

Guthrie Mill Dam



Application Report for Local Landmark Designation
Alamance County Historic Properties Commission

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GENERAL INFORMATION

NAME: Guthrie Mill Dam

ADDRESS: 7855 Mac Lane, Snow Camp, NC 27312

LOCATION: The Guthrie Mill Acreage is approached from the paved SR2345 Mac Lane off SR 22340 Greenhill Road, turning west onto an unpaved road toward Cane Creek

PARCEL ID #: 156470

Tax ID: 8-11-22C

AREA: The overall property is 5.01 acres, the area specifically proposed for designation is roughly 22,000 sqft.

OWNER: Owen Doyle Trust

OWNER MAILING ADDRESS: PO Box 24 Chapel Hill, NC 27514

BUILT: 1873

CONTACTS FOR REPORT:**Katherine Newlin Hadley**

Alamance County Historic Properties Commission Member
336-376-8960

Hadleyrosa@gmail.com

Ian Shannon

Alamance County Planning Department
201 W Elm St Graham, NC 27253
(336) 570-4063

ian.shannon@alamancecountync.gov

ABSTRACT FOR DESIGNATION

The Guthrie Mill Dam is a significant piece of architectural history. The dam is constructed in a style that ended around the end of the 1800's. The dams built in this style still remain to this day, a testament to their sturdy construction. The preservation of the stone dam is significant for education, pleasure, and enrichment of Alamance County and the state of North Carolina as a whole. This current proposal is to designate the dam itself and portions of the property extending 50 feet away from the dam in all directions. This puts the total area proposed for designation at roughly 22,000 sqft.

HISTORIC BACKGROUND

As settlement pushed westward, the first explorations were along creeks and rivers to discover the potential sources of power—places where rapids revealed natural fall which could be heightened by building a dam. With the dam located, a millrace would be constructed to lead water by a new and less precipitous route (than the creek itself) to a suitable spot where it could then be dropped all at once over a waterwheel. Headwater is brought from the top of the dam over the waterwheel. The “tailwater” coming from the waterwheel goes directly back into the creek or river [Hobbs, 1985].

Dams serve two major purposes in the milling operation: they elevate the level of the water in the creek so that the amount of fall (hence the amount of available power) is increased and the dam provides a storage capacity for water. The storage function is highly important. Many ponds may be drawn down three or four feet before milling operations must cease. Because of this storage capacity, a surprisingly small stream is capable of running a mill. A mill was generally operated from eight to ten hours a day, so there were 14 or more hours for the millpond to replenish itself from the night and after-hours flow of the stream. Such a capacity in effect doubled the effectiveness of the stream for milling purposes.

Some dams are anchored to bedrock at both ends. Most dams, however, terminate in bedrock on only one end, the other being notched into the dirt bank. Many of the stone dams built in North Carolina were laid “dry wall”, that is without mortar. In such instances the upstream side would be “dirted” with a heavy clay soil, or perhaps later “chinked” with mortar so as to seal up any leaks [Hobbs, 1982].

SIGNIFICANCE

The Guthrie Mill Dam reflects the setting, expertise of the builders, availability of materials, and use of water wheel or turbine. The dam was built with field stone and has a spillway. The stones were gathered upstream and floated downstream on a wooden raft. There is a brick power house toward the dam that has not been modified. George Guthrie, a well-known millwright and master workman along with Richard Freeman built a mill and dam which became known as Guthrie Mill in 1873 [Newlin, 1982].

After Meeting for Worship at West Grove Meeting on a First Day in 2019, Dixie Newlin, Charles Newlin, Louise Hobbs, Richard Hobbs, and Katherine Newlin Hadley were welcomed on a tour of Guthrie Mill Acreage:

May 22, 2021---George and Diane Doyle welcomed eighteen local historians to Weekend Retreat in the restored Guthrie Mill house.

- Dan McBane (born in 1934) remembered the Old Guthrie Mill when it was in operation and pulled by a tractor which he still owns. [McBane, 2021]
- Carol McBane Guthrie lives in the historic house owned by her grandfather miller David McBane who bought the Old Guthrie Mill in 1905. He numbered boards and moved it from the flood plane to its present location. [Guthrie, 2021]
- Dan Perry, a descendent from the Snow Camp Dixon Mill (his maternal Durham ancestors) remembers David McBane's Store (located where T.E. McBane's shop is now located). Dan's grandfather Joe Perry would trade at the store sometimes bartering rabbits.
- In 1982 Doug Berg built a form across the width of Guthrie dam, taking great care to get it as level as possible. Forty years later he still asks a fellow volunteer at Chatham County Historical Museum, Pittsboro, Dan Perry, "Is it still level?"
- Dan also remembers when the bridge crossing Cane Creek just passed the Old Guthrie Mill was closed. When he was in first grade (1949-1950) his school bus crossed the creek and picked him up; by second grade the bridge was closed and he had to meet the bus at Hwy 87. [Perry, 2021]
- Charles Newlin remembers riding his bicycle to the Old Guthrie Mill. [C. Newlin, 2021]
- Dr. Grimsley Hobbs used inspiration from Old Salem to renovate the mill into a home. The lock on the front door is believed to be from England.
- Richard Hobbs lives in a log house moved piece by piece onto the property. Its front door was made by Thomas Day. [R. Hobbs, 2021]
- Janie Newlin did her UNC-Greensboro senior research theses on John Newlin, founder of Saxapahaw Mill in 1800's. The document is on display at Saxapahaw Museum. [J. Newlin, 2021]

EVALUATION

While the actual mill building on the property has received a number of renovations and is now used as a dwelling house, the dam and pond remain largely in their original conditions. Because of the style of dam construction and the significance of these kinds of dams and mills in the development of North Carolina, it would be to great benefit to preserve the Guthrie Mill Dam and designate it a local landmark.

