansion. Sapona Manufacturing Company president T. Henry Redding orchestrated new product development such as stretch nylon yarns. As long-tenured employees retired, management duties shifted. Sapona plant manager William A. Underwood worked until 1967, when his assistant manager L. Frank Henry assumed the facility's oversight.²⁴

Sports Program Offered By McCrary Gym," *Greensboro Record*, January 10, 1953; Acme-McCrary-Sapona, "Service Awards 1973: Featuring the Recreational Association." Asheboro engineer Richard H. Moore prepared plans for the Acme-McCrary Recreation Association's baseball practice field in December 1946. Plans in the Acme-McCrary Corporation's collection.

²² Acme-McCrary expanded the East Pritchard Street complex with the construction of a concrete block warehouse in 1985. "Acme-McCrary Leading Firm in State's Hosiery Industry," *The Employment Security Commission Quarterly*, Winter-Spring 1953, p. 30; Acme-McCrary Hosiery Mills. *Acme-McCrary: Fifty Years in Hosiery, 1909-1959*, not paginated; Chip Womick, "Families, not family, remain key ingredient," *Courier-Tribune*, October 31, 1999, pp. 1A and 12A-14A; "Building Summary," Randolph County Tax Department.

²³ "Multiple Machinery Work Begins at McCrary Mill," *Courier-Tribune*, March 10, 1958, p. 2; C. H. McGregor, *The Hosiery Manufacturing Industry in North Carolina and Its Marketing Problems*, Research Paper 15, Graduate School of Business Administration, University of North Carolina at Chapel Hill, June 1965, 7, 23.

²⁴ Acme-McCrary Hosiery Mills, *Acme-McCrary: Fifty Years in Hosiery, 1909-1959*, not paginated; "Acme and McCrary To Merge April 1," *High Point Enterprise*, March 2, 1961, p. 8B; *Miller's Asheboro, N. C., City Directory*, 1962; Acme-McCrary-Sapona, "Service Awards 1971: Featuring the Sapona Story;" Womick, "Families, not family, remain key ingredient;" "Acme Hosiery Mills, Inc.," "Acme Hosiery Corporation," "Sapona Cotton Mills, Inc.," and "Sapona Manufacturing Company, Inc.," Business Corporation Information, North Carolina Department of the Secretary of State, <http://www.secretary.state.nc.us/corporations/>, accessed in November 2013.

As new competitors emerged and the industry continued to change, the Acme and McCrary hosiery mills's owners explored other textile manufacturing avenues.²⁵ They partnered with Frank and Jeanne Guest, who established girls' sportswear producer Marlowe Manufacturing Company in Florence, South Carolina, in May 1959. The business became a subsidiary of Acme-McCrary Corporation in June 1963, with Frank Guest remaining its president and Charles Walker McCrary chairing the board of directors.²⁶

Fashion trends influenced the hosiery industry again in the 1970s as more women began wearing pants and therefore purchased short stockings, which were much less labor-intensive to produce than pantyhose, or dispensed with hosiery altogether. Acme-McCrary Corporation thus diversified into sport sock manufacture in the late 1970s. By 1982, demand fueled company-wide high-speed knitting machine purchases and plant expansions. The ongoing decline of sheer hosiery's popularity allowed Acme-McCrary to absorb four competitors between 1996 and 2004: Roane Hosiery Mill of Tennessee and in North Carolina, Laughlin Hosiery of Randleman, Vision Hosiery of Spruce Pine, and Phantom, Inc., of Canada's Siler City manufacturing facility, Phantom USA. Subsequent expansions included opening a finishing plant in close proximity to San Pedro Sula in Honduras in 2008. The company moved manufacturing operations from Asheboro to a second Siler City location in 2012. Acme-McCrary Corporation continues to design, develop, and produce socks, sheer hosiery, and seamless apparel such as women's active wear and lingerie, primarily for private labels including Wal-Mart Stores, Inc.; J. C. Penney Company, Inc.; and Spanx, a shapewear purveyor established by Sara Blakely in 2002.²⁷

Asheboro's Industrial Development

The completion of a Southern Railway line through Asheboro in July 1889 spurred development and the municipality's population exploded, almost doubling every decade between 1890 and 1930. John Milton Worth established two of the city's earliest manufactories, Asheboro Roller Mills and a lumber mill, abutting the railroad tracks. After an early 1890s fire destroyed many commercial buildings on Main Street's east side near the courthouse, other entrepreneurs followed suit, erecting brick mills and factories on lots closer to the railroad than the courthouse. The McAlister family began operating Asheboro's first hosiery mill in a brick commercial building at the intersection of Salisbury and Main streets in the late 1890s.²⁸

In 1900, Asheboro Roller Mills and Home Building and Materials Company owners J. D. Ross, Arthur Ross, and W. J. Scarborough erected an electric generator to power their adjacent plants. Arthur Ross partnered with C. C. Cranford in 1905 to form the Asheboro Electric Company, making power available to other townspeople. The city purchased the company in 1911, but afforded residents use of electric power only at night given the demands of local industries.²⁹

²⁵ Randolph County entrepreneurs established approximately thirty new hosiery mills, mostly small concerns with fewer than twelve employees, between 1955 and 1970. Mills, *Randolph County: A Brief History*, 109.

²⁶ Acme-McCrary-Sapona, "Service Awards 1972: Featuring the Marlowe Story."

²⁷ Charlene Nelson, "Acme-McCrary Corporation Now Largest Manufacturer of Private Label Sheers," *Legwear Trends and Fashions*, March 2004, pp. 12 and 13; J. D. Walker, "Local Textile Firm Grows," *Courier-Tribune*, January 6, 2004, pp. 1 and 2A; Larry Penkava, "Acme-McCrary expanding," *Randolph Guide*, December 12, 2007, pp. 1 and 10A; Justin Catanoso, "Spanx giving a lift to Acme-McCrary," *Triad Business Journal*, November 5, 2010.

²⁸ Whatley, *Architectural History of Randolph County*, 188-189; Mills, *Randolph County: A Brief History*, 86; Hammer and Lambert, "History of Asheboro (to 1938)," 5.

²⁹ Whatley, *Architectural History of Randolph County*, 192.

Seventeen Asheboro businessmen invested in textile manufacturing with Acme Hosiery Company's 1907 creation. The enterprise prospered, eventually sharing a complex just north of Asheboro's central commercial district with McCrary Hosiery Mills, established around 1927. The North Street plant expanded with the companies' exponential growth.

Early furniture-making endeavors included those of industrialist C. C. Cranford, who in 1908 purchased property on Church Street south of Asheboro's commercial center that contained the Randolph Chair Company as well as vacant buildings that once functioned as the Asheboro Furniture Company. In 1917, Cranford constructed a two-story brick building to house Asheboro Hosiery Mills, which grew from a plant with approximately thirty employees operating thirty seamless hosiery machines to become one of Randolph County's largest industrial concerns, employing six hundred workers who used one thousand circular knitting machines to manufacture sixty thousand pairs of hose daily in 1937. Around 1918, he erected the first new building in the Cranford Furniture Company complex. By 1938, his businesses, collectively known as Cranford Industries, encompassed Asheboro Hosiery Mills, Cranford Furniture Company, National Chair Company, Piedmont Chair Company, Standard Tytape Company, and the Asheboro Hardwood Company and provided jobs for fifteen hundred Randolph County residents. The company enlarged the Asheboro Hosiery Mills complex and the Cranford Furniture Company factory significantly in the late 1930s and 1940s as demand resulted in increased production.³⁰

Although Asheboro Hosiery and the Acme and McCrary hosiery mills initially dominated the local hosiery manufacturing scene, brothers Charles G. and Joseph C. Bossong, who incorporated Bossong Mills in New York in 1927 and erected a 25,000-square foot Asheboro plant in 1928, transformed Asheboro's hosiery industry through the introduction of the full-fashioned stocking fabrication process to the city. The company's approximately thirty employees initially operated ten knitting machines. By 1938, Bossong Mills employed between 450 and 500 workers, making them almost as large an operation as Asheboro Hosiery Mills, which had around six hundred employees that year. The company was one of the first hosiery mills in the country to weave DuPont's new nylon fiber, which was introduced in 1938 but was in limited supply during World War II due to its use for military applications. Hosiery mills were forced to utilize silk, which was also difficult to procure as Japan was the world's primary supplier. In 1953, the Bossong plant's sixty full-fashioned machines knitted ladies' hosiery marketed by a New York sales representative. Due to changing demand, the company transitioned completely from full-fashioned to seamless hosiery manufacture in 1959. Bossong Mills still produces hosiery at their 840 West Salisbury Street complex.³¹

³⁰ Sanborn Map Company, Asheboro, North Carolina, May 1910; Sheet 2, April 1922, Sheet 3; and April 1931, Sheet 1; Burgess, *Randolph County, Economic and Social*, 41; "Cranford Furniture Manufacturing Plant," *Burlington Daily Times*, July 21, 1931, p. 4; "Keystone of Stability in Cranford Enterprises," *News and Observer*, April 7, 1935; "Cranford Furniture Company Develops Into an Outstanding Unit of the Cranford Group," "Hardwood Plant Latest Addition to Cranford Group," and "Standard Tytape Company One of Largest Tape Plants Operating in North Carolina," *The Randolph Tribune*, Randolph County Progress Edition, circa 1937, p. 3; Mrs. W. C. Hammer and Miss Massa E. Lambert, "History of Asheboro (to 1938)," *Courier-Tribune*, 1938, reprinted by the Randolph County Historical Society, 1968, 5; "75th Birthday Today," *News and Observer* article reprinted in an unnamed newspaper on February 2, 1950, "James A. Hayworth, "The Industrial Development of Asheboro, North Carolina," 9; Whatley, *Architectural History of Randolph County, North Carolina*, 195, 223; Chip Womick, "A dream that just ran out of steam," *Courier-Tribune*, October 29, 1999, p. A10.

³¹ North Carolina Division of Commerce and Industry, et. al., *Industrial Directory and Reference Book of the State of North Carolina*, 1938, 506; "Bossong Mills," <http://bossongmills.com/>, accessed in December 2010; "Bossong Hosiery Mills, Inc.," *The Employment Security Commission Quarterly*, Winter-Spring 1953, p. 30; Chip Womack, "Bossongs keep changing to keep up in tough business," *Courier-Tribune*, October 28, 1999, pp. 1A and 16A.

The number of hosiery concerns located in Asheboro increased significantly during the 1930s. Parks Hosiery Mills, owned and managed by Hugh Parks, produced ladies' silk and rayon hose with 176 knitting machines in 1931. J. Roosevelt Hinshaw's company, Hinshaw Hosiery Mills, employed fewer than ten workers who wove children's socks on thirty circular knitting machines in 1939. N. McLaurin Cranford purchased Keystone Hosiery in the late 1930s and established McLaurin Hosiery Mills. The plant's approximately 200 employees manufactured "men's banner wrap and misses' anklets" on 183 circular knitting machines in 1939. Cranford sold the enterprise to Burlington Mills before his death in 1945 and the company commissioned the northern building's construction in 1947.³²

Arthur Ross founded Tip-Top Hosiery Mills in 1932 to produce men's hosiery. In 1939, the company owned \$35,000-worth of assets including one hundred knitting machines and employed between 75 and 100 workers. His son Arthur Ross Jr. served as president in 1953, when the Asheboro plant manufactured a variety of socks including "Genuine wrap, English ribs, argyle, and cushion soles" on 167 circular knitting machines. The business ceased operating in 1972.³³

Numerous small hosiery mills were listed in Asheboro Chamber of Commerce brochures and Asheboro City Directories from 1930 through 1962, but most operated for only a short period and employed fewer than twelve workers. Such businesses include Allred Hosiery Mills, Arch Hosiery Mills, Auman Hosiery Mills, Balfour Hosiery Company, Brown and York Hosiery Mill, Burke Hosiery Mill, Charmeuse Hosiery Industries, Cline Hosiery Mill, Cornelison and Hallman Hosiery Company, Craven Hosiery Mill, Fair Grounds Hosiery Mills, Richard Grey Hosiery Company, Golda Hosiery Mill, Harvelle Hosiery Mills, Isley Hosiery Company, Kennedy Hosiery Mills, Longwear Hosiery Mills, Luck Hosiery Mills, Martha Mills, Moffit Hosiery Mills, E. H. Steere and Company, Swing-Taylor Hosiery, Terry Hosiery Mill, and Vuncannon Hosiery Mills.³⁴

Asheboro's hosiery mills were the municipality's largest industries, but other textile mills and establishments producing goods ranging from mattresses to millwork were also successful. The Chamber of Commerce reported that the city's fifty-one industrial plants drew from an abundant local labor force in 1937. C. C. Cranford's 1938 letter detailing Asheboro's economy lists thirty-eight industries operating at that time, including three full-fashioned hosiery mills, two seamless hosiery mills, two mills that manufactured men's half-hose, a broom factory, a printed string plant, a silk throwing plant, a handkerchief factory, a tape manufacturing plant, a flour and feed mill, a paper box factory, a creamery, two ice plants, two lumber and building supply companies, four furniture factories, and fourteen other sundry concerns.³⁵

³² Sanborn Map Company, Asheboro, North Carolina, April 1931 and April 1950, Sheet 7; *News and Observer*, *The North Carolina Yearbook*, 1931 and 1939; North Carolina Division of Commerce and Industry et. al., *Industrial Directory and Reference Book of the State of North Carolina*, 506; Randolph County Historical Society, *Randolph County, 1779-1979*, 170.

³³ *Ibid.*; Mills, *Randolph County: A Brief History*, 97; "Tip-Top Hosiery Mills, Inc.," *The Employment Security Commission Quarterly*, Winter-Spring 1953, p. 30.

³⁴ Asheboro Chamber of Commerce, *Asheboro, North Carolina: The Center of North Carolina* (High Point: Barber-Hall Print Company, circa 1939); Asheboro Chamber of Commerce, *Asheboro, North Carolina: The Center of North Carolina* (High Point: Hall Print Company, circa 1941); Asheboro Chamber of Commerce, *Asheboro, North Carolina: The Center of North Carolina* (circa 1938 brochure in Randolph County vertical file, North Carolina Collection Vault, Box 1, Folder 1); Charles W. Miller, *Miller's Asheboro, N. C. City Directories* (Asheville: Southern Directory Company, 1939-1940, 1949-1950, 1960).

³⁵ Asheboro Chamber of Commerce, *Asheboro, North Carolina: The Center of North Carolina*, circa 1937 brochure in the Asheboro Chamber of Commerce vertical file, Randolph Room, Asheboro Public Library; C. C. Cranford,

Stedman Manufacturing Company, established by Sulon B. Stedman in 1930 to make handkerchiefs, expanded their Hoover Street factory with the construction of a large, two-story, streamlined, brick building in the late 1930s. The United States Navy commissioned the company to produce men's t-shirts during World War II, and they continued fabricating men's apparel at a new plant after the war ended. The Stedman complex at 604 Hoover Street was utilized by Sunspun Chenilles by 1941 and Blue Gem Manufacturing Company, who fabricated work garments, by 1951.³⁶

Industrial Architecture Context

Many of North Carolina's nineteenth-century textile producers adapted existing frame buildings to serve as their first mills. Such structures, which usually had rough-sawn wood floors and wood-shingle roofs, often resembled large residential or agricultural buildings as they were typically located in rural settings along the rivers and streams that generated their power. Edwin Michael Holt and William A. Carrigan's frame 1837 mill on Alamance Creek was one of the piedmont's earliest sizable textile mills.³⁷

In the first purpose-built industrial buildings erected in the United States, engineers and architects strove to accommodate machinery in a manner that allowed for efficient access to power sources as well as maximum utilization of natural light and ventilation. By the mid-nineteenth century, "slow-burn" masonry construction, with load-bearing brick walls, exposed heavy-timber framing, thick plank floors, gabled roofs, large operable multi-pane sash and transoms, segmental-arched window and door lintels, and metal fire doors predominated.³⁸

During the late nineteenth century, steam and electric power availability encouraged factory movement to urban areas in close proximity to railroad lines and sizable potential employee pools. Mill and factory design evolved from a process whereby owners worked with builders who erected edifices based on mutually understood norms to a field dominated by professionally-trained engineers who rendered plans for industrial buildings and supervised their execution. Although the construction of durable, economical structures was the primary objective, variegated, patterned, and corbelled brick and cast-stone accents were employed as an inexpensive means to increase aesthetic interest. Expressed pilasters, stringcourses, water tables, window sills, arched door and window lintels, and exterior stair towers enhanced visual appeal while serving important structural functions.³⁹

Standards imposed by machinery manufacturers and insurance companies also guided industrial architecture's evolution during the late nineteenth century. In order to minimize fire risk, stairwells, which could serve as conduits for fire movement between floors, were located in projecting stair

"Asheboro Today," December 19, 1938, letter written to be sealed in the Asheboro Municipal Building's corner stone, in the Asheboro Hosiery Mills vertical file, Randolph Room, Asheboro Public Library.

³⁶ Asheboro Chamber of Commerce, *Asheboro, North Carolina: The Center of North Carolina* (High Point: Barber-Hall Print Company, circa 1939); Mills, *Randolph County: A Brief History*, 103, 106; Sanborn Map Company, Asheboro, North Carolina, April 1931 and April 1950, Sheet 9.

³⁷ Betsy Hunter Bradley, *The Works: The Industrial Architecture of the United States* (Oxford: Oxford University Press, 1999), 16-17; Brent D. Glass, *The Textile Industry in North Carolina: A History* (Raleigh: North Carolina Department of Cultural Resources, Division of Archives and History, 1992), 16-17; Laura A. W. Phillips, "Alamance Mill Village Historic District," National Register of Historic Places Nomination, 2007.

³⁸ Sara E. Wermiel, "Heavy Timber Framing in Late-Nineteenth-Century Commercial and Industrial Buildings," *APT Bulletin: Journal of Preservation Technology*, Volume 35, No. 1, 2004, 56; Bradley, *The Works*, 234.

