



North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary Susi H. Hamilton

Office of Archives and History
Deputy Secretary Kevin Cherry

November 27, 2018

MEMORANDUM

TO: Kate Husband
Office of Human Environment
NCDOT Division of Highways

FROM: Renee Gledhill-Earley *Renee Gledhill-Earley*
Environmental Review Coordinator

SUBJECT: Historic Structures Survey Report, US 74 Improvements from Graham Street to SR 1749,
R-5798, PA 18-03-0016, Anson County, ER 18-3137

Thank you for your memorandum of October 4, 2018, transmitting the Historic Structures Survey report for the proposed undertaking. We have reviewed the report and offer the following comments.

We concur that the following properties are eligible for listing in the National Register of Historic Places:

- Wadesboro Downtown Historic District (AN0554), which was listed in the National Register in 1999 at under Criterion A at the local level for Politics and Government, Community Planning, and Commerce and under Criterion C at the local level for Architecture, remains eligible for listing. No changes to the area of significance, boundary, or period of significance are recommended. The integrity of the district has not changed significantly since listing.
- Valley Motor Court (AN0600) is eligible at the local level for listing in the National Register of Historic Places under Criterion C for architecture as a well-preserved example of post-war, roadside motels and the only surviving example in Wadesboro and Anson County. While the survey report notes that the ca. 1956 motor court complex, complete with an office building and two flanking motel units, is also eligible at the local level under Criterion A for commerce, based on the analysis given, it would perhaps be more appropriate to select the area of entertainment/recreation as it is associated with mid-century automobile tourism along US 74 in Anson County. The report notes that Valley Motor Court was one of a number of mid-century motels built along the route, which stretched from the Tennessee line to Wilmington and Wrightsville Beach by way of Charlotte to accommodate vacationing motorists and traveling salespeople. It is the only remaining of its type in Anson County and retains good integrity. Additionally, the National Register boundary should extend to the street along North Park Road to encompass shrubs that further shield the motel from the road, as well as what appears to be a stone post (use unknown) that is located north of the driveway and matches the appearance of the sign base along US 74.

- Caudle Family House (AN0239) is eligible for the National Register of Historic Places at the local level under Criterion C as a remarkably well preserved and rare example of Renaissance Revival-style residential architecture in Wadesboro and Anson County. The proposed National Register Boundary along the northeast edge of the tax parcel is odd. Has research been done to see whether this is a more recent subdivision or whether this was the shape of the tax parcel historically? This would help determine whether the boundary should extend to meet Lee Avenue to the north. Additionally, the National Register Boundary should extend to the street along US 74 to ensure that trees and shrubbery along the road remain to shield the house from the busy road.
- Wade Manufacturing Company and Mill Village Historic District (AN0601, including AN0391 and AN0393) is eligible for listing in the National Register of Historic Places under Criterion A at the local level in the areas Industry and Community Planning and Development and Criterion C at the local level for Architecture. The cotton mill, which originated in 1923 and continues to operate today, is associated with the textile industry in Anson County and is one of two remaining pre-World War II era textile mills in the Wadesboro. As the mill's production needs and mill construction evolved, the mill expanded through a number of mid-century additions that are representative of trends in textile mill construction. The adjacent 1923 mill village is an intact collection of one-story, frame, single-family homes and two church buildings, which followed trends in post-World War I mill village design. The village remains the best representative and most intact textile mill village in Wadesboro. The mill and village have the requisite integrity to convey the areas of significance noted. The proposed boundary adequately includes all historic resources.

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-814-6579 or environmental.review@ncdcr.gov. In all future communication concerning this project, please cite the above referenced tracking number.

cc: Mary Pope Furr, NCDOT, mfurr@ncdot.gov

Received: 10/05/2018

State Historic Preservation Office



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

ER 18-3137

October 4, 2018

Due -- 11/20/18

MEMORANDUM

TO: Renee Gledhill-Earley
Environmental Review Coordinator
North Carolina State Historic Preservation Office

H- ERLE/ERS
11/16/18
PSE

FROM: Kate Husband
Architectural Historian
NCDOT Division of Highways

SUBJECT: R-5798: Roadway Improvements to US 74 (Andrew Jackson Highway)
from Graham Street to SR 1749 (Allen Pond Road), PA 18-03-0016,
Anson County

Enclosed please find the Historic Structures Survey Report, survey site database, and additional materials for the above referenced project for your review and comment per 36CRF.800. Please contact me by phone (919-707-6075) or email (klhusband@ncdot.gov) if you have any additional questions or comments.