DESIGNATION PARAMETERS

The current proposal would see the dam and portions of the property 50 feet from the dam in all directions designated as a local landmark. This distance should be plenty for establishing a boundary around the dam but not so much that it will place any burdens on the property owner should they need to make any changes to their property in the future.

SUPPORTING DOCUMENTS

Photos of Site



Mill Pond



Dam at the Mill Pond, Behind Guthrie Mill



Designation Boundary Maps

Aerial Image from Alamance County GIS:



Owner Name: DOYLE OWEN W REVOCABLE TRUST
 OWEN & GEORGE DOYLE TRUSTEES
 CHAPEL HILL, NC 27514
 GPIN: 9707778392
 PID: 8-11-22C

October 23, 2023 0 0.01 0.02 mi

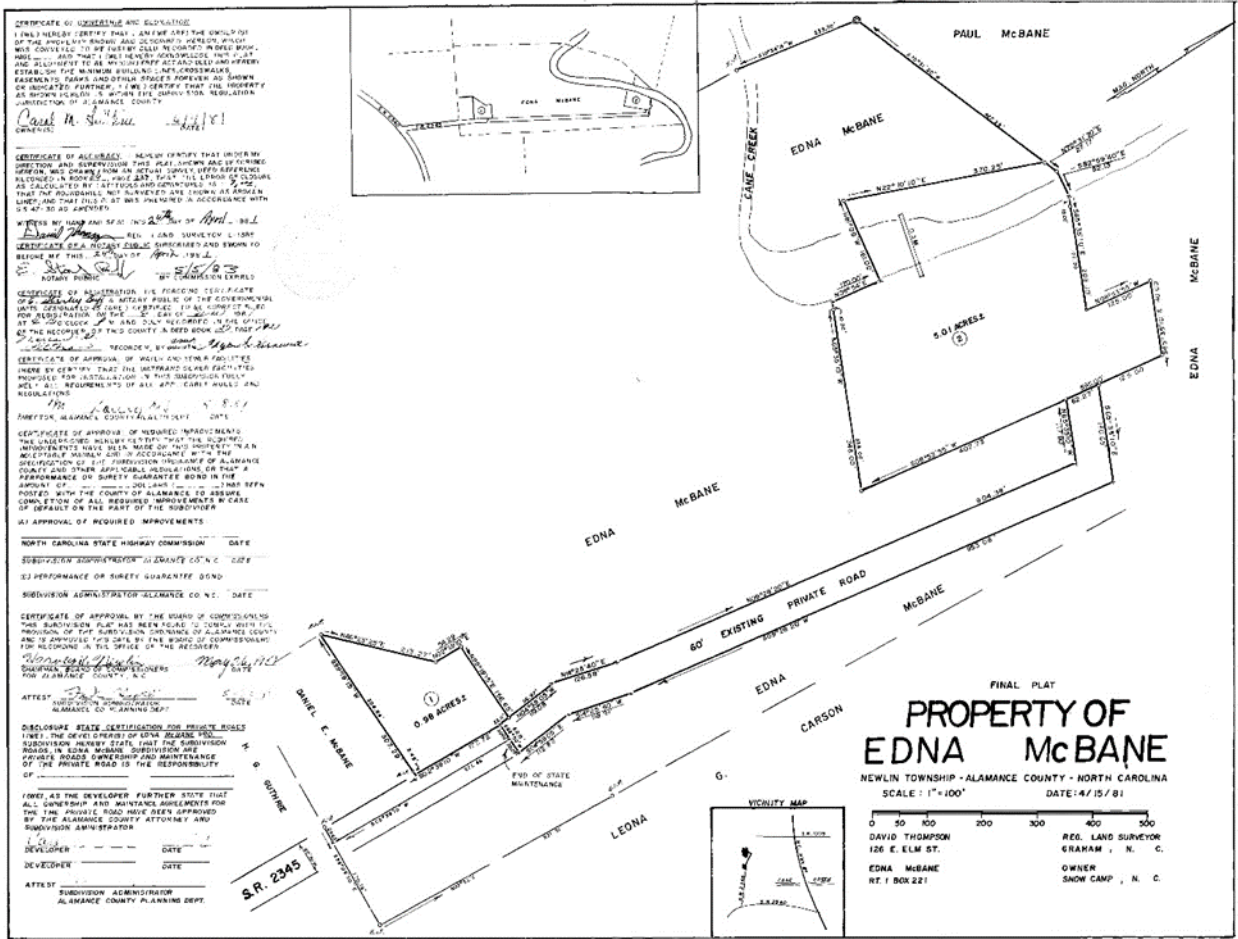
Proposed Designation Boundary Map

- | | | | |
|---------------------|-------------------|-------------|-------------|
| Preliminary Address | Preliminary Roads | 391 - TRAIL | 394 - TRAIL |
| Address | Private Roads | 392 - TRAIL | 395 - TRAIL |
| Tax Address | Roads | 393 - TRAIL | Railroads |
| | 390 - TRAIL | | |