³⁹ Bradley, *The Works*, 15-21, 230-234.

towers. Brick interior walls and galvanized-sheet-metal-clad, solid-core-wood doors, known as kalamein doors, separated the mill sections where fires might start or spread rapidly. These heavy doors would automatically close in the case of a fire, as the heat would melt a soft metal link in the door's counterweight assembly and the door would slide shut on the sloped metal track. As an additional precaution, water reservoirs and elevated water tanks supplied automatic sprinkler systems in many industrial complexes.⁴⁰

During the twentieth century's first decades, architects and engineers continued to plan manufacturing complexes that were similar in appearance to earlier industrial buildings. However, new materials, technology, and forms manifested efficiency, modernity, and economic progress. Mill and factory designers specified steel and reinforced-concrete columns, posts, and beams in conjunction with brick, concrete, terra cotta block, or tile curtain walls that provided structural bracing but did not carry any weight. Bands of steel-frame multi-pane windows and roof monitors provided workers with abundant light and ventilation. Steel truss roof systems spanned open interiors that accommodated sizable equipment and allowed for flexibility as manufacturing needs changed.⁴¹

Although structural systems for some late-nineteenth-century industrial buildings included cast-iron or wrought-iron columns or steel posts and beams, high cost greatly limited the materials' use until the early twentieth century. The ability to withstand the weight and vibrations of heavy machinery without failing contributed to the widespread use of structural-steel construction by the 1910s, as did the ease of fabricating framing systems from standard factory-generated parts. Typical elements include I-, T-, H-, and box-shaped beams and posts; round columns; reinforcing plates; and angles, which serve as braces, tension members, struts, or lintels. Steel components could be riveted together, creating strong connections, and tended to be smaller and lighter than heavy-timber or iron framing members. This allowed for wider and taller buildings with more square footage for equipment. The popularity of flat roofs and sizable roof monitors also resulted in structural-steel framing prevalence. In order to reduce oxidation and achieve fire resistance, steel members were coated with intumescent paint; sprayed with a thin mixture of cement, sand, and water called gunite; or encased in concrete.⁴²

Concrete construction technology also improved during the early twentieth century. Engineer Claude A. P. Turner patented a structural system comprised of concrete mushroom columns and formed-concrete floors in 1908 after utilizing it in his plans for Minneapolis's 1906 Johnson-Bovey Building. He then designed the first American bridge supported by the columns, which carried Lafayette Avenue over the Soo Line in St. Paul, Minnesota. The technology was often used in mill construction, appearing in North Carolina factories such as those erected in Winston-Salem by R. J. Reynolds Tobacco Company beginning in 1915 and the six-story knitting mill that P. H. Hanes Knitting Company built in 1921.⁴³

⁴⁰ Glass, *Textile Industry*, 38.

⁴¹ Bradley, *The Works*, 144-147.

⁴² Ibid.

⁴³ J. E. Serrine and Company, architects and engineers of many R. J. Reynolds Tobacco Company structures, specified mushroom columns for buildings erected during that period. A. S. Macolmson, "The Mushroom System of Reinforced Concrete Building Construction," *Engineering-Contracting*, September 4, 1907, p. 137; Nannie M. Tilley, *The R. J. Reynolds Tobacco Company* (Chapel Hill: University of North Carolina Press, 1985), 307; *Manufacturers' Record*, August 26, 1915 and October 14, 1915; Anita Scism and Spencer Gung, "R. J. R. Downtown Buildings, 1875-1950: A Historical Perspective," unpublished report prepared for R. J. Reynolds Tobacco Company, March 12, 2002.

Albert Kahn was one of only a few American architects who specialized in industrial building design during the early twentieth century. In many of his commissions, traditional load-bearing walls were replaced with curtain walls containing large steel-frame windows and monitor roofs provided illumination and ventilation. His office supplied factory plans to hundreds of American industrialists including automobile manufacturers Packard, Chrysler, Ford, and General Motors, as well as for international clients. At the Packard Motor Car Company Forge Shop (1910) in Detroit, Kahn used a steel structural frame to support a traveling crane mounted to the roof trusses and glass curtain walls to allow for maximum light and air circulation. He minimized the exterior walls' bay articulation by specifying narrow steel columns of about the same size as steel window sashes. Kahn's firm continued to employ bands of steel windows in conjunction with masonry or concrete screens to conceal steel structural framing in edifices such as the Industrial Works (ca. 1915) in Bay City, Michigan. The firm's design for the Dodge Half-Ton Truck Plant in Detroit, completed in 1937, was a much more sophisticated building with tall glazed curtain walls reminiscent of Walter Gropius's Bauhaus School (1926) in Dessau, Germany.⁴⁴ Gropius's streamlined design for the 1911 Fagus Factory in Germany, which features steel-frame multi-pane curtain walls, was also internationally influential.⁴⁵

Modernist architectural principles such as simplicity, efficiency, affordability, and intrinsic material expression were inherently applicable to industrial buildings. Industrial architecture continued to reflect these tenets as the twentieth century progressed. Building materials and labor were in short supply during World War II, but when construction resumed after the war's end, steel and reinforced-concrete industrial edifices with masonry (brick, tile, or concrete) curtain walls predominated. Fire-resistant corrugated metal and asbestos panels were often used as warehouse sheathing. Windows decreased in size and number in the 1960s as central air conditioning became prevalent.

Asheboro's Industrial Architecture

Industrial architecture consistently utilizes new building materials, technology, and forms in an attempt to create edifices that epitomize efficiency, modernity, and economic progress. Asheboro's simply-executed, utilitarian, early-twentieth-century, heavy-timber frame and brick mills and factories with flat or low-pitched gable roofs and large windows reflect late-nineteenth-century design principles as well as the transition from heavy-timber to structural-steel and reinforced-concrete framing. By the 1940s, Asheboro's industrialists embraced popular architectural styles, particularly Art Moderne, to convey a sense of prosperity and modernity. Architects were inspired by the early-twentieth-century Italian Futurist movement, which completely rejected historical precedents and celebrated the era's progress, utilized stucco, structural glass, glass block, porcelain-enameled steel, and anodized aluminum to embody a machine aesthetic. The resulting architectural style, known as Art Moderne, reflects the speed, energy, and power of automobiles, trains, steamships, and factories in buildings with horizontal massing, asymmetrical facades, curved corners, banding, and flat roofs.⁴⁶ Asheboro

⁴⁴ "Art: Industrial Architect," *Time*, August 8, 1938; Bradley, *The Works: The Industrial Architecture of the United States*, 248, 248-258.

⁴⁵ Gropius, the highly influential founder of the German design school known as the Bauhaus, which operated from 1919 until 1933, taught at Harvard's Graduate School of Design beginning in 1937. Bradley, *The Works*, 250; Henry-Russell Hitchcock Jr. and Philip Johnson, *The International Style: Architecture since 1922* (New York, W. W. Norton & Company, 1932, 20; Henry-Russell Hitchcock Jr., *In the Nature of Materials: The Buildings of Frank Lloyd Wright, 1887-1941* (New York: Da Capo Press, Inc., 1942), 52, 92-93, Figures 99 and 328-338; Historic New England, "Gropius House," <http://www.historicnewengland.org/visit/homes/gropius.htm> (accessed in August 2015).

⁴⁶ Gelernter, *A History of American Architecture*, 227-228; Peter Gossel and Gabriele Leuthauser. *Architecture in the Twentieth Century* (Koln, Slovenia: Taschen, 2001), 319.

Hosiery Mill No. 2's 1945 expansion, McCrary Hosiery Mill No. 3, erected in 1948 per the plans of Charlotte architects Biberstein and Bowles, and the 1949 Acme-McCrary-Sapona Recreation Center, designed by Henderson, North Carolina, architect Eric G. Flannagan, exemplified this trend with streamlined features such as rounded corners and glass-block windows.⁴⁷

Although Asheboro retains a number of industrial buildings erected during the first half of the twentieth century, many have been extensively modified or demolished. The Acme-McCrary Hosiery Mills and Asheboro Hosiery Mills - Cranford Furniture Company complexes encompass the city's earliest and most intact industrial edifices, as well as some of the most stylish. The 1909 Acme Hosiery Mill and its 1915-1929 additions, the 1917 Asheboro Hosiery Mill No. 1, the 1924 Asheboro Hosiery Mill No. 2, the 1925 Cranford Furniture Company factory, and the mid-1920s Parks Hosiery Mill have experienced remarkably little alteration over decades of continuous use. The buildings manifest the fire-resistant construction that continued to prevail through the twentieth-century's first decades.

Asheboro's largest industrial complex, owned and operated by the Acme-McCrary Corporation, encompasses buildings erected from 1909 through 1962 on seven acres south of West Salisbury Street. Acme Hosiery Mills's first building, a two-story brick edifice, stands on the railroad's east side at what is now 159 North Street. The load-bearing masonry structure, which has a low-pitched gable roof with exposed rafter ends and deep eaves, features arched window and door opening embellished with Italianate-style corbelled hoods below the stepped parapet on its east façade. The company expanded the complex numerous times, constructing more austere two- and three-story, brick, heavy-timber, structural-steel, and concrete warehouse and factory additions that extend west toward the railroad and south to commercial buildings on Sunset Avenue's north side. Architect Richard C. Biberstein and his successor firms prepared plans for the company's Asheboro and Cedar Falls mills from 1927 through 1986.⁴⁸ The window openings in the earliest buildings, which contain double-hung, wood-frame sashes, have been covered with vinyl siding, but large steel-frame and glass-block windows illuminate the later edifices.

An elevated, corrugated-metal-clad, pedestrian walkway extends above the railroad at the complex's north end, providing access to McCrary Hosiery Mill No. 2. The two-story, flat-roofed, 1937 building is sheathed in running bond wire-cut variegated-brick walls accented with cast-stone pilasters with canted caps and cast-stone window sills and lintels. The structure abuts a mid-1920s two-story brick hosiery mill with large multi-pane steel-frame windows that stands to the south on North Church Street's east side. Another elevated, corrugated-metal-sided pedestrian walkway connects McCrary Hosiery Mill No. 2 to the company's third Asheboro mill, a two-story, redbrick, Art Moderne-style plant erected to the west at 173 North Church Street in 1948.

⁴⁷ Eric G. Flannagan's other local commissions include the 1932 Randolph County Hospital and the 1949 Asheboro High School. Plans in the Acme-McCrary Collection and the Biberstein, Bowles, Meacham & Reed Records, J. Murrey Atkins Library Special Collections, University of North Carolina at Charlotte; "Acme-McCrary Recreation Building, exterior sketch and plans 1944-1948 in Flat Folders 52, 61, and 66 in the Eric G. Flannagan Papers, 1922-1989, Collection MC 00087, North Carolina State University.

⁴⁸ Whatley, *Architectural History of Randolph County*, 195; "Acme Hosiery Mills," "Central Falls Manufacturing Company," "D. B. McCrary Store Building," "McCrary Hosiery Mills," "Sapona Cotton Mills," 1927-1986 drawings in the possession of Acme-McCrary Corporation; Drawings and project files, 1926-1956, Biberstein, Bowles, Meacham & Reed Records, J. Murrey Atkins Library Special Collections, University of North Carolina at Charlotte.

McCrary Hosiery Mill No. 3's asymmetrical four-bay façade features a slightly projecting entrance bay at the center of a three-bay north section with curved outside edges. A two-story, fluted, cast-stone band surrounds the double-leaf aluminum-frame door, multi-pane sidelights, and transom, as well as the large, multi-pane, aluminum-frame window that surmounts the entrance above a flat-roofed metal canopy. The Acme-McCrary-Sapona Recreation Center completed at 148 North Street the following year is even more distinctive, with five-to-one common-bond wire-cut yellow-brick walls punctuated by cast-stone window surrounds and spandrels and a cast-stone water table and cornice. Brick pilasters with canted cast-stone caps frame most gymnasium window bays on the side elevations. The three-part, seven-bay façade features a recessed central section flanked by two wings with corners that step back to the outside edges. The projecting entrance bay has three double-leaf aluminum doors surmounted by geometric-patterned transoms.

Asheboro Hosiery Mills also evolved to accommodate increased production. Like the earliest Acme Hosiery Mills buildings, Asheboro Hosiery Mill No. 1 features five-to-one common-bond load-bearing brick walls, a heavy-timber frame, a low-pitched gable roof, and segmental-arched window and door openings. The original, large, double-hung, twelve-over-twelve, wood-sash windows that remain on the second floor's south elevation include a mechanism that allowed the upper sash to tilt open, facilitating ventilation. A long, rectangular, wood-frame, monitor-roofed skylight provided abundant illumination.

The company erected a two-story addition on the 1917 building's south end as part of their 1924 plant expansion and enlarged the mill again in the late 1930s with the construction of a two-story wing near the main mill's southeast corner, doubling the building's size.⁴⁹ The 1924 and 1930s additions were executed in five-to-one common bond with rectangular window opening and very low-pitched gable roofs. Chamfered square wood posts and substantial wood beams support the floor and roof systems in the 1924 section, while steel posts and beams were used to construct the late 1930s addition. As with many industrial buildings during this period, the exterior brick walls are load-bearing. Large steel-frame windows with eight-pane central sections that tilt open illuminate the entire building.

Asheboro Hosiery Mill No. 2, erected in 1924, is also a two-story, heavy-timber frame edifice with load-bearing five-to-one common-bond brick walls. Cranford Industries constructed a three-story brick building that abutted the 1924 mill's north elevation at the same time and leased it to Old Dominion Box Company, who operated a factory at the site for about twenty years.⁵⁰ Both buildings were extensively renovated as part of Asheboro Hosiery Mills' 1945 update. The floor systems in the three-story factory were removed and the interior was completely reconfigured, creating a two-story building with structural-steel framing, high ceilings, and improved lighting. Asheboro Hosiery's narrow, two-story, brick, Art Moderne-style addition on Mill No. 2's west elevation created a new entrance, stair hall, and elevator tower. The streamlined façade, which features translucent glass-block windows and a two-story, stepped, soldier-course band surrounding the central entrance bay, foreshadowed the two Art Moderne-style buildings in the Acme-McCrary Hosiery Mills complex that manifest more high-style design elements. All three buildings represent the influence of European architectural trends on American industrial design.⁵¹

⁴⁹ The two-story wing does not appear on the 1931 Sanborn map but is illustrated in a line drawing and photographs that appear in Asheboro Chamber of Commerce brochures from the late 1930s and early 1940s.

⁵⁰ *Ibid.*; *News and Observer, The North Carolina Yearbook* (Raleigh: *News and Observer*, 1931), 78.

⁵¹ "Asheboro Hosiery Mill Expansion Under Way Provides Plenty of Jobs," *Courier-Tribune*, September 9, 1945, p. 1; Womick, "A dream that just ran out of steam;" Sanborn Map Company, "Asheboro," Sheet 3, April 1931 and 1950.

The Cranford Furniture Company factory that occupies the block's south end is another intact example of early to mid-twentieth-century industrial architecture. The two-story brick building's original section, constructed around 1925, is executed in five-to-one common bond with stepped-parapet north and south elevations and a very low-pitched gable roof. The additions to this factory, like the others in the complex, manifest the company's use of structural-steel framing technology by the late 1930s. The building retains large steel-frame windows with eight-pane central sections that tilt open.

Other Asheboro industrial buildings feature similar construction technology but have less integrity. The former Keystone Hosiery Mills – McLaurin Hosiery Mills complex at 150 North Park Street consists of a one-story, brick, heavy-timber frame mill erected at the northeast corner of Hoover and Park Streets in 1930. Like the pre-1924 sections of the Acme-McCrary Hosiery Mills complex, the mill features a very low-pitched gable roof with deep eaves, but most of its windows have been enclosed with brick. The two-story, brick, heavy-timber frame, 1947 building to the north has a flat roof and intact steel-frame windows. Brick pilasters with canted cast-stone caps flank the window bays.⁵²

The Biberstein firm's design for the former Stedman Manufacturing Company complex erected at 604 Hoover Street in 1930 is similarly utilitarian, consisting of austere one- and two-story heavy-timber frame industrial buildings with load-bearing exterior brick walls pierced by large multi-pane steel-frame windows like those in the post-1928 Acme-McCrary Hosiery Mills. Many first-floor window openings have been infilled with brick or concrete block or covered with plywood or vinyl siding. The one-story, flat-roofed, brick office addition lighted by double-hung, wood-sash windows that projects from the two-story building's façade was constructed in the 1930s.⁵³

The Bossong Hosiery Mills plant has been greatly altered, but the complex, like others in Asheboro, employs both heavy-timber and structural-steel industrial framing. The one-story, four-bay, sawtooth-roofed edifice that stands next to the smokestack emblazoned with the company's name was encompassed by the construction of the one-story, flat-roofed 1935 factory at 840 West Salisbury Street, which was subsequently enlarged several times. Although the façade (south elevation) retains a Classical Revival-style entrance flanked by original sconces at its west end, all but one of the steel-frame windows on the building's south, east, and west elevations were enclosed and the brick walls stuccoed after a 1950s expansion, significantly diminishing the building's architectural integrity. The original brick exterior walls, cast-stone foundation, steel-frame windows, and cast-stone window sills are still intact on the rear (north) elevation, however. A one-story metal-sided warehouse and a 48,000-square-foot, one-story, brick-veneered, 1970 addition occupy the complex's northwest end.⁵⁴

⁵² Sanborn Map Company, "Asheboro," Sheet 7, April 1931 and April 1950; Randolph County Historical Society, *Randolph County, 1779-1979*, 170.

⁵³ "Stedman Manufacturing Company," drawings for 1930 plant and 1933 addition and project files (1930-1936), Biberstein, Bowles, Meacham & Reed Records, J. Murrey Atkins Library Special Collections, University of North Carolina at Charlotte.