Alamance County GIS
 Alamance County GIS Department

DISCLAIMER:
 This map is provided as a service and is not a legal document. The user assumes all liability for the accuracy, completeness, and use of the information. The user agrees to hold the County harmless for any errors, omissions, or damages resulting from the use of this map. The user agrees to indemnify and hold the County harmless for any claims, damages, or expenses, including reasonable attorneys' fees, arising from the use of this map. This map is provided as a service and is not a legal document. The user assumes all liability for the accuracy, completeness, and use of the information. The user agrees to hold the County harmless for any errors, omissions, or damages resulting from the use of this map. The user agrees to indemnify and hold the County harmless for any claims, damages, or expenses, including reasonable attorneys' fees, arising from the use of this map.

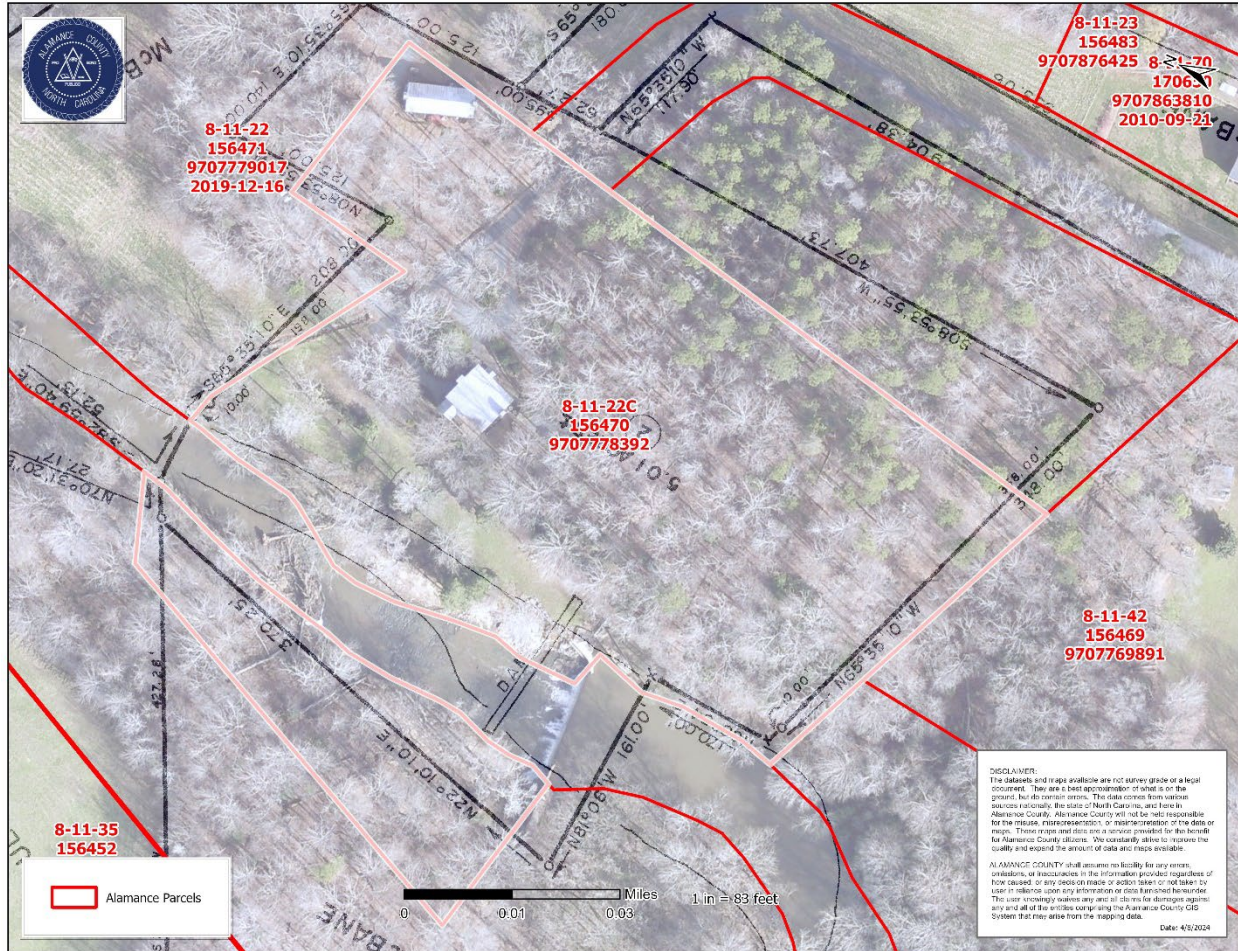
Plat of Property, 1981:



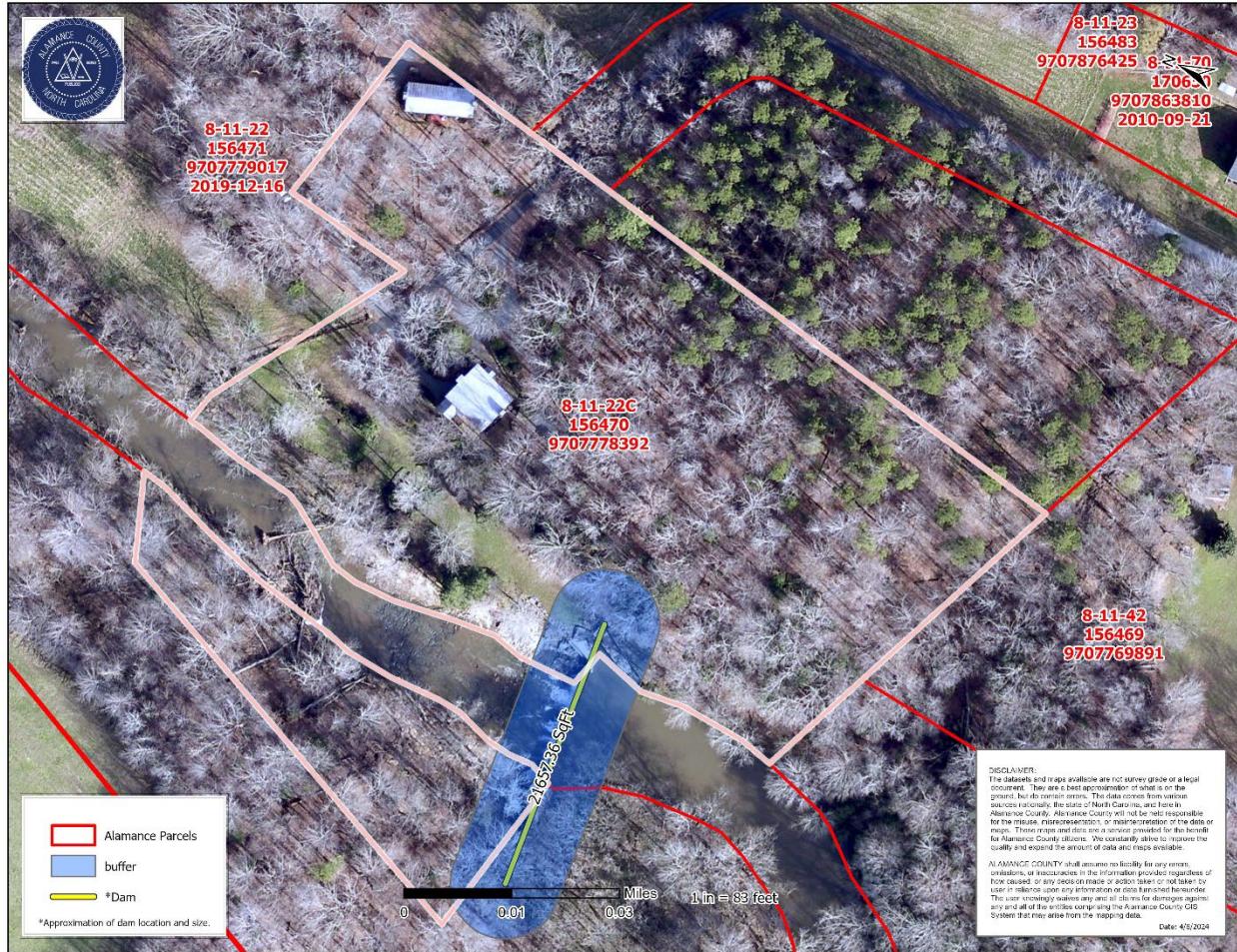
25-192

25-177

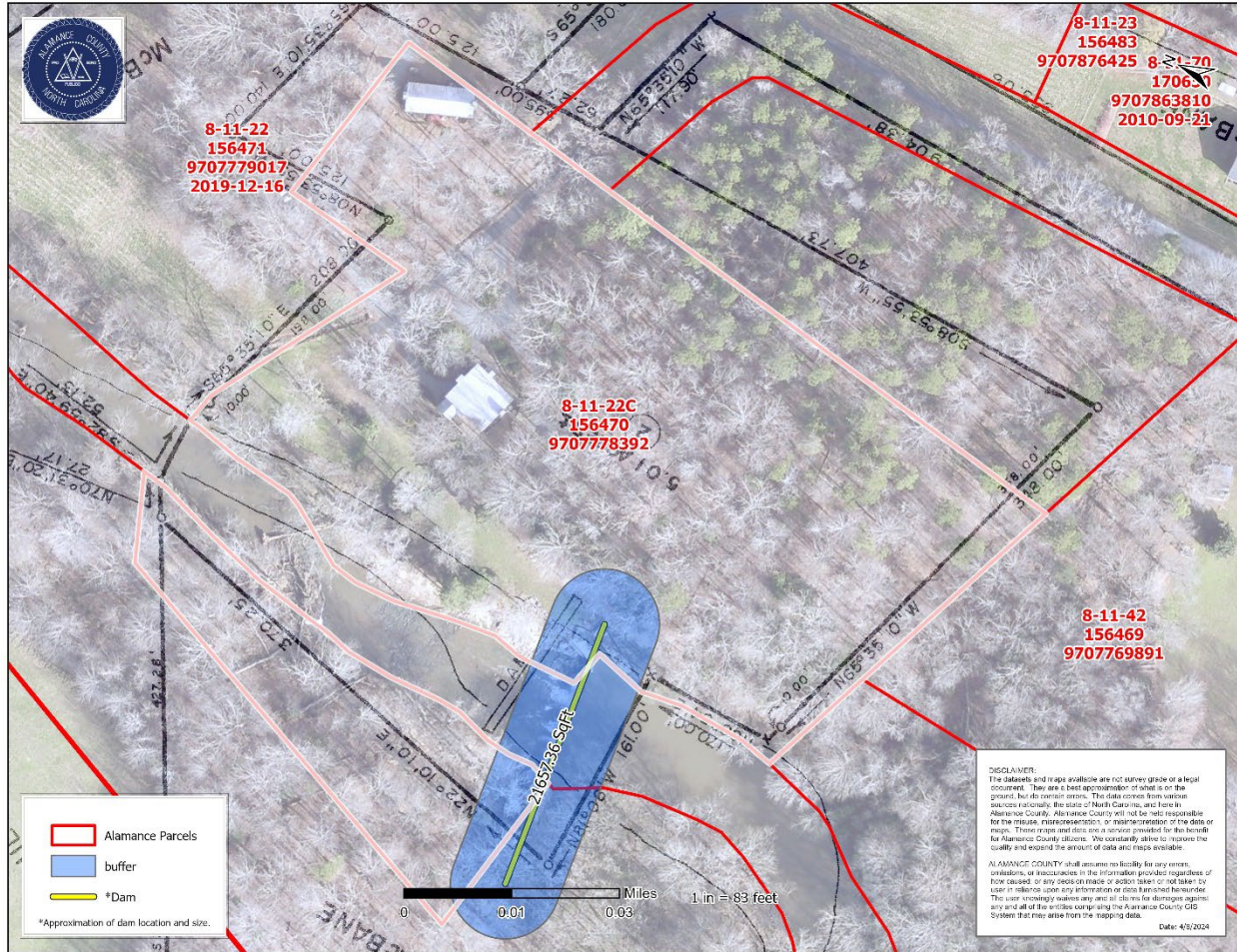
GIS Attempt to Geo-Reference 1981 Plat:



GIS With 50-foot Buffer from Dam:



GIS with Buffer and Plat:



Alamance County Tax Record:

9/19/23, 8:08 AM

Alamance County Tax Record Application - Parcel Ref No - 156470



Alamance County Government TAX ADMINISTRATION RECORD SEARCH

Property Owner DOYLE OWEN W REVOCABLE TRUST		Owner's Mailing Address DWEN & GEORGE DOYLE TRUSTEES PO BOX 24 CHAPEL HILL, NC 27514		Property Location Address 7965 MAC LN	
Administrative Data Parcel ID No. 156470 OLD Tax Map ID 8-11-22C OPIN 9707778392 Owner ID 665668 Tax District 40 - ELI WHITNEY/67 SOUTH Land Use Code 10 Land Use Desc SINGLE FAMILY Neighborhood 08001		Administrative Data Legal Desc MAC LN LOT 2 Plat Bk/Pg 25 / 192		Valuation Information Tax Value \$ Tax Value - Land and all permanent improvements, as of January 1, 2023, date of County's most recent General Reappraisal Assessed Value \$ 687,825 <small>Assessed Value does not equal Market Value. As the parcel may be in a tax deferral program, be split by the county line, or be overridden to match an alternate valuation approach.</small>	
Improvement Detail <small>(List Major Improvement on Subject Parcel)</small>					
Year Built		1981			
Built Use/Style		COLONIAL			
Current Use		B / GOOD QUALITY (B)			
Grade		B / GOOD QUALITY (B)			
* Percent Complete		100			
Heated Area (S/F)		2,498			
Fireplace (Y/N)		Y			
Basement (Y/N)		Y			
** Bedroom(s)		3			
*** Bathroom(s)		2 Full Bath(s) 0 Half Bath(s)			
**** Multiple Improvements		2			
<small>* Note - As of January 1 ** Note - Bath room(s), Bedroom(s), shows lot description only *** Note - Multiple Improvements equal "MULT" does parcel includes additional major improvements</small>					
Sales History					
2 Previous Sales Found for Parcel number 156470					
Record Num	Date	Name	Book/Page	Sale Price	
1	2018	DOYLE OWEN W REVOCABLE TRUST	3639 / 0636	\$0.00	
2	1982	DOYLE CYNTHIA E	464 / 668	\$0.00	

Building Sketch

(Building 1) - Sketch for Parcel ID: 156470

Label	Description	Base SF	Total SF
A	OPEN PORCH	50.00	.00
A	SITE BUILT	864.00	1728.00
C	WOOD DECK	135.00	.00
G	WOOD DECK	180.00	.00
H	SITE BUILT	1110.00	2498.00
I	ENCLOSED PORCH, FRAME	132.00	.00

(Building 2) - Sketch for Parcel ID: 156470

Label	Description	Base SF	Total SF
A	OPEN PORCH	50.00	.00
A	SITE BUILT	864.00	1728.00
C	WOOD DECK	135.00	.00
G	WOOD DECK	180.00	.00
H	SITE BUILT	1110.00	2498.00
I	ENCLOSED PORCH, FRAME	132.00	.00

Land Supplemental

Deeded Acres **5.01**

Tax District Note **40 - ELI WHITNEY/87 SOUTH**

Present-Use Info **SINGLE FAMILY**

Improvement Valuation (1st Major Improvement on Subject Parcel)

* Improvement Tax Value \$ **624,574** ** Improvement Assessed Value \$

* Note - Tax Value effective Date equal January 1, 2023, date of County's most recent General Reappraisal
 ** Note - If Assessed Value not equal Tax Value then variance resulting from formal appeal procedure

Land Value Detail (Effective Date January 1, 2023, date of County's most recent General Reappraisal)

Land Full Value (LFV) \$	Land Present-Use Value (PUV) \$ **	Land Total Assessed Value \$
63,251	63,251	63,251

** Note: If PUV equal LMV then parcel has not qualified for present use program

Current Record of Deed Jul 25, 2016

FILED
ALAMANCE COUNTY, NC
HUGH WEBSTER
REGISTER OF DEEDS

As of the Date of this Certification, On the Real Property described in this Deed, there are No Delinquent Taxes Owed which are (1) ad valorem County Taxes, (2) ad valorem Municipal Taxes collected by Alamance County or (3) any other taxes collected by Alamance County.
Date: March 17, 2017
Deputy Tax Collector: [Signature]

FILED Mar 10, 2017
AT 09:47:09 am
BOOK 03639
START PAGE 0636
END PAGE 0641
INSTRUMENT # 26961
EXCISE TAX (None)
DF

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ N.T.C. PARCEL ID #156470

Prepared by and mail after recording to: Howard L. Williams, Attorney (LLM)
Brooks Pierce, PO Box 26000, Greensboro, NC 27420 ←
(Without title examination)

THIS SPECIAL WARRANTY DEED, made and entered into as of the 25th day of July, 2016, by and between

Grantor	Grantee
<p>OWEN W. DOYLE, GEORGE P. DOYLE, GREGORY W. DOYLE, and LAWRENCE M. DOYLE, all as Trustees of the Revocable Trust of Cynthia E. Doyle, dated November 10, 2003</p> <p>4401 Woodsage Drive Greensboro, NC 27410</p>	<p>OWEN W. DOYLE and GEORGE P. DOYLE, all as Trustees of the Revocable Trust of Owen W. Doyle, dated November 10, 2003 as amended on October 15, 2015</p> <p>4401 Woodsage Drive Greensboro, NC 27410</p>

The designations Grantor and Grantee as used herein shall include such parties, their heirs, successors and assigns, and shall include singular, plural, masculine, feminine or neuter, as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey to the Grantee in fee simple all of that certain lot or parcel of land situated in Newlin Township, Alamance County, North Carolina described on Exhibit A, attached hereto and incorporated herein.

No portion of the property herein conveyed includes the primary residence of a Grantor.

4/26

The property hereinabove described was acquired by Cynthia E. Doyle by instrument recorded in Book 464, Page 668, Alamance County Registry. Cynthia E. Doyle died Jan. 16, 2015. (For further information see Guilford County Estate File 15 E 2031 and Alamance County Estate File 16 E 395).

TO HAVE AND TO HOLD unto the Grantee, and unto its heirs, successors and assigns, in fee simple forever, the above described real estate, together with the improvements thereon, and the hereditaments and appurtenances thereunto appertaining.

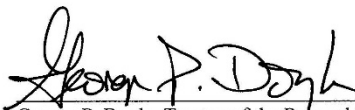
AND THE GRANTOR HEREBY COVENANTS with the Grantee, and with its heirs, successors and assigns, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title to the real estate described herein against the lawful claims of all persons claiming by, under or through Grantor, except for the following:

Easements, assessments, restrictions, and rights of way of record, if any, and ad valorem taxes for the current year.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals as of the day and year first above written.

Execution and Acknowledgment Pages follow.