⁵⁴ Asheboro Chamber of Commerce, *Asheboro, North Carolina: The Center of North Carolina* (circa 1938 brochure in Randolph County vertical file, North Carolina Collection Vault, Box 1, Folder 1); Asheboro Chamber of Commerce, *Asheboro, North Carolina: The Center of North Carolina* (High Point: Barber-Hall Print Company, circa 1939), 5; Chip Womack, "Bossongs keep changing to keep up in tough business," *Courier-Tribune*, October 28, 1999, pp. 1A and 16A.

Other Asheboro industrial concerns had much smaller operations, and many buildings constructed prior to the mid-twentieth century are no longer extant or have been significantly altered. For the most part, these complexes contained completely utilitarian factory and warehouse buildings erected to facilitate manufacturing and storage needs without any concern for aesthetic appearance.

The two-story heavy-timber-frame brick factory at 130 S. Church Street was erected by Asheboro Broom Company in the late 1920s, utilized and expanded by Standard Tytape Company from 1933 until 1953, and leased by Stedman Manufacturing Company in 1957. The early-twenty-first-century-renovation involved aluminum-frame storefront, window, and door installation. The window openings on the north elevation have been filled with brick and all but two sills have been removed. Entrances have been added on the north, south, and west elevations.

The former Banner Hosiery Mills plant consists of a small one-story building erected at 406 Hoover Street in 1940 that was completely surrounded by expansions in 1973 and 1981. Nantucket Hosiery Mills Corporation conveyed the property to Swing Enterprises in 1984. The structure served as Acme-McCrary Mill No. 4 from February 2010 until May 2011.⁵⁵ The building's windowless design reflects its later construction date. A few loading docks pierce the north elevation, but the east elevation is blind. The entrance near the south elevation's southwest corner is characterized by a Roman brick-veneered wall surmounted by canted plate-glass windows.

Klopman Mills, organized in 1947, improved the Cetwick Silk Mills plant, established in 1928, at 162 North Cherry Street to function as their Asheboro plant. The company became a division of Burlington Industries in 1954. According to Randolph County property card data, the complex includes a 1927 building, which is likely the west end's central section. The plant had been expanded by 1950, and was significantly altered by the construction of large, windowless, one- and two-story additions in 1966. The northwest corner entrance was also updated at that time by the installation of aggregate wall-sheathing panels and a flat-roofed entrance porch supported by decorative concrete block posts.⁵⁶

Additional Context: Richard C. Biberstein, architect

Fredericksburg, Texas, native Richard C. Biberstein, born in 1859, attained a mechanical engineering degree from the Worcester (Massachusetts) Polytechnic Institute in 1882. He was employed at U. S. Electric Lighting Company in Newark, New Jersey, and Atlas Engine Works in Indianapolis before moving to Charlotte in 1887 as a draftsman for industrialist John Wilkes's Mecklenburg Iron Works. H. S. Chadwick offered him a similar position at Charlotte Machine Company, which manufactured mill equipment, in 1897. Biberstein accepted the offer and remained on staff until 1902, when he became prolific mill designer Stuart Cramer's employee, thus garnering valuable experience that prepared him to launch an independent firm specializing in mill design three years later.⁵⁷

⁵⁵ Schwarz Properties, LLC, purchased 406 Hoover Street from Swing Enterprises in 2007. Randolph County Deed Book 1157, p. 857; Deed Book 2040, p. 891; Bruce Patram, Chief Financial Officer, Acme-McCrary Corporation, email correspondence with Heather Fearnbach, December 11, 2013

⁵⁶ Ibid.; "History of Klopman Mills," October 23, 1963, from the Klopman Mills vertical file in the Randolph Room of the Asheboro Public Library; Randolph County Historical Society, *Randolph County, 1779-1979*, 170.

⁵⁷ Thomas W. Hanchett, William H. Huffman, and Catherine W. Bishir, "Richard C. Biberstein," *North Carolina Architects and Builders: A Biographical Dictionary*, 2009 (accessed in June 2020); "Biberstein, Bowles, Meacham & Reed: Biographical/Historical Note," Biberstein, Bowles, Meacham & Reed Records, J. Murrey Atkins Library Special Collections, University of North Carolina at Charlotte.

Richard C. Biberstein's son Herman Von Biberstein began working with his father after attaining a civil engineering degree North Carolina State University in 1914. Architect William Andrew Bowles became a partner in 1930. Following the senior Biberstein's 1931 death, the practice bore his name until around 1940, when H. V. Biberstein's name appears on plan sheets. Biberstein and Bowles operated as principals until Louis Hunter Meacham achieved partnership in 1948. Biberstein, Bowles, and Meacham subsequently elevated Charles Harmon Reed to full partnership between 1956 and 1959. Mechanical engineer William Ernest Stowe Jr. became a principal by 1962.⁵⁸

The firm had a significant impact on Southern industrial development, designing hundreds of structures throughout the region. Asheboro industrialists began engaging the Bibersteins to design mills in the 1920s and continued to solicit the firm's services through the 1980s. The practice's Asheboro commissions include buildings for Acme Hosiery Mills, Asheboro Furniture Company, Asheboro Hosiery Mills, McCrary Hosiery Mills, McLaurin Hosiery Mills, Sapona Cotton Mills, and Stedman Manufacturing Company.⁵⁹

⁵⁸ "Biberstein, Bowles, & Meacham: Biographical Note," Guide to the Biberstein, Bowles, & Meacham Records, 1944-1954, MC 00222, North Carolina State University, Raleigh. Plans in the Acme-McCrary Corporation's collection in Asheboro created from March 1927 through the 1930s are stamped "R. C. Biberstein, mill engineer and architect." A set of drawings from May 29, 1940, has "H. V. Biberstein, mill engineer and architect" in the title block.

⁵⁹ Richard C. Biberstein, et. al. "Acme Hosiery Mills," "Asheboro Grocery Store," "Central Falls Manufacturing Company," "D. B. McCrary Store Building," "McCrary Hosiery Mills," "Sapona Cotton Mills," 1927-1986 drawings in the possession of Acme-McCrary Corporation, Asheboro, N. C.; "Biberstein, Bowles, Meacham & Reed: Scope and Contents," Biberstein, Bowles, Meacham & Reed Records, J. Murrey Atkins Library Special Collections, University of North Carolina at Charlotte; George S. Koyl, ed., *American Architects Directory, Second Edition* (New York: R. R. Bowker Company, 1962), 54; George S. Koyl, ed., *American Architects Directory, Third Edition* (New York: R. R. Bowker Company, 1970), 70.

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Designation Parameters

The property owners are seeking local historic landmark designation for three pivotal buildings within the Acme-McCrary Hosiery Mill complex: Acme Hosiery Mills and McCrary Hosiery Mills, Parks Hosiery Mill - McCrary Hosiery Mill No. 2, and the recreation center. Character-defining features are enumerated below. The Randolph County Historic Landmark Commission's jurisdiction over interior spaces is limited to the features delineated in the following list.

Acme Hosiery Mills and McCrary Hosiery Mills

Exterior

1909 mill and 1910s, 1915, 1917, and 1924 additions

- Italianate-style corbelled door and window hoods on six-bay-wide east façade (1909)
- stepped east parapet (1909)
- low-pitched-gable roofs
- exposed shaped rafter ends and deep eaves
- five-to-one common-bond red-brick walls
- double-header-course segmental-arched window and door lintels
- slightly projecting header-course window sills
- double-hung, wood-frame, multi-pane windows, in some cases surmounted by transoms
- long gabled roof monitor with four-foot-tall side walls and operable wood sash window constructed in 1917 to provide supplementary light for the second stories of the 1909 mill and 1915 and 1917 additions
- 1956 streamlined Modernist cast-stone surround at the 1924 addition's North Street entrance

1928 and two 1929 additions

- low-pitched-gable roof (1928)
- flat roofs (1929)
- five-to-one common-bond red-brick walls (1928 and first 1929 additions)
- running bond wire-cut variegated-brick walls (second 1929 addition)
- brick pilasters flanking window bays
- tall, steel-frame, multi-pane, rectangular sash windows with cast-stone sills
- soldier-course window lintels (second 1929 addition)
- freight elevator shaft projecting from second 1929 addition's west elevation
- loading dock north of elevator shaft

1953 addition (no exterior visibility as 1962 addition wraps around its west and south elevations)

- flat roof
- five-to-one common-bond red-brick walls

1962 office and warehouse with 1972 third floor

- flat roof
- running-bond red-brick-veneered concrete-block walls
- vertical columns of six-panel steel-frame windows with recessed spandrels
- slightly projecting header-course sills on all but ground-level openings, which have cast-stone sills

Interior

- exposed and painted heavy-timber-frame posts and beams; steel I-beams, posts, and trusses; round steel posts
- painted brick and concrete walls
- wide-board roof decking boards
- narrow-board and concrete floors
- single- and double-leaf wood and steel doors
- metal Kalamein doors
- beadboard-sheathed walls with expansive multi-pane fixed-sash interior windows enclose the first-floor dye house office
- brick-walled vault with a steel-reinforced barrel-arched brick ceiling and door system manufactured by Cary Safe Company of Buffalo, New York, in 1924 addition

Acme-McCrary Hosiery Mills Smokestack

- circa 1940 seventy-foot-tall brick smokestack executed in all-header bond and emblazoned with “Acme-McCrary” in white letters on its east side

Parks Hosiery Mill - McCrary Hosiery Mill No. 2

Mid-1920s mill and circa 1940 addition

Exterior

- flat roof
- five-to-one common bond walls
- stepped parapet tops the two-story mid-1920s mill’s six-bay west elevation; terra-cotta coping caps the central portion
- cast-stone coping elsewhere
- 1950s elevator shaft with a tower that extends above the parapet at the mill’s southwest corner
- large, multi-pane, steel-frame windows thirty-six-pane with eight-pane central hoppers
- circa 1940 addition that extends from the mid-1920s building’s north elevation with six-to-one common bond red-brick walls punctuated by brick pilasters with canted cast-stone caps
- late 1950s addition with corrugated-metal second-story sheathing

Interior

- painted brick walls
- substantial wood and steel columns, posts, and beams
- wood roof decking boards
- hardwood and concrete floors
- metal kalamein doors
- single-and-double-leaf glazed and paneled wood doors

1937 Addition

Exterior

- flat roof
- running bond wire-cut variegated-brick walls punctuated by cast-stone pilasters with canted caps

- continuous cast-stone sills and lintels
- flat-roofed metal canopy embellished with Art Deco-style geometric motifs above north entrance
- Art Deco-style sconces flanking the canopy
- double-leaf steel door with flat-panel base and four-pane upper section at the north elevation's center
- brick mid-1950s elevator shaft that abuts the hyphen's north wall and the 1937 building's east wall.
- east loading dock

Interior

- painted brick walls
- substantial concrete and steel columns, posts, and beams
- wood roof decking boards
- hardwood and concrete floors
- metal kalamein doors
- single-and-double-leaf glazed and paneled wood doors

Acme-McCrary-Sapona Recreation Center

Exterior

- flat roof
- five-to-one common-bond wire-cut yellow-brick walls
- cast-stone window surround and spandrels
- cast-stone water table and cornice
- brick pilasters with canted cast-stone caps framing most gymnasium window bays on side elevations
- one-story entrance bay with three double-leaf aluminum doors surmounted by geometric-patterned transoms
- tall glass-block windows flanking the west entrance and gymnasium bays
- one-story brick swimming pool wing with a corrugated metal roof illuminated by large, aluminum-frame, tinted-insulated-glass windows and skylights

Interior

- tri-colored basketweave-pattern linoleum on lobby floor
- display cases flanking the central wire-cut yellow-brick fireplace and chimney in lobby and second-floor meeting room
- double-leaf doors with streamlined modern handles lead into the gymnasium/auditorium,
- gymnasium/auditorium characterized by exposed bow-arch steel-truss roof system, large rectangular cream tile wainscoting, hardwood floors, collapsible wood bleachers, and a stage at the east end
- plaster walls in most first- and second-floor rooms
- large rectangular yellow-glazed tiles sheathe most basement walls
- swimming pool with exposed bow-arch steel-trusses, large rectangular cream tile wainscoting, and a mosaic tile floor

Overhead Walkways

- three steel-frame late 1950s overhead walkways spanning North Church Street, the railroad, and North Street

Tax Value

The Acme-McCrary-Sapona Recreation Center at 148 North Street (Randolph County tax parcel 7751-83-1174) has a \$268,290 land value and \$601,100 building value as of October 2022.

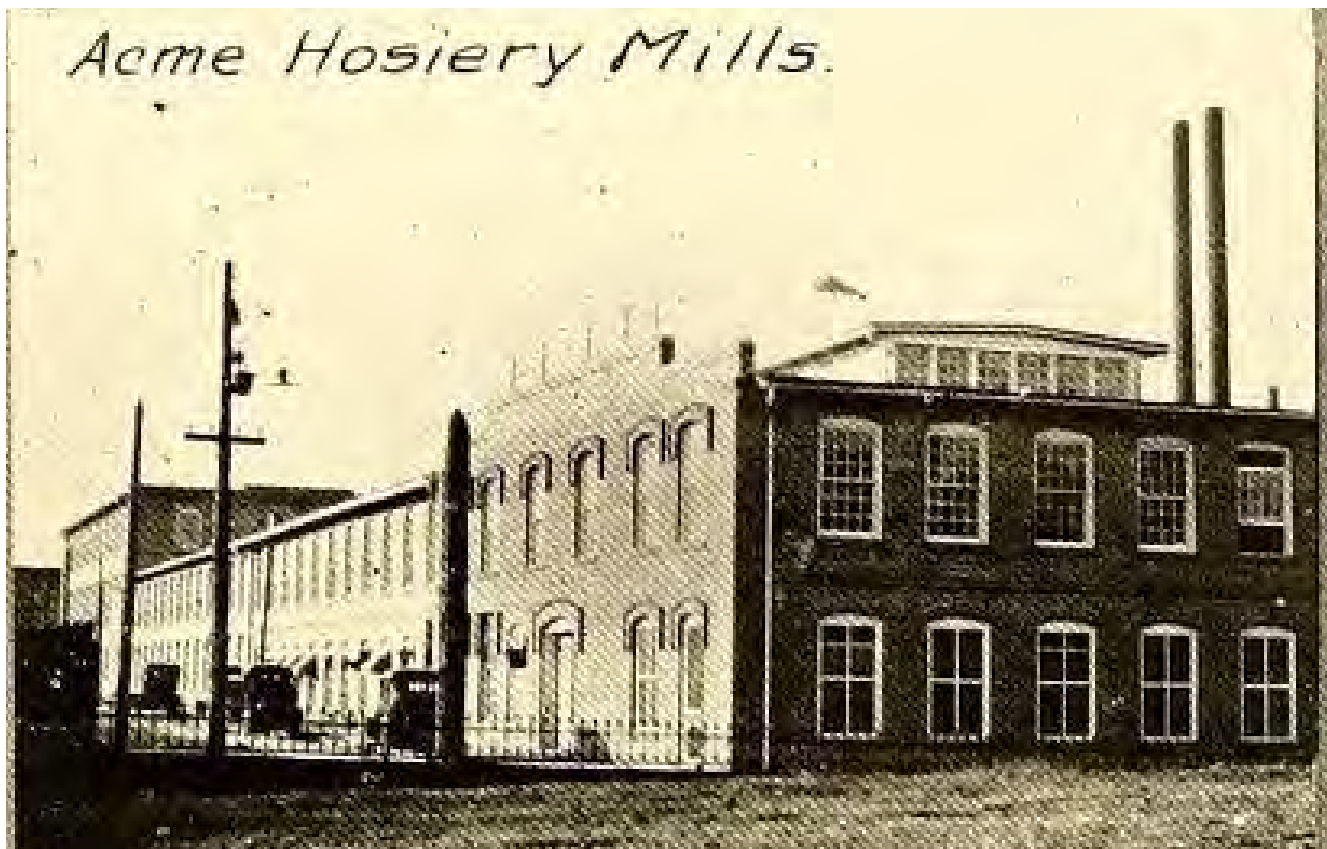
Acme Hosiery Mills and McCrary Hosiery Mills at 159 North Street (Randolph County tax parcel 7751-73-9323) has a \$344,060 land value and \$1,087,270 building value as of October 2022.

Parks Hosiery Mill - McCrary Hosiery Mill No. 2 at 170 North Church (Randolph County tax parcel 7751-73-6404) has a \$119,000 land value and \$361,000 building value as of October 2022

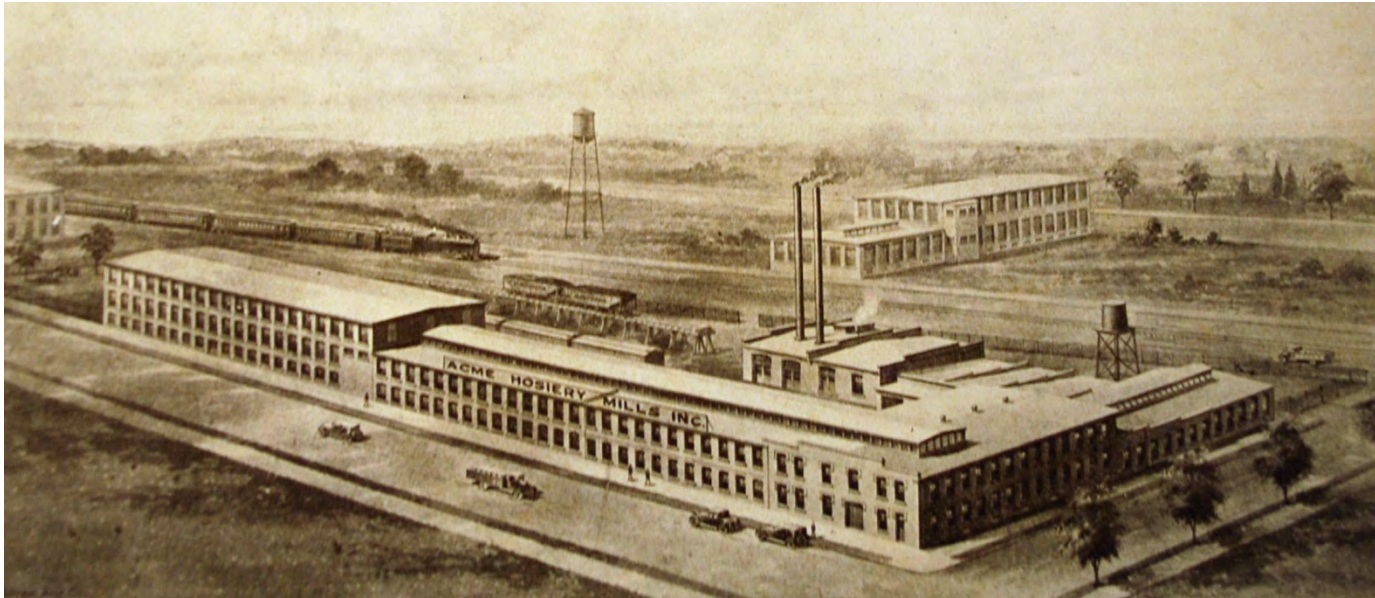
Local Historic Landmark Boundary Description and Justification

The local historic landmark encompasses three pivotal resources within the complex listed in the National Register of Historic Places individually in 2014 and within the Downtown Asheboro Historic District in 2021: Acme Hosiery Mills and McCrary Hosiery Mills, Parks Hosiery Mill - McCrary Hosiery Mill No. 2, and the recreation center. The commercial buildings at 124 North Street and on Trade Street and McCrary Hosiery Mill No. 3 at 347 West Salisbury Street are not included due to alterations. The almost five acre local historic landmark boundary encompasses tax parcels 7751-83-1174, 7751-73-9323, 7751-73-6404; areas where building footprints encroach into the railroad right-of-way; and a portion of the railroad corridor between the plants. This property historically associated with the complex provides an appropriate setting.