EXECUTION AND ACKNOWLEDGMENT PAGE
(2 of 4)

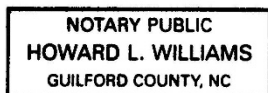
 (Seal)
George P. Doyle, Trustee of the Revocable Trust
of Cynthia E. Doyle, dated November 10, 2003

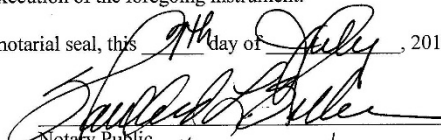
STATE OF North Carolina

COUNTY OF Guilford

I, Howard L. Williams, a Notary Public of Guilford County and
State aforesaid, certify that GEORGE P. DOYLE, Trustee, personally appeared before me this
day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal, this 9th day of July, 2016.




Notary Public
Printed Name Howard L. Williams
My Commission Expires: 3-16-2020

EXECUTION AND ACKNOWLEDGMENT PAGE
(3 of 4)

Gregory W. Doyle (Seal)
Gregory W. Doyle, Trustee of the Revocable Trust
of Cynthia E. Doyle, dated November 10, 2003

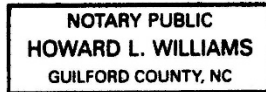
STATE OF NORTH CAROLINA

COUNTY OF GUILFORD

I, Howard L. Williams, a Notary Public of Guilford County and
State aforesaid, certify that GREGORY W. DOYLE, Trustee, personally appeared before me this
day and acknowledged the due execution of the foregoing instrument.

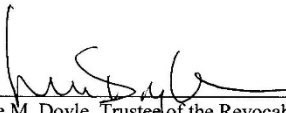
WITNESS my hand and notarial seal, this 30th day of July, 2016.

Howard L. Williams
Notary Public
Printed Name Howard L. Williams



My Commission Expires: 3-16-2020

EXECUTION AND ACKNOWLEDGMENT PAGE
(4 of 4)




Lawrence M. Doyle, Trustee of the Revocable Trust
of Cynthia E. Doyle, dated November 10, 2003

STATE OF New York

COUNTY OF New York

I, Latta Persaud, a Notary Public of New York County and
State aforesaid, certify that LAWRENCE M. DOYLE, Trustee, personally appeared before me
this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal, this 25th day of July, 2016.



Notary Public
Printed Name Latta Persaud

My Commission Expires: 5/12/2019



EXHIBIT A

Newlin Township
Alamance County

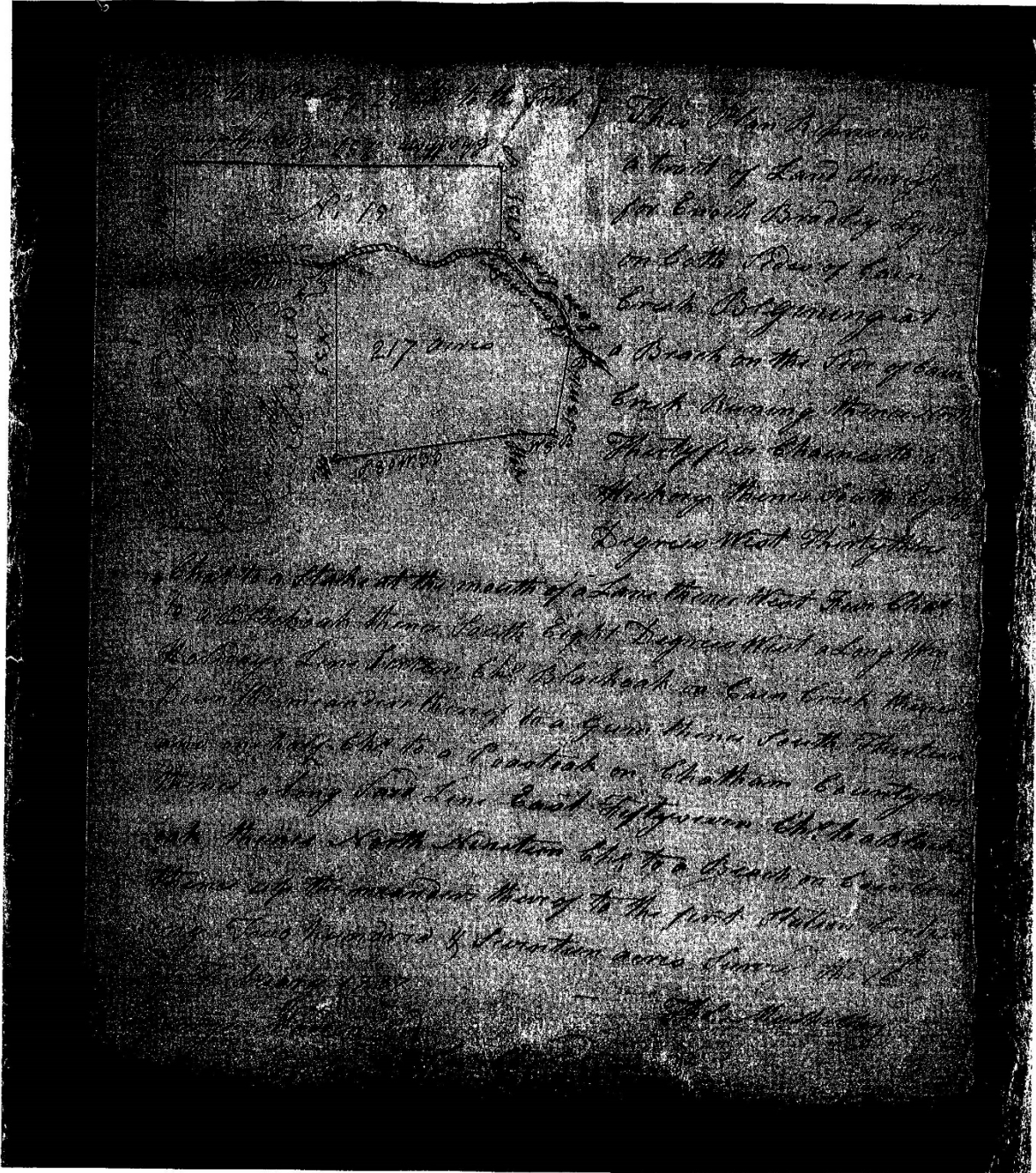
ALL of Lot 2 of the property of Edna McBane, containing 5.01 acres, more or less, as per plat thereof recorded in Plat Book 25, Page 192 in the Office of the Register of Deeds of Alamance County, North Carolina.

TOGETHER WITH, a right of way for ingress, egress and regress over that property described on the said plat as "60 foot existing private road", whose southern terminus is the end of the state maintained portion of State Road No. 2345 and whose northern terminus is the eastern line of the above described lot, the maintenance of which shall be the responsibility of the Grantee.

TOGETHER WITH, a right of way for ingress, egress and regress over the old access road to the mill located on said Lot 2, said right of way being 40 feet wide, the center line of which begins at the point which is located North 8° 53' 55" East 180 feet from the southeast corner of said Lot 2 and which runs South 65° 35' 10" East to a point in the eastern line of the "60 foot existing private road" as shown on the above described plat.

This conveyance is subject to easements and restrictions of record, if any, and to 1981 ad valorem taxes.

from Orange Co.



COUNTY OF ORANGE ARCHIVES RECORD OF DEEDS STATE OF NORTH CAROLINA
(1787) No. 1132 TO ALL THOSE PRESENT:

Enoch Bradley paid a sum of fifty shillings for tract of land containing two hundred and seventeen acres lying in the County of Orange on both sides of Cain Creek. "The Plot represents a tract of Land Survey for Enoch Bradley lying on both sides of Cain Branch BEGINNING at a Branch on the side of Cain Creek; Running thence North 35 chains to a Hickory; thence South 80 degrees West 33 Chains to a stake at the Mouth of a Lane (?); thence West 5 Chains to a Blackoak; thence South 8 degrees West along William Holiday's Line 13(?) Chains to a Blackoak on Cain Creek; thence down the meanders thereof to a Gum; thence South 13 and ½ Chains to a Postoak on Chatham County line; thence along said line East 57 Chains to a blackoak; thence North 17 Chains to a Beach (Beech) on Cain Creek; thence up the meanders thereof to the first station containing 117 acres, Surveyed 16th of February, 1787.

George Madison(?)

Thomas Meridth____?

James Newlin

BIBLIOGRAPHY

Chilton, Mark, (2008). AN HISTORICAL ATLAS OF THE HAW RIVER.

Guthrie, Carol McBane. **Oral History** shared at a gathering of historians at Guthrie Mill, May 22, 2021.

Hobbs, Richard. **Oral History** shared at a gathering of historians at Guthrie Mill, May 22, 2021.

Hobbs, Grimsley (1985). **EXPLORING THE OLD MILLS OF NORTH CAROLINA**. A long association with water powered gristmills, Grimsley Hobbs started as a teenager when he helped his father Dr. Richard J.M. Hobbs and Harvey Newlin restore Baldwin's Mill on Terrell's Creek, Hadley Township, Chatham County. As a professor at Earlham College, Indiana, he restored and made a home in Cox Mill, an ancient gristmill. In 1965 he became president of Guilford College. He served as consultant and project coordinator on several local mill restoration dealing both with the reconstruction of buildings as well as repairing dams and waterways. He built a home beside Baldwin's Mill and converted the waterworks of the old mill into a source of hydroelectric power.

McBane, Dan. **Oral History** shared at a gathering of historians at Guthrie Mill, May 22, 2021.

Newlin, Algie I, (July 3, 1982). **JAMES NATHANIEL AND MARTHA ELIZABETH NEWLIN AS THEY LIVE IN OUR MEMORY**. Algie Innman Newlin, head of the History Department at Guilford College. His grandfather George Guthrie was builder and owner of Guthrie Mill and Dam.

Newlin, Charles. **Oral History** shared at a gathering of historians at Guthrie Mill, May22, 2021.

Newlin, Janie. **Oral History** shared at a gathering of historians at Guthrie Mill. May 22, 2021.

Orange County, (1787). **Archives Record of Deeds** State of North Carolina No 1132

Perry, Dan. **Oral History** shared at a gathering of historians at Guthrie Mill. May 22, 2021.