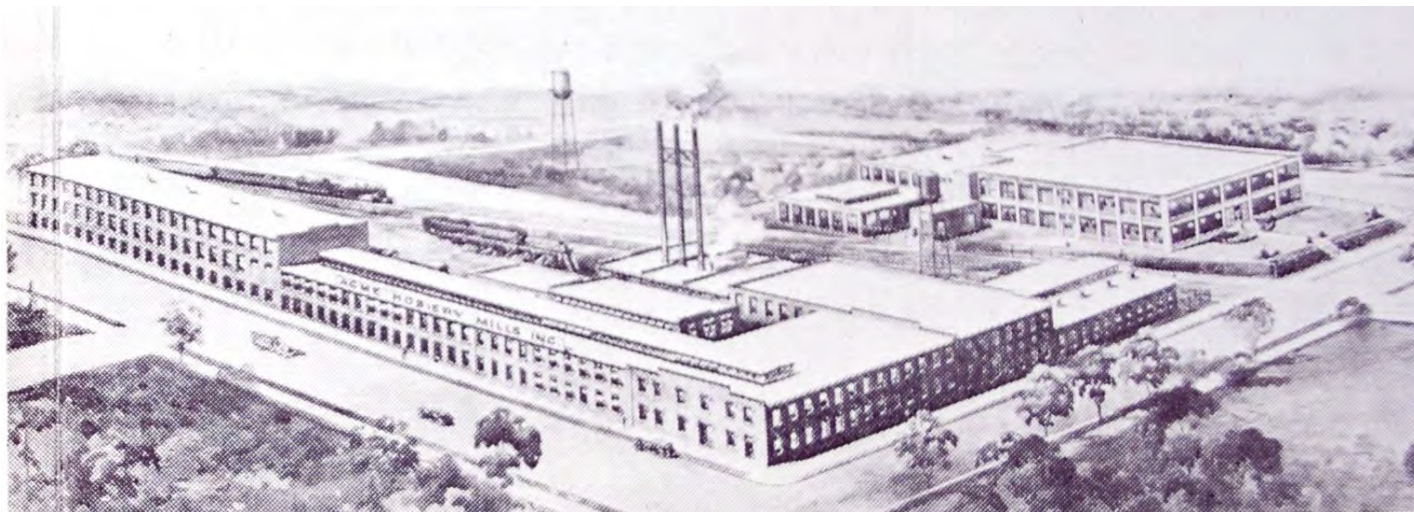
**Acme and McCrary Hosiery Mills
Documentary images**



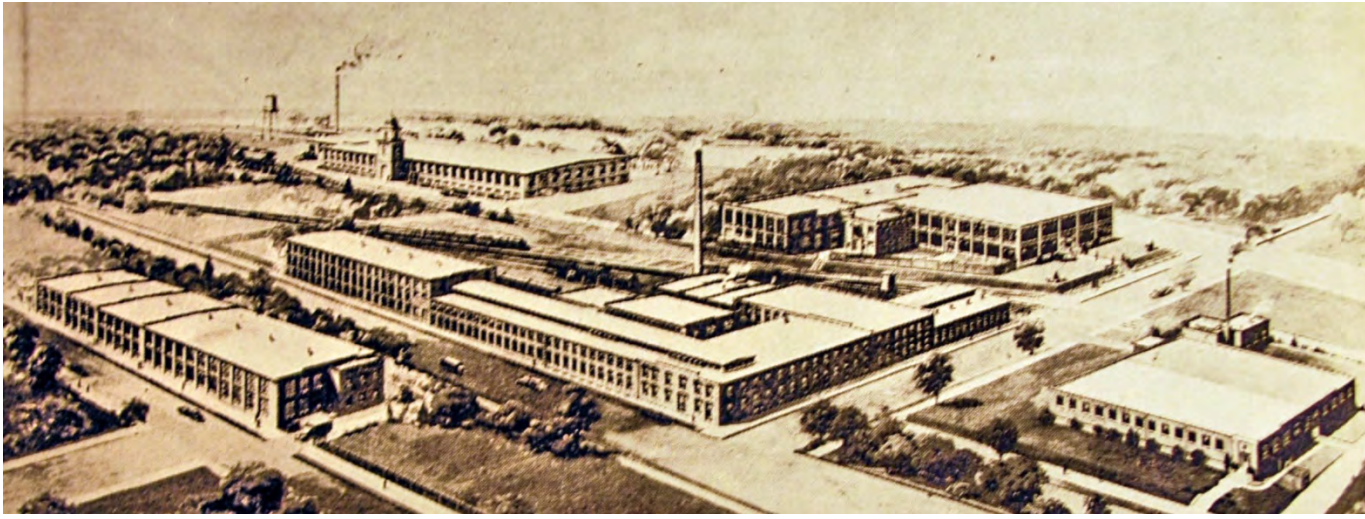
Northeast oblique *Drummond's Pictorial Atlas of North Carolina, 1924, page 29*



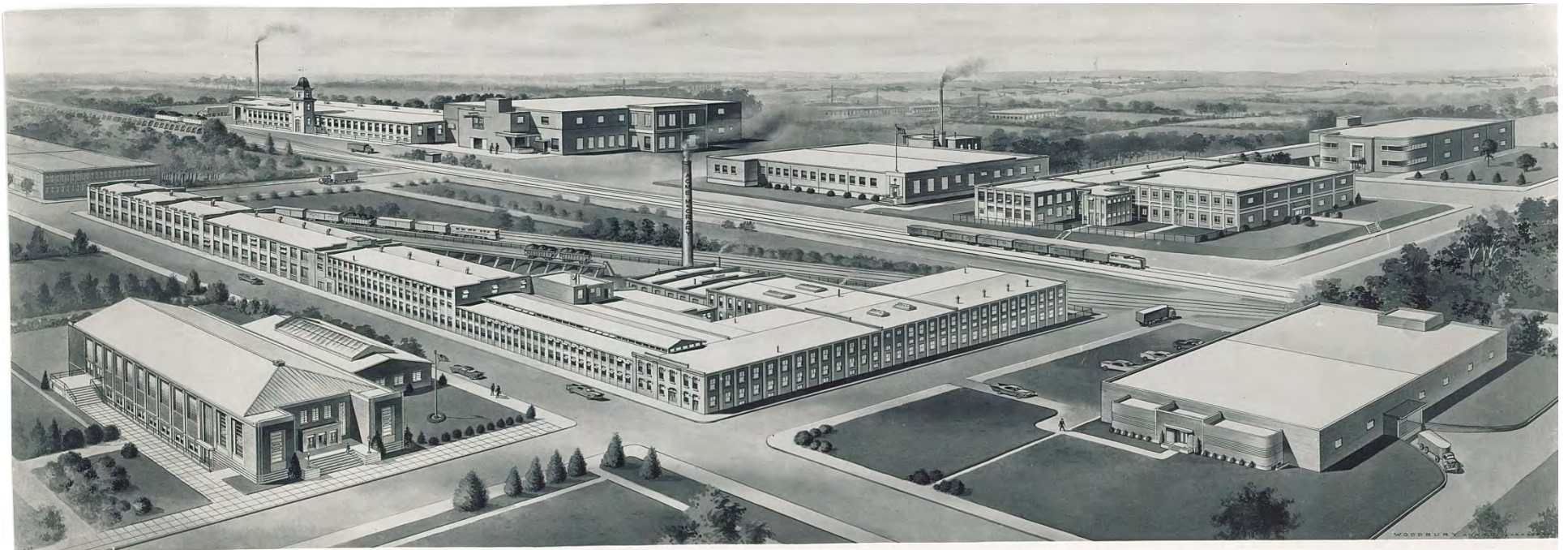
Asheboro Chamber of Commerce brochures from around 1928 through 1937 featured this line drawing, entitled “Knitting and Finishing Plant of the Acme Hosiery Mills, Inc.”



“Acme Hosiery Mills, Inc.,” rendering included in the 1938 Asheboro Chamber of Commerce brochure illustrates additions completed by that time.



Composite rendering of Sapona Cotton Mills (upper left) in Cedar Falls and Acme Hosiery Mills and McCrary Hosiery Mills plants in Asheboro, 1941 Asheboro Chamber of Commerce brochure (above) and after 1949 (below), Randolph County Public Library, Randolph Room

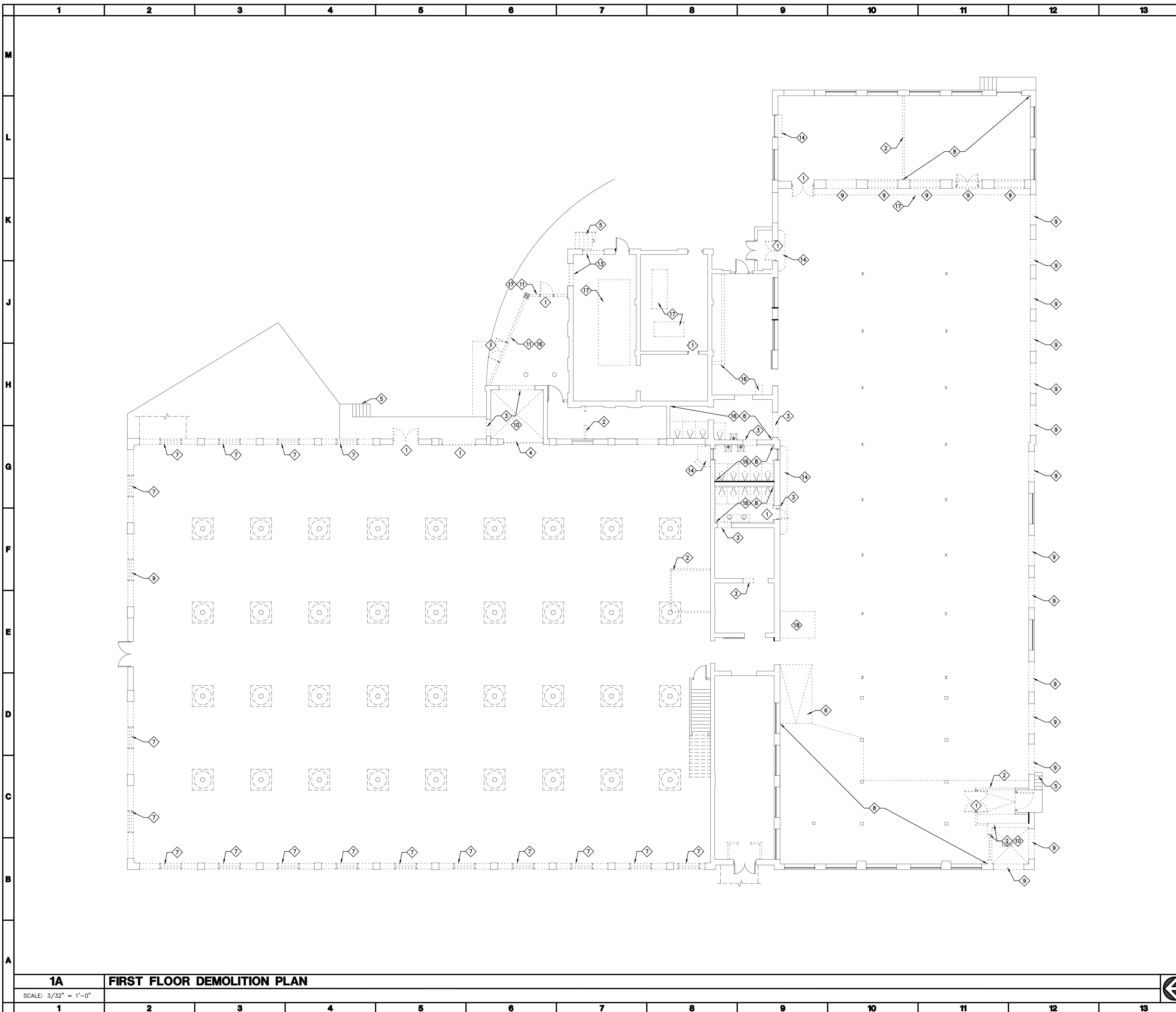




McCrary Hosiery Mill No. 2, Asheboro, North Carolina

McCrary Hosiery Mill No. 2, northwest oblique, undated postcard (above) and undated photograph by John-David Studio that appeared in the 1957 Asheboro Chamber of Commerce brochure (below) Randolph County Public Library, Randolph Room





GENERAL NOTES:

A. ALL CONSTRUCTION IS EXISTING TO REMAIN UNLESS NOTED OTHERWISE.

B. PROVIDE TEMPORARY SHORING AND BRACING OF EXISTING STRUCTURE DURING DEMOLITION ACTIVITIES.

- DEMOLITION NOTES:**
- 1 REMOVE EXISTING DOOR AND FRAME COMPLETELY.
 - 2 REMOVE EXISTING WALL PARTITIONS AS INDICATED.
 - 3 REMOVE PORTION OF EXISTING WALL AS REQUIRED FOR NEW DOOR OPENING. COORDINATE WITH NEW WORK PLAN.
 - 4 REMOVE PORTION OF EXISTING WALL AS REQUIRED FOR PASS-THRU OPENING. COORDINATE WITH NEW WORK PLAN.
 - 5 REMOVE EXISTING STAIRS COMPLETELY.
 - 6 REMOVE EXISTING RAMP; PATCH AND REPAIR FLOOR AS REQUIRED.
 - 7 REMOVE EXISTING WINDOW AND BRICK INFILL BACK TO ORIGINAL EXISTING WINDOW OPENING.
 - 8 REMOVE EXISTING RAISED FLOOR AREA AS INDICATED.
 - 9 REMOVE EXISTING BRICK INFILL BACK TO ORIGINAL WINDOW OPENING.
 - 10 REMOVE EXISTING ELEVATOR SYSTEM COMPLETELY.
 - 11 CAREFULLY REMOVE WALLS AT FIRST FLOOR ONLY, SECOND FLOOR TO REMAIN, SHORE UP AS REQUIRED.
 - 12 REMOVE EXISTING DOOR AND BRICK INFILL BACK TO ORIGINAL EXISTING WINDOW OPENING.
 - 13 REMOVE VENT IN EXISTING OPENING.
 - 14 REMOVE EXISTING CONC. STEP COMPLETELY.
 - 15 REMOVE EXISTING COUNTER COMPLETELY.
 - 16 REMOVE PLUMBING FIXTURES AND ACCESSORIES COMPLETELY.
 - 17 REMOVE EXISTING CONC. LEDGE COMPLETELY.
 - 18 REMOVE PORTION OF FLOOR FOR NEW ELEVATOR, COORDINATE WITH NEW WORK.

NOTE:

BASED ON A PHASE I ENVIRONMENTAL SITE ASSESSMENT, AN ASBESTOS-CONTAINING MATERIALS ASSESSMENT, AND LEAD-BASED PAINT SURVEY BY SWIFT CREEK ENVIRONMENTAL, INC. SCE PROJECT NUMBER 19-021 DATED MAY 1, 2019, SOME ASBESTOS-CONTAINING MATERIALS, SOME LEAD-BASED PAINT, AND TWO ABOVE GROUND FUEL TANKS WERE IDENTIFIED. ALL WILL BE ABATED OR ENCAPSULATED AS REQUIRED.

WALL LEGEND

————— EXISTING CONSTRUCTION TO REMAIN.

- - - - - EXISTING CONSTRUCTION TO BE REMOVED.

PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION

CHURCH STREET LOFTS ASHEBORO, NC

Project Number: LAN-17077

401 North Heritage Street
Kinston, North Carolina 28501
252-527-1523 252-527-0049 fax

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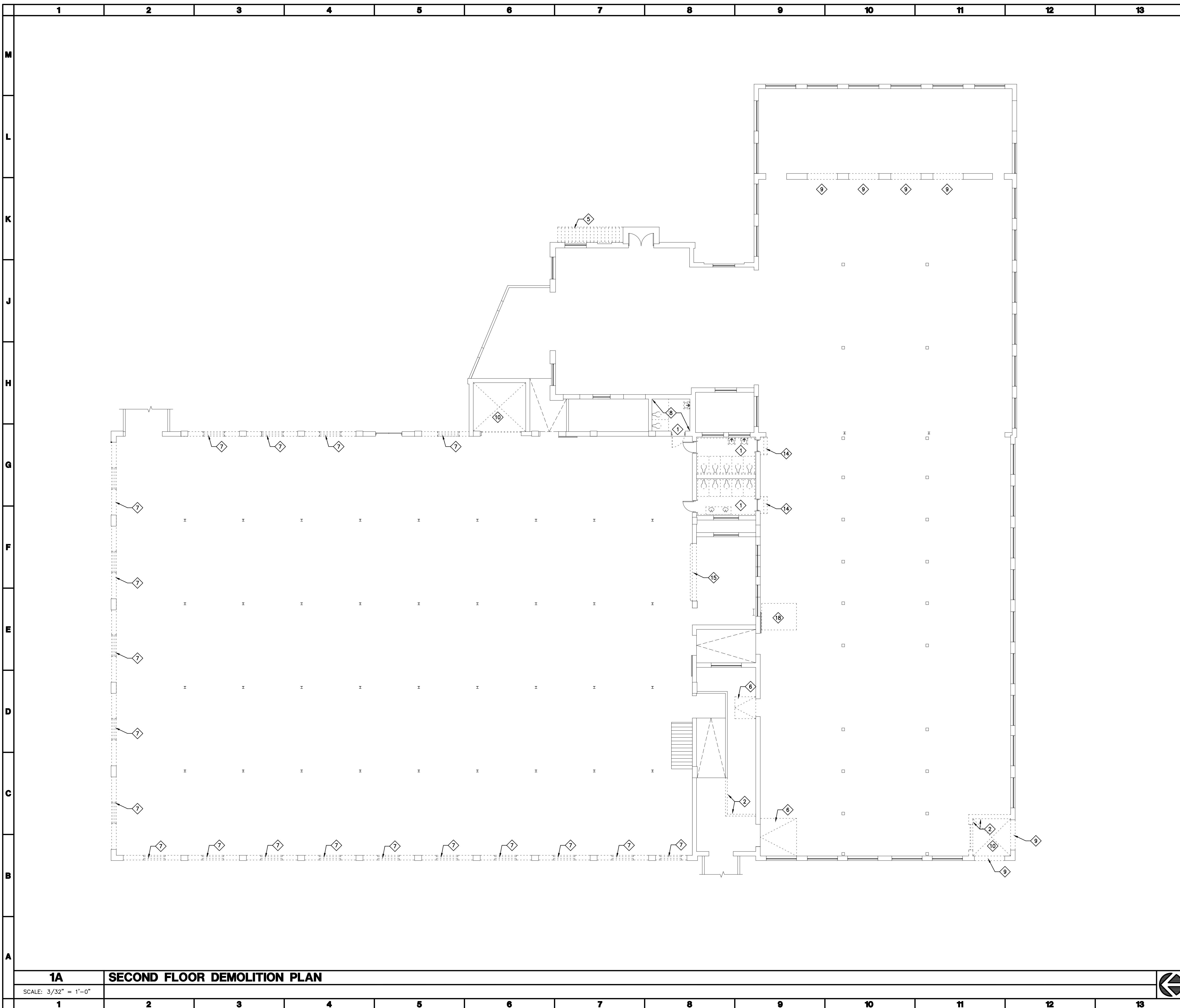
Issue Date: 11/6/20
Revisions:

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1A FIRST FLOOR DEMOLITION PLAN

SCALE: 3/32" = 1'-0"



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ASHEBORO, NC

Project Number: L,AN-17077

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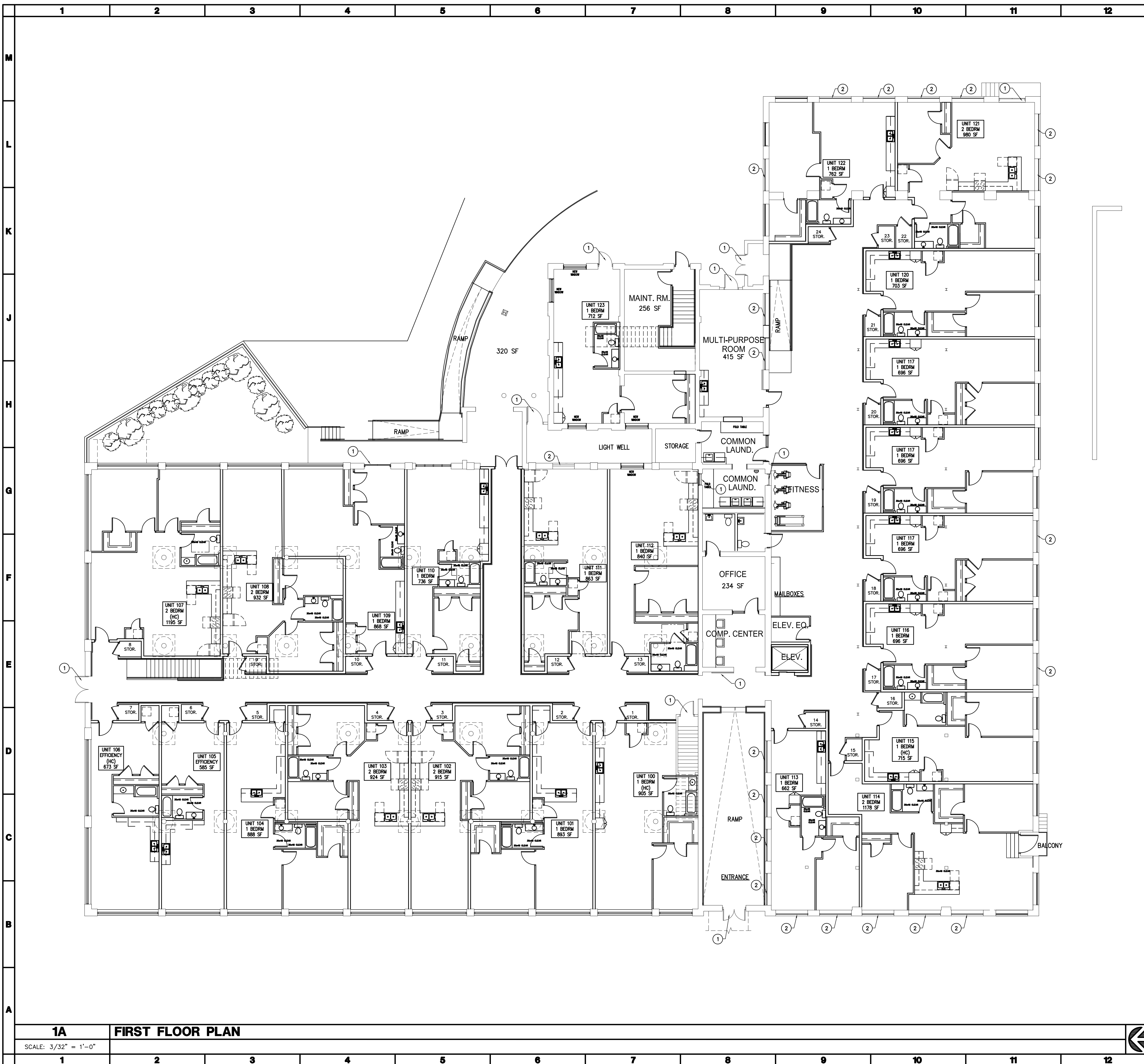
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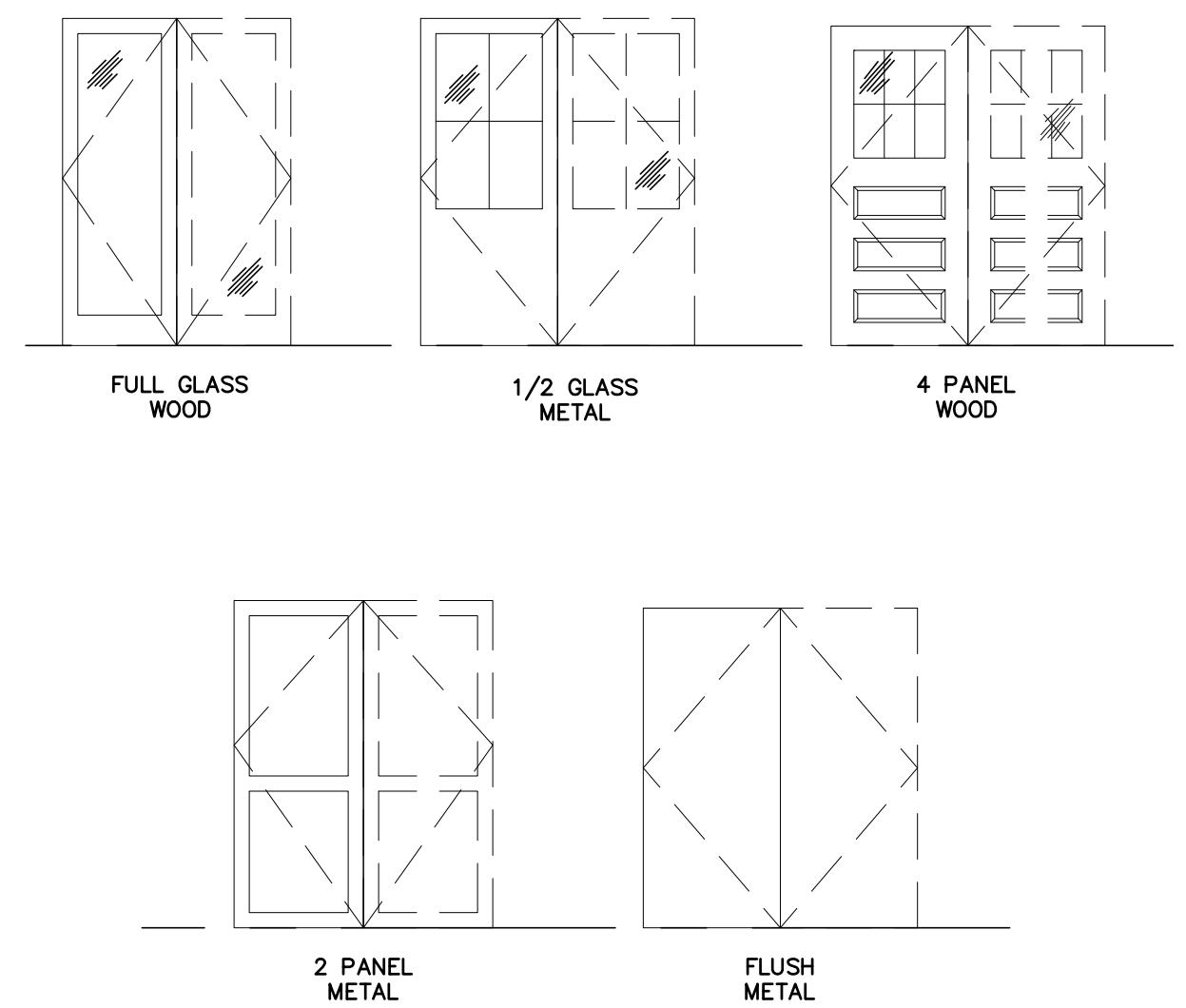
1A SECOND FLOOR DEMOLITION PLAN

SCALE: 3/32" = 1'-0"



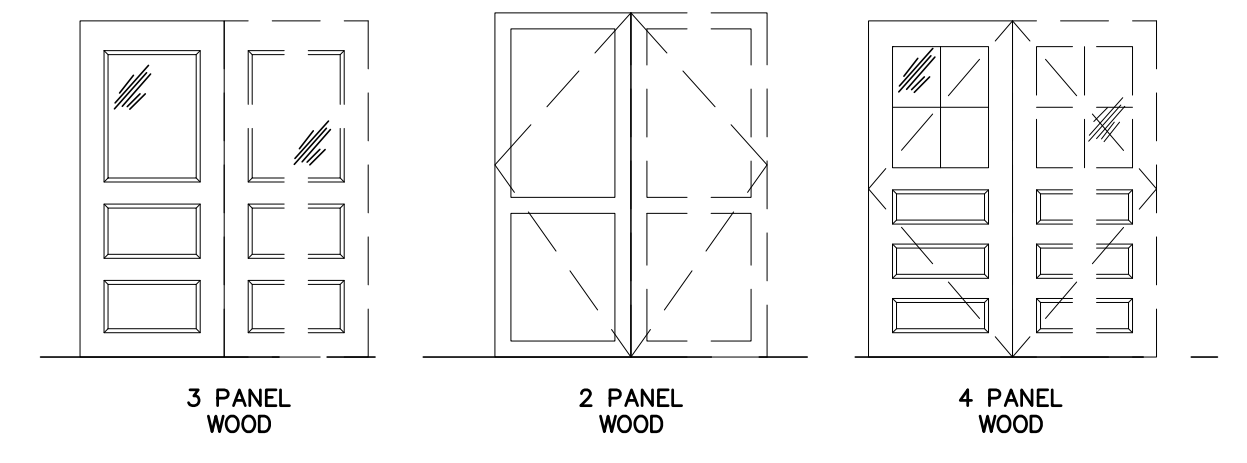
CONSTRUCTION NOTES

- ① EXISTING DOOR TO REMAIN, CLEAN AND REPAIR AS REQUIRED, SEE ELEVATIONS.
- ② EXISTING WINDOWS TO REMAIN, CLEAN AND REPAIR AS REQUIRED, SEE ELEVATIONS.



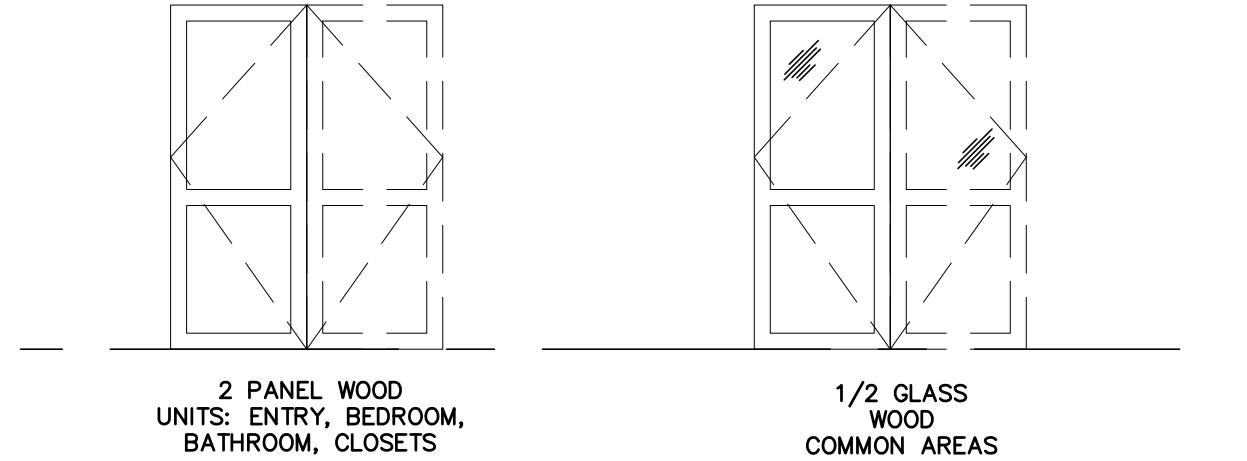
13G EXISTING TYP. EXTERIOR DOOR TYPES

SCALE: 1/4" = 1'-0"



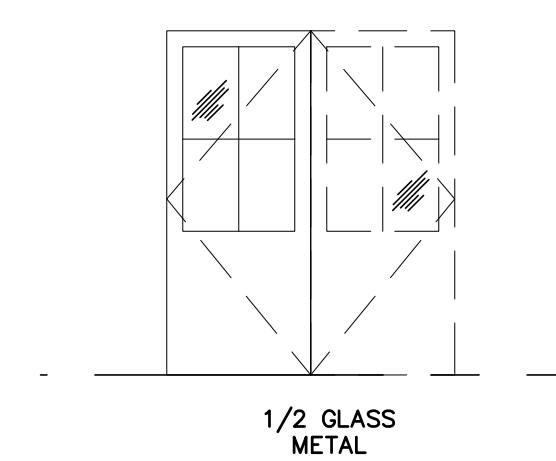
13E EXISTING TYP. INTERIOR DOOR TYPES

SCALE: 1/4" = 1'-0"



13C NEW INTERIOR DOOR TYPE

SCALE: 1/4" = 1'-0"



13A NEW EXTERIOR DOOR TYPE

SCALE: 1/4" = 1'-0"

1A FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

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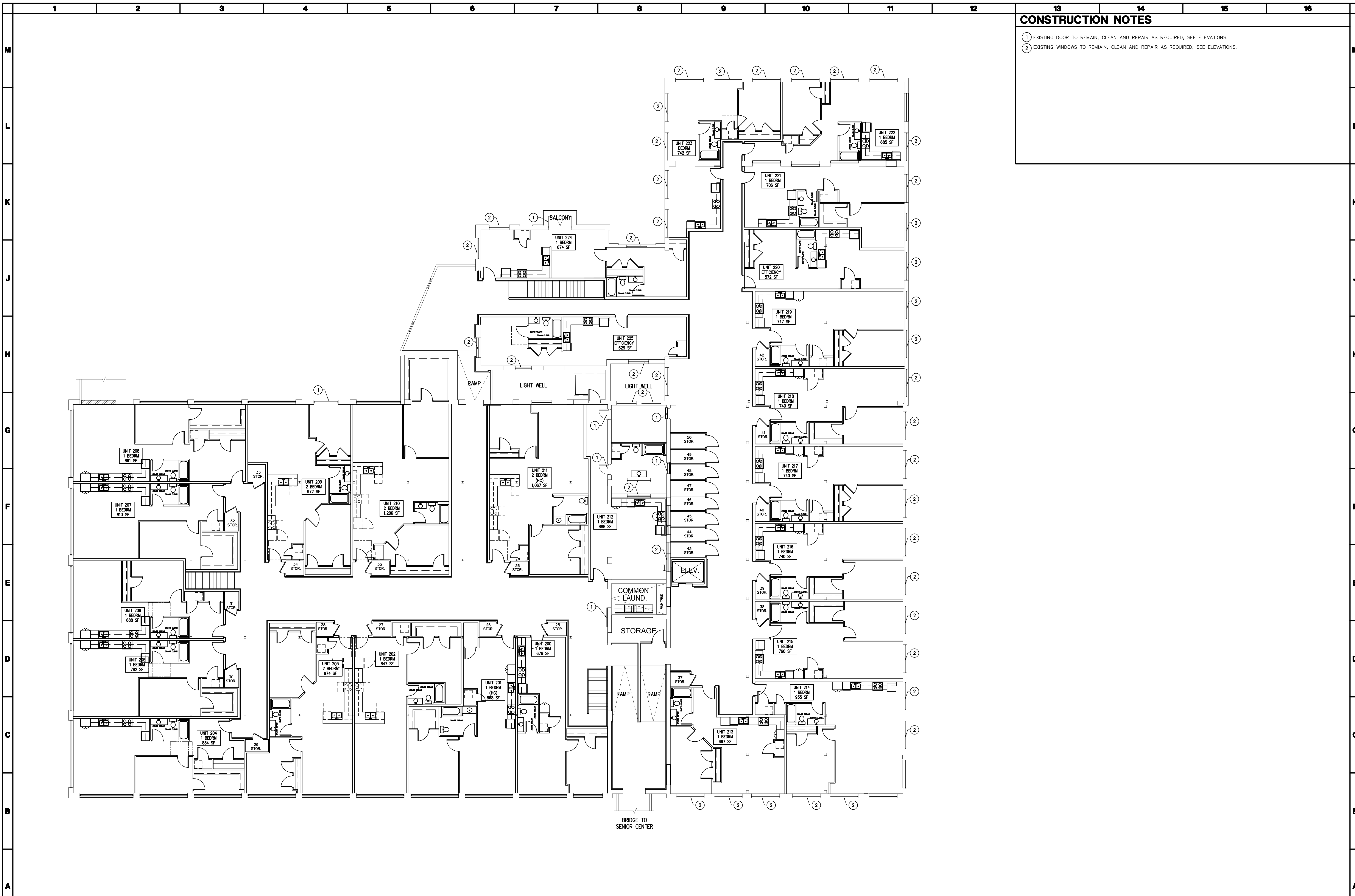
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CONSTRUCTION NOTES

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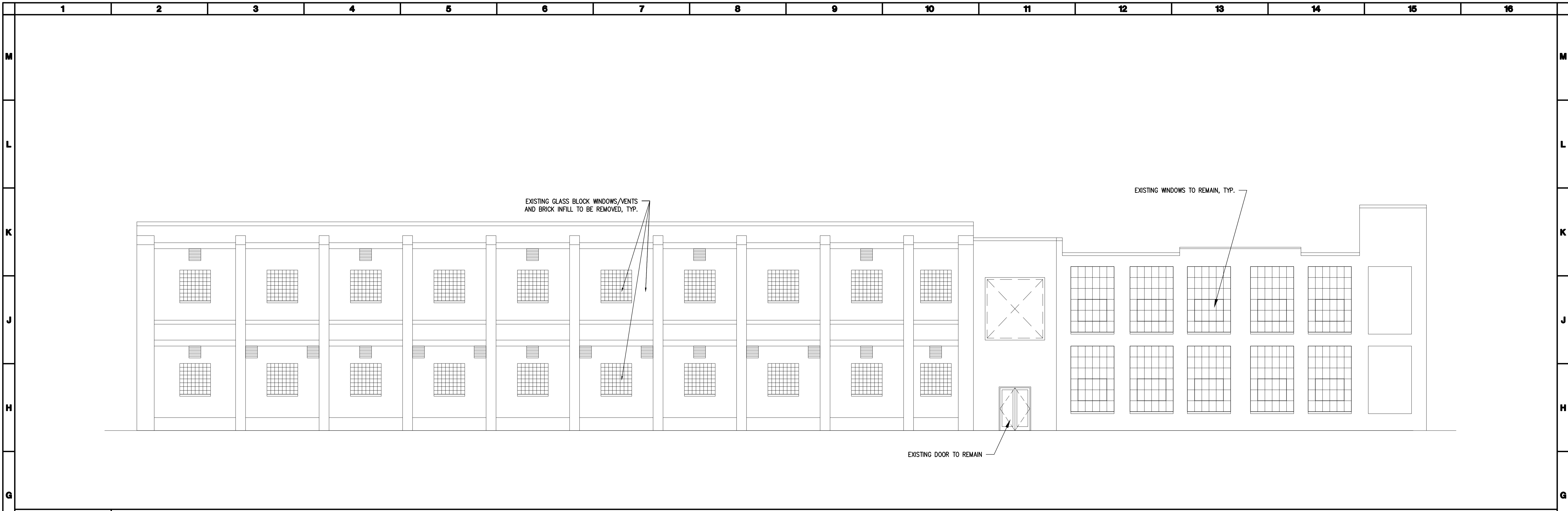
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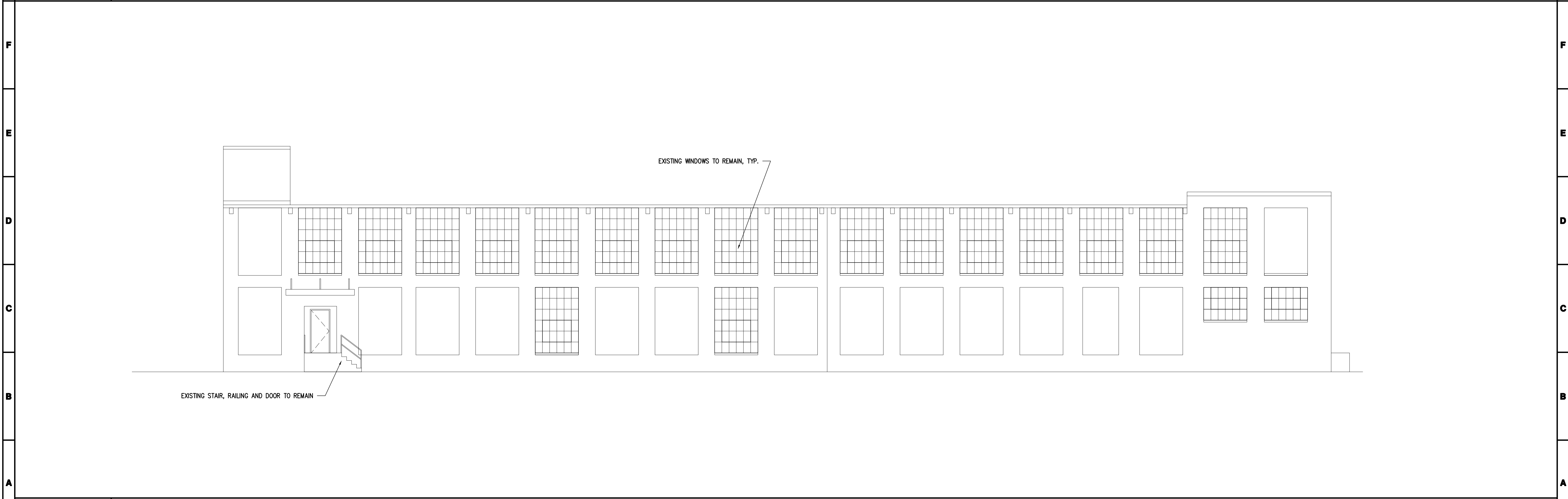
1A SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

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1G EXISTING WEST ELEVATION

SCALE: 1/8" = 1'-0"



1A EXISTING SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

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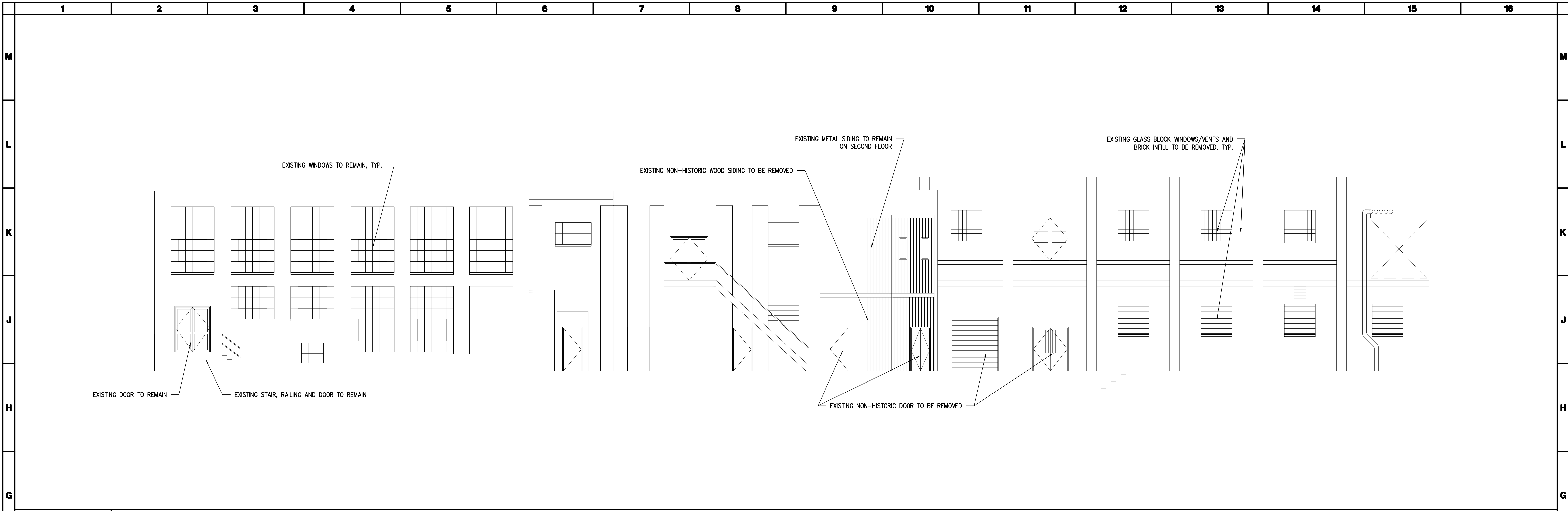
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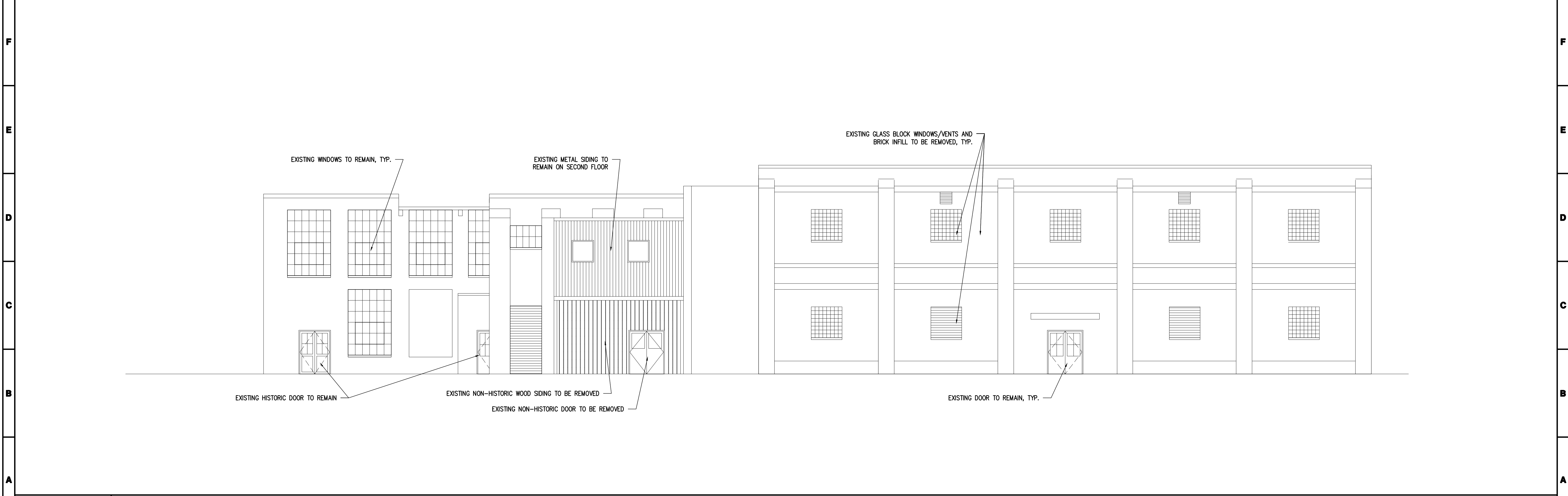
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1G EXISTING EAST ELEVATION

SCALE: 1/8" = 1'-0"



1A EXISTING NORTH ELEVATION

SCALE: 1/8" = 1'-0"

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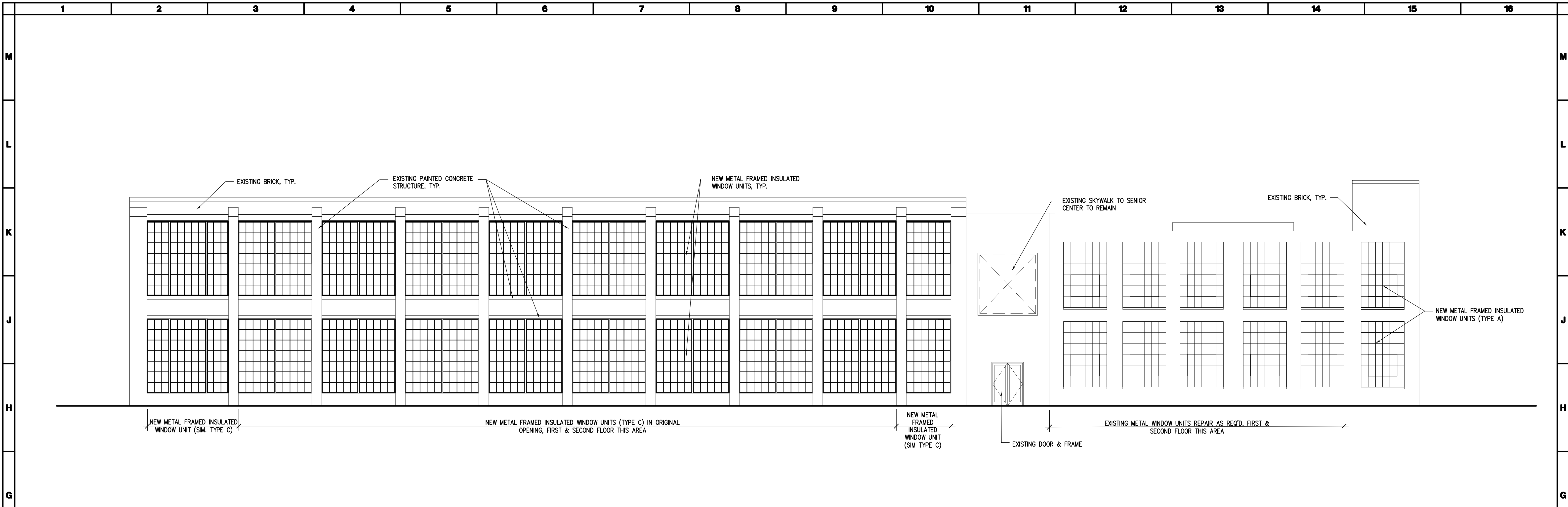
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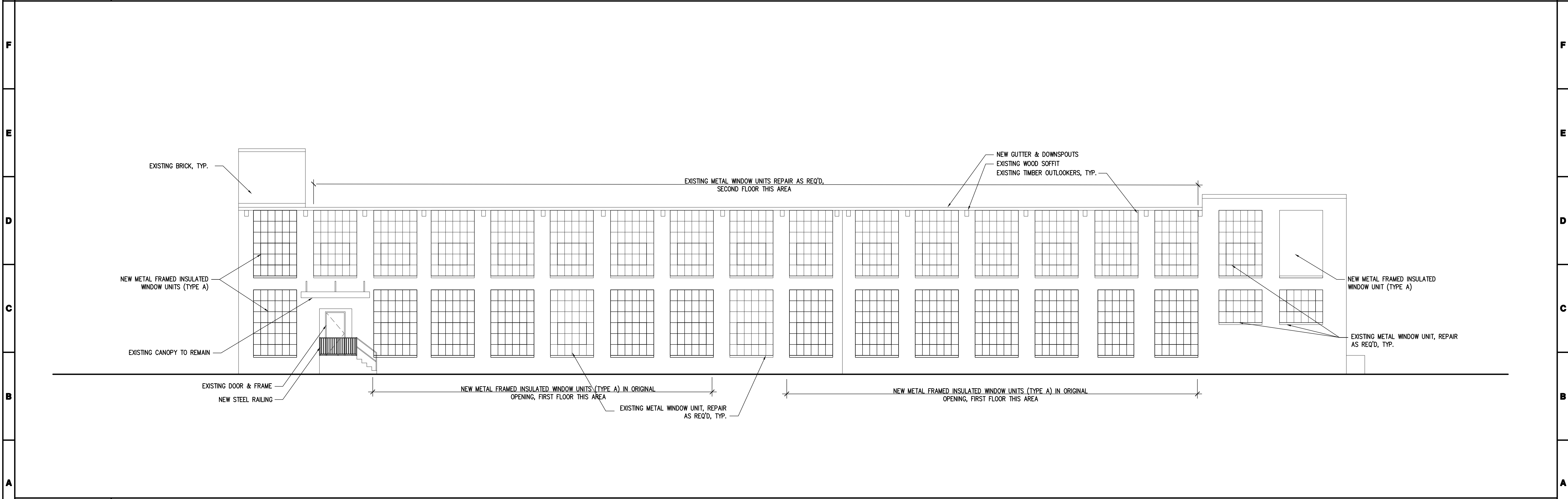
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1G PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0"



1A PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

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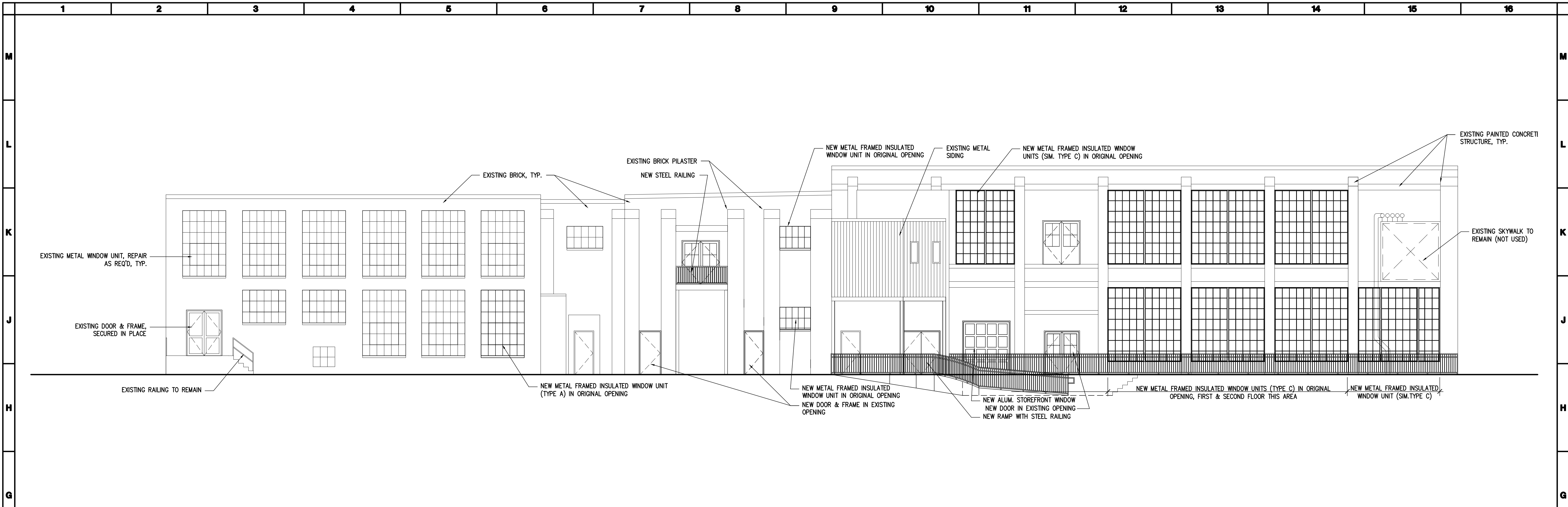
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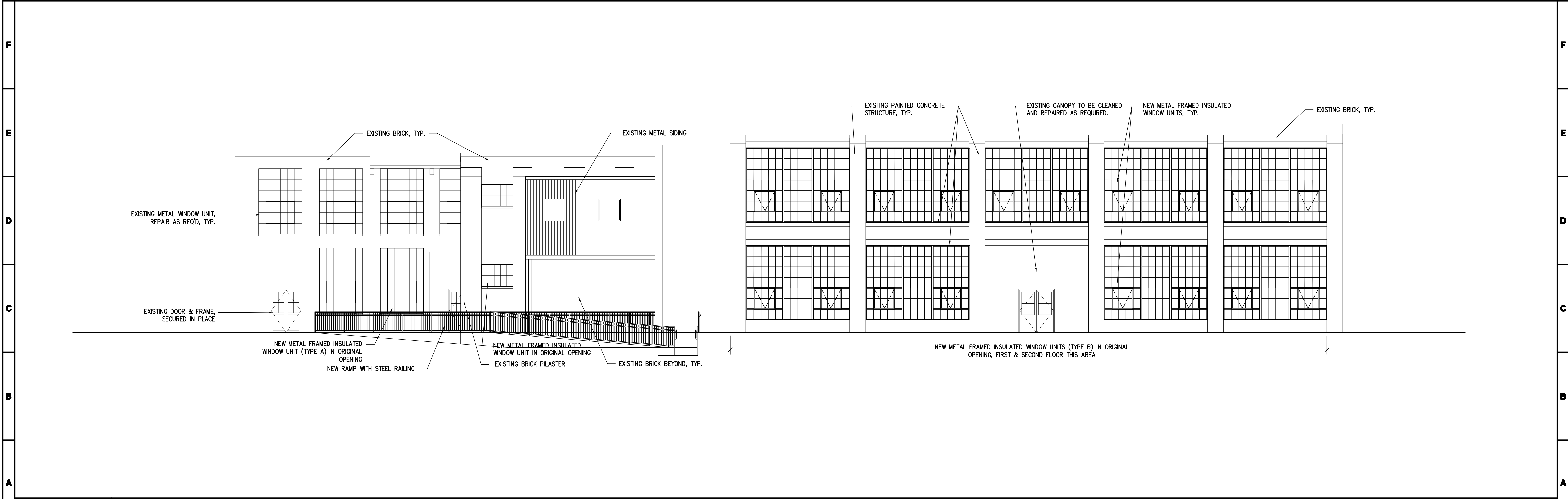
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1G PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0"



1A PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"

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ASHEBORO, NC**

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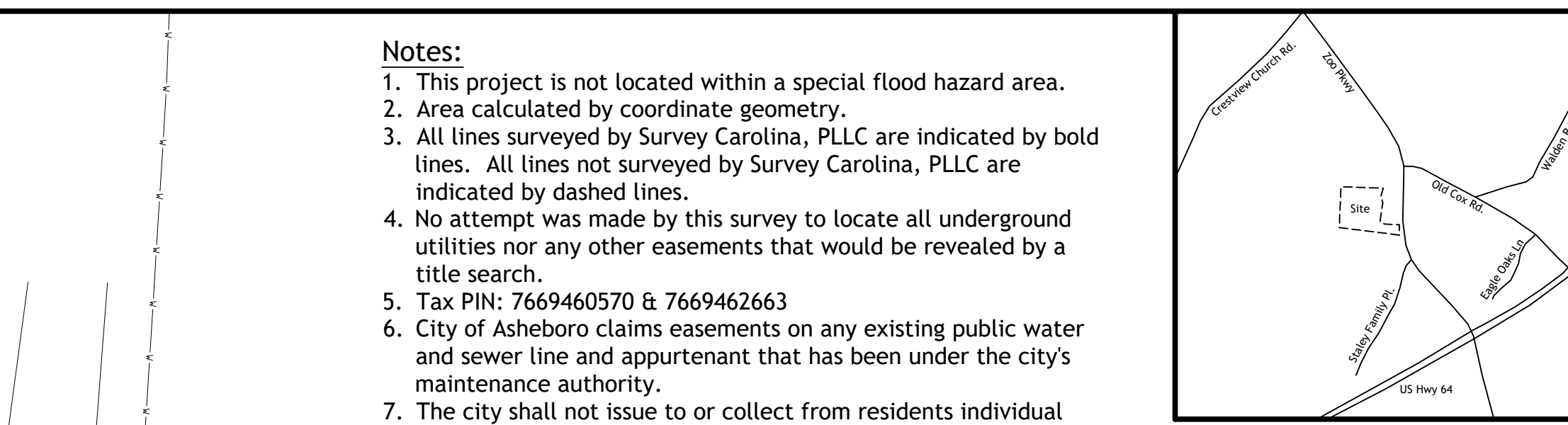
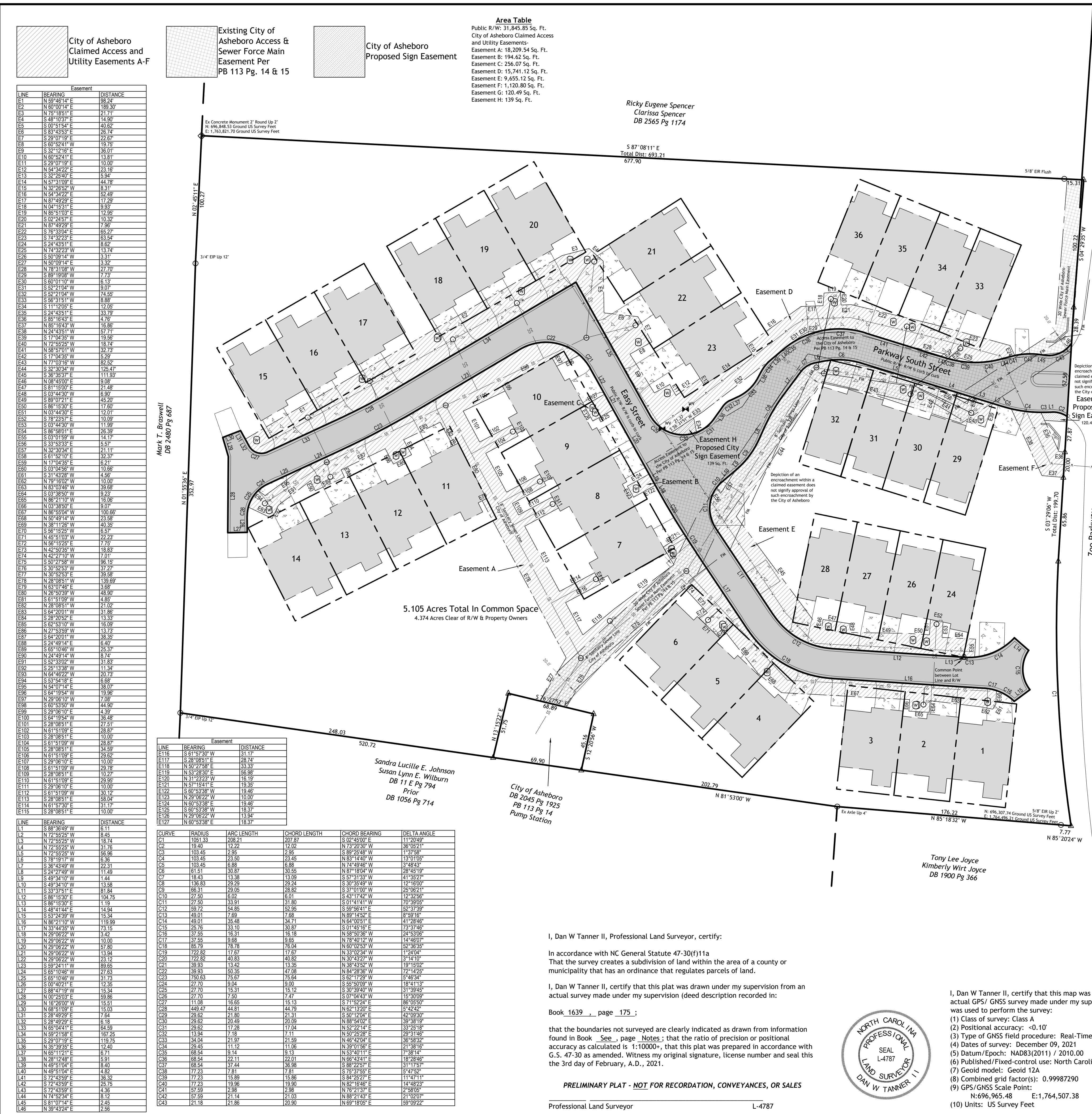
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Follow-up regarding Case No. RZ-22-06 related to the dedication of the Parkway South Townhomes subdivision's private streets to the public.



Notes:

- This project is not located within a special flood hazard area.
- Area calculated by coordinate geometry.
- All lines surveyed by Survey Carolina, PLLC are indicated by bold lines. All lines not surveyed by Survey Carolina, PLLC are indicated by dashed lines.
- No attempt was made by this survey to locate all underground utilities nor any other easements that would be revealed by a title search.
- Tax PIN: 7669460570 & 7669462663
- City of Asheboro claims easements on any existing public water and sewer line and appurtenant that has been under the city's maintenance authority.
- The city shall not issue to or collect from residents individual garbage or recyclable solid waste containers.
- Front setback as 5' from each lot's property line that is closest to the proposed public r/w. Proposed Building Setbacks for Lots:
 - Front Setback: 5'
 - Side Setback: 0'
 - Rear Setback: 0'
- This property is subject to restrictions detailed by the Memorandum of Land Use Restrictions recorded in Deed Book 2840, Page 361 in the Randolph County Public Registry related to the property's RA6 (CZ) High-Density Residential Conditional Zoning classification

Pin	Owner	Deed/Page
1	7669463259 Peggy T. Myers & Timothy V. Myers	2391/548
2	7669463300 Clay C. Shackelford & Hilarie Shackelford	2777/2085
3	7669462370 Betty G. Shackelford	2072/906
4	7669461382 Pearl Elizabeth Albright	2730/609
5	7669461355 Peggy M. Bowman	2316/1098
6	7669461318 Mary Phillips Cox	2506/845
7	7669460475 Jong Kun Woo	2033/679
8	7669460439 Denise M. Summerell	2327/457
9	7669460513 Elizabeth S. Buchanan	2181/285
10	7669460507 Troy D. Danner & Deanna Lynn Danner	2569/164
11	76694639540 Ella Corrine Sheen	2539/326
12	76694638498 Billie Gaynell Dunning	2456/968
13	76694638457 Janet S. Young & Richard A. Young	2774/1952
14	76694638424 Fayetteville RE, LLC	2692/42
15	7669463799 Anthony Z. Dickow	2500/274
16	76694638631 Eugenia M. Thomas	1948/1359
17	76694638673 Martha C. Kimrey & Amy R. Kimrey	1943/1361
18	76694639637 Margaret Davis	2496/451
19	76694636669 Darwin Thomas Smith	2780/980
20	7669460701 Barbara L. Lassiter	2099/762
21	7669460699 Tammie R. Swaim & Randall S. Swaim	2602/1011
22	7669461615 Gina F. Webster & Carla F. McBee	2268/430
23	7669461642 Clifford R. Richardson	2637/676
24	7669463452 Peggy Hill Moore	2513/582
26	7669463413 Michael Bryant Patram	1858/3715
27	7669462483 Roger G. Sweeney	2640/1375
28	7669462454 Frances Winslow	1797/1656
29	7669463553 Rebecca L. Yow	2460/423
30	7669463524 Laverne B. Yarborough	2419/1012
31	7669462595 Tina Baker Everhart	2649/178
32	7669462566 Kendria L. Eckard	2125/1431
33	7669463676 Peggy Hancock	2180/1104
34	7669463648 Grace Dew Phillips	2710/1293
35	7669463609 Rodrigo A. Velez & Elizabeth Zapata	2662/851
36	7669462770 Kasey Lynn Cain	21E/743

I, _____ Review Officer of Randolph County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Date _____ Review Officer _____

I hereby certify that the street, utility, and other required improvements have been installed or provisions have been made for installation in an acceptable manner and according to City specifications and standards in the _____ subdivision.

_____(Date) _____ City Engineer

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision and dedicate any right-of-way or easements as shown on the plat with my (our) free consent.

Date _____ (Owner) _____ (Owner)

Date _____ (Owner) _____ (Owner)

_____(Date) _____ Community Development Director

Public right-of-way was accepted by means of Resolution Number _____

Owners:
Triangle Park Associates
235 E Presnell St
Asheboro, NC 27203

Owners:
Parkway South
Homeowner's Association
3140 Zoo Pkwy
Asheboro, NC 27205

Right of Way Dedication For:
Triangle Park Associates
City of Asheboro
Randolph County
February 3, 2022
Deed Book: 1639 Pg: 175
Plat Book: 57 Pg: 60
Scale: 1" = 40 US Survey Feet

Bar Scale: 0' 40' 80' 120'

SURVEY CAROLINA, PLLC
154 S. Fayetteville St, Suite B, Asheboro, NC 27203
Phone Number: 336 625-8000
Email: mail@surveycarolina.com

Firm #: P-1110
Dan W Tanner II L-4787
© 2021 Survey Carolina, PLLC Job #: 13548

Area Table
Public R/W: 31,845.85 Sq. Ft.
City of Asheboro Claimed Access and Utility Easements:
Easement A: 18,209.54 Sq. Ft.
Easement B: 194.62 Sq. Ft.
Easement C: 256.07 Sq. Ft.
Easement D: 15,741.12 Sq. Ft.
Easement E: 9,655.12 Sq. Ft.
Easement F: 1,120.80 Sq. Ft.
Easement G: 120.49 Sq. Ft.
Easement H: 139.54 Sq. Ft.

LINE	BEARING	DISTANCE
E1	N 59°46'14" E	88.24
E2	N 67°00'14" E	198.30
E3	N 75°18'51" E	217.1
E4	S 48°10'37" E	14.90
E5	S 20°15'41" E	60.62
E6	S 83°43'32" E	26.74
E7	S 29°07'19" E	22.80
E8	S 60°42'41" W	19.75
E9	S 32°12'18" E	38.01
E10	N 60°32'41" E	13.81
E11	S 29°07'19" E	10.90
E12	N 54°34'22" E	23.16
E13	S 32°25'40" E	15.84
E14	N 83°41'02" E	44.78
E15	N 32°26'52" W	8.31
E16	N 54°34'22" E	15.84
E17	N 67°49'59" E	17.29
E18	N 04°15'31" E	9.93
E19	N 65°45'02" E	12.88
E20	S 02°24'57" E	10.32
E21	N 67°49'59" E	7.96
E22	S 78°33'04" E	12.89
E23	S 74°32'33" E	63.54
E24	S 24°43'51" E	8.62
E25	S 74°32'33" E	13.74
E26	S 50°09'14" W	3.31
E27	N 50°09'14" E	3.32
E28	N 78°31'08" W	27.17
E29	S 89°19'08" W	7.73
E30	S 60°10'10" W	6.13
E31	S 50°41'04" W	3.07
E32	S 52°21'04" W	74.56
E33	S 56°31'51" W	8.86
E34	S 11°11'00" E	12.89
E35	S 24°43'51" E	33.79
E36	S 85°16'43" W	4.76
E37	S 85°16'43" W	4.76
E38	N 24°43'51" W	57.71
E39	S 12°16'02" W	17.49
E40	N 72°55'52" W	18.74
E41	N 58°57'01" W	32.73
E42	S 11°11'00" E	12.89
E43	N 77°03'16" W	82.52
E44	S 32°30'34" W	126.47
E45	S 38°35'27" E	111.83
E46	N 08°45'02" E	1.08
E47	S 81°15'00" E	21.48
E48	N 85°44'00" W	6.8
E49	S 89°07'21" E	45.29
E50	S 86°15'00" E	17.60
E51	N 03°14'40" E	10.89
E52	S 78°23'37" E	10.09
E53	S 03°44'30" W	11.99
E54	S 86°38'01" E	11.99
E55	S 03°01'59" W	14.17
E56	S 33°33'33" E	35.57
E57	S 12°16'02" W	17.49
E58	S 51°52'10" E	32.37
E59	N 17°04'35" E	16.21
E60	N 10°46'00" E	10.86
E61	S 31°43'28" W	4.56
E62	N 86°15'02" E	10.86
E63	N 83°03'46" W	39.68
E64	S 03°38'50" W	9.23
E65	N 86°15'02" E	10.86
E66	N 03°38'50" E	9.07
E67	N 86°45'04" W	100.66
E68	N 28°49'14" W	23.58
E69	N 38°11'28" W	40.35
E70	S 56°15'25" W	6.57
E71	N 45°51'03" E	22.23
E72	N 56°15'25" E	7.75
E73	N 42°30'32" W	18.83
E74	N 42°30'32" W	18.83
E75	S 50°27'38" W	86.19
E76	S 30°32'53" W	37.27
E77	N 30°42'58" E	30.39
E78	N 28°08'51" W	136.69
E79	N 63°07'46" E	13.86
E80	N 28°49'14" W	46.80
E81	S 51°15'09" W	4.85
E82	N 28°08'51" W	13.87
E83	S 64°20'01" W	51.86
E84	S 28°20'52" W	13.39
E85	S 64°20'01" W	16.89
E86	N 72°53'59" W	13.72
E87	S 64°20'01" W	38.35
E88	S 24°49'14" W	15.37
E89	S 62°10'45" W	25.37
E90	N 24°49'14" W	8.74
E91	N 24°49'14" W	10.83
E92	S 25°13'38" W	11.34
E93	N 64°46'22" W	20.73
E94	S 53°41'18" E	19.07
E95	N 54°07'14" E	38.07
E96	S 64°19'54" W	19.86
E97	N 29°06'10" W	44.90
E98	S 60°53'50" W	44.90
E99	S 29°06'10" W	4.39
E100	S 64°19'54" W	26.88
E101	S 28°08'51" E	27.51
E102	N 61°15'09" E	28.87
E103	S 28°08'51" E	10.77
E104	S 51°15'09" W	28.87
E105	N 61°15'09" E	34.59
E106	N 61°15'09" E	29.62
E107	S 29°06'10" E	10.00
E108	S 51°15'09" W	29.78
E109	S 28°08'51" E	10.77
E110	N 61°15'09" E	29.62
E111	S 29°06'10" E	10.00
E112	S 51°15'09" W	30.12
E113	S 28°08'51" E	58.04
E114	N 61°15'09" E	31.17
E115	S 28°08'51" E	10.00

LINE	BEARING	DISTANCE
L1	S 86°36'49" W	6.11
L2	N 72°55'52" W	18.74
L3	N 72°55'52" W	33.76
L4	N 72°55'52" W	66.86
L5	N 72°55'52" W	66.86
L6	S 78°19'17" W	6.36
L7	S 30°43'49" W	22.31
L8	S 20°42'09" W	14.44
L9	S 49°34'10" W	1.44
L10	S 49°34'10" W	13.58
L11	S 33°37'41" E	10.75
L12	S 86°15'30" E	104.75
L13	S 86°15'30" E	1.19
L14	N 44°41'44" E	14.84
L15	S 53°24'39" W	15.34
L16	N 86°21'10" W	119.99
L17	N 33°44'52" W	73.15
L18	N 29°06'22" W	34.2
L19	N 29°06'22" W	13.84
L20	N 29°06'22" W	57.80
L21	N 29°06'22" W	13.84
L22	N 29°06'22" W	13.84
L23	S 59°21'11" W	89.65
L24	S 59°21'11" W	27.83
L25	S 59°21'11" W	71.73
L26	S 59°21'11" W	12.35
L27	S 88°47'19" W	15.34
L28	N 00°20'52" E	17.58
L29	N 19°26'50" W	15.51
L30	N 68°51'09" E	15.03
L31	S 28°49'59" E	6.18
L32	S 28°49'59" E	6.18
L33	N 69°04'41" E	64.59
L34	S 59°21'11" W	107.25
L35	S 29°07'19" E	119.75
L36	N 35°39'35" E	12.40
L37	N 66°11'11" E	11.86
L38	N 28°12'48" E	5.91
L39	N 49°51'04" E	8.40
L40	N 49°51'04" E	8.40
L41	S 72°43'59" E	25.75
L42	S 72°43'59" E	25.75
L43	N 74°52'34" E	8.12
L44	S 81°07'14" E	24.56
L45	N 38°43'24" E	12.26

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1061.33	208.21	207.87	S 02°45'00" E	110°20'42"
C2	19.40	12.22	12.02	N 73°20'30" W	38°02'51"
C3	103.45	2.95	2.95	S 89°26'45" W	113°37'58"
C4	103.45	23.50	23.45	N 83°14'40" W	13°01'09"
C5	103.45	8.88	8.88	N 74°48'46" W	3°43'42"
C6	61.51	30.87	30.85	N 87°18'36" E	28°42'59"
C7	18.43	13.38	13.09	S 57°31'33" W	41°32'27"
C8	136.83	29.29	29.24	S 30°35'40" W	12°16'00"
C9	66.31	28.65	28.62	S 37°01'01" W	26°02'11"
C10	27.50	6.02	6.01	S 43°17'42" W	12°32'56"
C11	27.50	33.91	31.80	S 01°41'41" W	10°39'05"
C12	69.12	54.65	52.85	S 89°58'41" E	15°32'38"
C13	49.01	7.69	7.68	N 89°14'52" E	8°29'16"
C14	49.01	44.70	44.70	N 44°02'51" E	41°26'48"
C15	25.76	33.10	30.77	S 01°46'15" E	13°37'46"
C16	37.55	16.31	16.18	N 58°30'36" W	24°53'06"
C17	37.55	16.31	16.18	N 78°40'27" W	14°05'07"
C18	85.79	78.78	78.04	N 60°02'53" W	52°38'35"
C19	722.82	17.67	17.67	N 33°02'34" W	1°24'04"
C20	722.82	40.83	40.83	S 30°42'37" W	3°14'10"
C21	35.93	13.42	13.35	N 38°43'52" W	19°15'02"
C22	39.93	50.35	47.08	N 84°28'36" W	17°14'25"
C23	759.83	75.67	75.64	S 07°04'43" W	15°46'34"
C24	27.70	9.04	9.00	S 55°50'59" W	18°41'13"
C25	27.70	15.31	15.12	S 30°39'40" W	24°53'06"
C26	27.70	7.50	7.47	N 10°04'43" W	14°30'09"
C27	11.08	16.65	15.13	S 71°52'24" E	86°05'50"
C28	449.47	44.81	44.79	N 62°13'20" E	5°42'42"
C29	29.62	21.80	21.31	S 20°42'30" E	42°03'50"
C30	29.62	20.49	20.09	N 88°54'02" E	39°38'19"
C31	29.62	17.78	17.04	N 52°22'44" E	33°25'38"
C32	113.04	7.16	7.11	S 59°29'28" E	29°14'26"
C33	34.04	21.97	21.06	N 46°42'04" E	36°58'32"
C34	29.45	11.12	11.06	N 39°01'30" E	17°38'16"
C35	68.54	9.14	9.13	N 53°40'11" E	12°46'37"
C36	68.54	22.11	22.01	N 66°43'41" E	18°28'46"
C37	68.54	37.44	36.58	N 88°22'54" E	31°17'37"
C38	172.82	7.81	7.81	S 37°39'52" E	51°12'52"
C39	77.23	15.89	15.86	S 84°25'27" W	11°47'11"
C40	77.23	19.86	19.80	N 82°16'46" E	14°58'23"
C41	57.69	21.86	21.86	N 76°21'31" E	15°46'36"
C42	57.69	21.14	21.03	N 88°21'43" E	21°02'07"
C43	21.18	21.86			

City of Asheboro Building Inspections

2022 Annual Report



ASHEBORO

NORTH CAROLINA



Mayor and Members of the City Council,

Our goal as a Department is to focus not only on safety standards and compliance for building construction, but to strive for excellent customer service. Towards the end of 2021, the Community Development Division implemented a new integrated online permitting software system that has proven to be the most effective way of providing service to our customers. We continue to receive a lot of positive feedback from customers regarding the online features that allow them to apply for permits, request inspections, and make payments.

The Building Inspections Department now has two new employees. Nathan Laughlin was previously working with Water Resource Department and was hired in March of 2022 as a Building Inspector. Nathan has since obtained a level one certification for building, plumbing, mechanical, and is working towards getting his level one for electrical. Khanthaly Keohanam was hired in October of 2022 as the Permits Technician. Khanthaly was a Permitting Technician for a neighboring county and is excited to be working with the City of Asheboro. Among other duties, she is available to assist walk-in customers with same day permitting requests if they do not have access to the online portal.

Effective October 2022, the North Carolina Department of Insurance requires Inspections Departments to complete requested inspections within two days. With the addition of Nathan to our team, the Department is able to meet this two day deadline but also has been able to dedicate time for more onsite consultations with homeowners doing their own projects.

In the report provided, you will see that a total of 1,333 permits were issued across all trades in 2022. The total revenue generated for both residential and commercial permits, including new construction, remodels, additions, and up-fits was \$256,135.85. The total valuations for both commercial and residential permits was \$36,751,962.00.

We expect 2023 to continue to be a busy year as several sizable projects were permitted or began new phases last year. Some of the non-residential projects include: Asheboro High School, Church Street Apartments, Four Saints Brewery, Black Powder, Taco Bell, Tropical Smoothie, Pizza Inn, Sandhill Mental Health, Detention Center, Pro Contractors Supply, the Zoo City Sportsplex, McCrary Park, Randolph County alterations to 2 units at Northgate Center, and a new cell tower on Carolina Ave. In terms of residential development, the Windcrest Subdivision and the Westpoint Townhome development are expected to account for a good number of our new residential building inspections.

The Building Inspections Department looks forward to another exciting and successful year. We will continue to work closely with all city departments to make this a great place to be. Together, we can make a difference in the City of Asheboro.

Thank you all for your continued support,

Eddie L. Garner
Chief Building Inspector



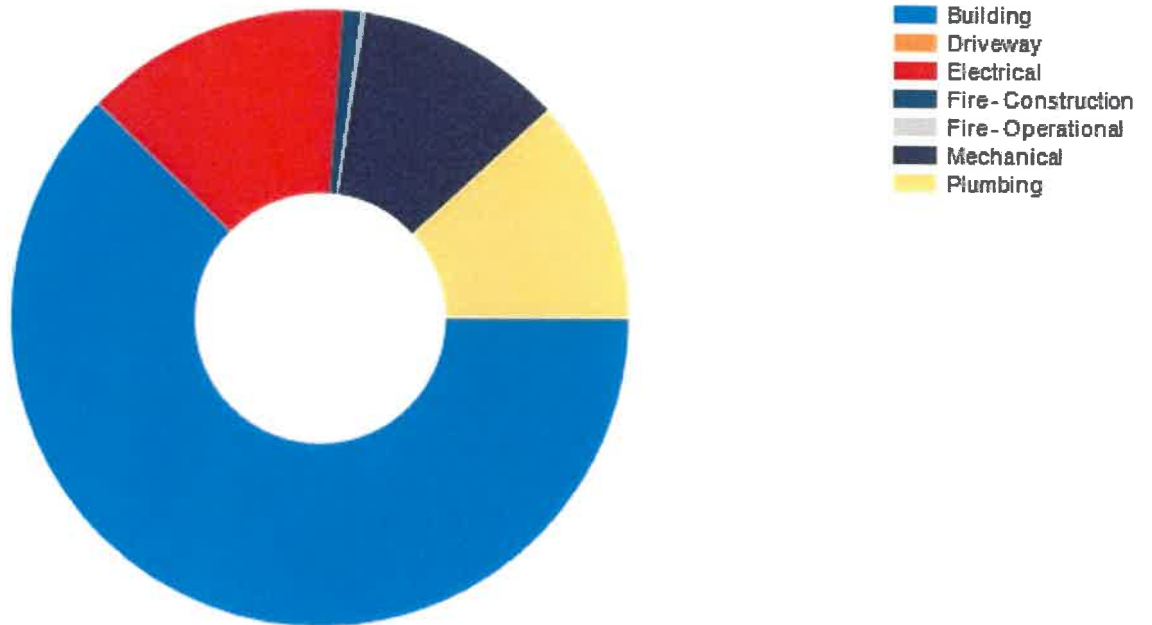
Building Inspections Department Staff

Eddie L. Garner	Chief Building Inspector
Nathan Laughlin	Building Inspector
Khanthaly Keohanam	Permit Technician

Permit Type Report

Permit Date
01/01/2022 to 12/31/2022

Description	Fees	Permits
Building	\$159,356.85	329
Electrical	\$35,684.00	436
Fire - Construction	\$2,300.00	22
Fire - Operational	\$700.00	7
Mechanical	\$27,765.00	326
Plumbing	\$30,330.00	213
Total	\$256,135.85	1333



Building Permit and Valuation Report

New Construction	Permits Issued	Valuation
Single Family Residence (Site-Built)	36	\$10,186,700.00
Single Family (Modular)	2	\$462,367.00
Single Family (Manufactured Homes)	25	\$611,718.00
Townhomes	6	\$490,000.00
Duplex	4	\$460,000.00
Apartments	1	\$6,400,000.00
Commercial New	13	\$9,814,750.00
		Total: \$28,425,535.00

Additions/Alterations	Valuation
Residential- Addition/Alteration	\$3,386,274.00
Commercial- Addition/Alteration	\$4,940,153.00
	Total: \$8,326,427.00

Total valuation for both new construction and addition/alterations is \$36,751,962.00

**New Dwelling Units Constructed During Previous 10 Years 2012-2022
Single Family Dwellings, Townhome Dwellings, and Duplex Dwellings
(Excluding Manufactured Homes)**

Year	Number of Permits
2012	144
2013	20
2014	24
2015	37
2016	51
2017	64
2018	91
2019	46
2020	85
2021	110
2022	52

Commercial and Residential Permits and Valuations Issued Previous 5 Years

(Excluding Manufactured Homes)

Commercial Permits Issued	Number of Permits	Valuation of Permits Issued
2018	45	\$23,004,500.00
2019	52	\$23,004,500.00
2020	57	\$18,008,595.00
2021	54	\$46,020,000.00
2022	63	\$14,754,903.00

[Value decrease of approx. 68% from 2021 to 2022 - \$31,265,097.00]

]

Residential Permits Issued	Number of Permits	Valuations of Permits Issued
2018	159	\$1,309,700.00
2019	107	\$5,455,450.00
2020	156	\$10,153,220.00
2021	160	\$11,260,959.00
2022	187	\$21,385,341.00

[Value increase of approx. 90% from 2021 to 2022 - \$10,124,382]

Permit Valuations

Commercial and Residential

Previous 5 Years

(Excluding Manufactured Homes)

Year	New Construction	Additions/Alterations	Total Valuations
2018	\$ 18,068,000.00	\$ 6,246,200.00	\$ 24,314,200.00
2019	\$ 18,224,500.00	\$ 10,235,450.00	\$ 28,459,950.00
2020	\$ 14,410,020.00	\$ 13,751,795.00	\$ 28,161,815.00
2021	\$ 45,921,975.00	\$ 11,358,984.00	\$ 57,280,959.00
2022	\$ 27,813,817.00	\$ 8,326,427.00	\$ 36,140,244.00

Building - Under Slab Plumbing	0	0	0	3	1	0	1	4	0	0	0	0	9
Building - Water and Sewer Line Inspection	0	0	0	0	0	0	0	2	0	0	0	0	2
Building - Water Line Inspection	0	0	1	0	0	0	0	0	0	0	0	0	1
Electrical - Final	4	9	9	5	8	11	6	19	13	22	26	40	172
Electrical - Misc. Inspection	0	0	4	0	0	0	2	1	4	5	0	1	17
Electrical - Pre Final Electrical	0	0	0	0	0	1	1	2	0	4	4	8	20
Electrical - Rough In	1	2	4	1	2	3	4	8	19	14	4	3	65
Electrical - Temp Power	0	2	1	6	2	3	5	1	2	3	6	5	36
Fire Construction Alarm Acceptance Test	0	0	0	0	0	0	0	0	0	0	0	1	1
Fire Construction Hood Suppression Acceptance	0	0	0	0	0	0	0	0	0	0	2	0	2
Fire Construction Sprinkler Acceptance	0	0	0	0	0	0	0	1	2	0	0	2	5
Mechanical - Duct Seal Inspection	0	0	0	0	0	1	0	0	3	0	1	1	6
Mechanical - Final	3	7	8	8	7	10	3	9	9	14	10	31	119
Mechanical - Grease Duct Inspection	0	0	0	0	0	0	0	0	0	0	5	0	5
Mechanical - Rough In	0	4	1	1	2	3	4	7	6	5	4	3	40
Plumbing - Final	0	3	0	1	2	2	2	6	1	10	16	25	68
Plumbing - Rough In	2	2	0	3	2	9	14	24	23	19	8	8	114
Plumbing - Sewer Line	4	0	3	0	0	0	0	0	3	3	2	0	15
Plumbing - Shower Pan	0	0	0	0	0	0	0	2	0	0	0	0	2
Plumbing - Water and Sewer Line	0	0	1	2	2	0	2	7	0	14	4	3	35
Totals:	82	72	170	83	152	160	142	306	293	319	234	306	2319

Print