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
PDEA-HUMAN ENVIRONMENT SECTION
MAIL SERVICE CENTER 1598
RALEIGH NC 27699-1598

Telephone: (919) 707-6000
Fax: (919) 212-5785
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location:
1020 BIRCH RIDGE RD
RALIEGH NC 27610

HISTORIC STRUCTURES SURVEY REPORT

**ROADWAY IMPROVEMENTS TO US 74 (ANDREW JACKSON HIGHWAY) FROM GRAHAM
STREET TO SR 1749 (ALLEN POND ROAD)
ANSON COUNTY, NORTH CAROLINA**

**TIP No. R-5798
WBS No. 44998.1.1**

Prepared by:

**Frances Alexander, Project Manager
Mattson, Alexander and Associates, Inc.
2228 Winter Street
Charlotte, North Carolina 28205**

Prepared for:

**North Carolina Department of Transportation
Environmental Analysis Unit
Raleigh, North Carolina**

September 24, 2018

HISTORIC STRUCTURES SURVEY REPORT

**ROADWAY IMPROVEMENTS TO US 74 (ANDREW JACKSON HIGHWAY) FROM GRAHAM STREET TO SR 1749 (ALLEN POND ROAD)
ANSON COUNTY, NORTH CAROLINA**

**TIP No. R-5798
WBS No. 44998.1.1**

Prepared by:

**Frances Alexander, Project Manager
Mattson, Alexander and Associates, Inc.
2228 Winter Street
Charlotte, North Carolina 28205**

Prepared for:

**North Carolina Department of Transportation
Environmental Analysis Unit
Raleigh, North Carolina**

September 24, 2018

MATTSON, ALEXANDER AND ASSOCIATES, INC.

Frances P. Alexander

Frances P. Alexander, M.A.

Richard L. Mattson, Ph.D.

North Carolina Department of Transportation

September 24, 2018

Date

Date

Date

MANAGEMENT SUMMARY

The North Carolina Department of Transportation (NCDOT) is undertaking roadway improvements to US 74 (Andrew Jackson Highway) from Graham Street to SR 1749 (Allen Pond Road) in Wadesboro, Anson County. This project is subject to review under the Section 106 Programmatic Agreement for Minor Transportation Projects (NCDOT/NCHPO/FHWA/USFS 2015). An NCDOT architectural historian defined an area of potential effects (APE) and conducted a site visit to identify and assess all resources within the APE that were approximately fifty years of age or more. Five resources warranted intensive National Register eligibility evaluations, and they are the subjects of this report. NCDOT architectural historians determined that all other properties and districts were not worthy of further study and evaluation due to a lack of historical significance and/or integrity. The project location is depicted in **Figure 1**, and the APE is shown in **Figures 2a-2d**.

This architectural resources investigation consisted of background research into the historical and architectural development of the study area and a field survey of the properties. The field work was undertaken in June and July 2018. Four of the five resources were surveyed originally in 1983 and 1984. One of the four—the Wadesboro Downtown Historic District (AN0554)—was listed in the National Register in 1999. The other three properties—the Caudle Family House (AN0239), the Wade Mill Village (AN0391), and the Wade Manufacturing Company (AN0393)—were also examined during the 1983-1984 investigation. During that survey, the Caudle Family House was identified as the T. Lamar Caudle House. The fifth resource evaluated in this report is the Valley Motor Court (AN0600). The intensive-level evaluations contained within this report recommend all four for National Register eligibility. The Wadesboro Downtown Historic District remains eligible, and the Wade Mill Village and the Wade Manufacturing Company are considered eligible as a single, combined historic district (**Table 1**).

The APE follows US 74 between its two termini, extending approximately 250 feet in each direction off the center line of the highway. The western terminus of the APE is the junction of Sikes Avenue and Salisbury Street on the northwest side of Wadesboro, and on the east end, the APE terminates roughly 1,250 feet west of the US 74 and West Wall Street junction. The APE corresponds to the study area defined for the project.

Table 1

Property Name	PIN	Survey Site Number	Eligibility Recommendation	Criteria
Wadesboro Downtown Historic District	N/A	AN0554	Eligible	A and C
Valley Motor Court	648413141687	AN0600	Eligible	A and C
Caudle Family House	648409056007	AN0239	Eligible	C
Wade Manufacturing Company and Mill Village Historic District	N/A	AN0601 Includes AN0391 and AN0393	Eligible	A and C

TABLE OF CONTENTS

	<u>Page No.</u>
I. Introduction	3
II. Property Evaluations of Eligibility	9
Wadesboro Downtown Historic District	9
Valley Motor Court	16
Caudle Family House	31
Wade Manufacturing Company and Mill Village Historic District	47
III. Bibliography	96

I. INTRODUCTION

This eligibility report was prepared in conjunction with the North Carolina Department of Transportation (NCDOT) project entitled, *Roadway Improvements to US 74 (Andrew Jackson Highway) From Graham Street to SR 1749 (Allen Pond Road)*. The TIP No. is R-5798, and the WBS No. is 44998.1.1. As shown in **Figure 1**, the project is located in Anson County.

The area of potential effects (APE) follows US 74 between its two termini, extending approximately 250 feet in each direction off the center line of the highway. The western terminus of the APE is the junction of Sikes Avenue and Salisbury Street on the northwest side of Wadesboro, and on the east end, the APE terminates roughly 1,250 feet west of the US 74 and West Wall Street junction. The APE corresponds to the study area defined for the project. The APE encompasses five resource that warranted intensive-level investigation: 1) the Wadesboro Downtown Historic District (AN0554); 2) the Valley Motor Court (AN0600); 3) the Caudle Family House, initially surveyed as the T. Lamar Caudle House (AN0239); 4) the Wade Mill Village (AN0391), and 5) the Wade Manufacturing Company (AN0393) (**Table 1**). The Wadesboro Downtown Historic District was listed in the National Register in 1999, and the T. Lamar Caudle House, the Wade Mill Village, and the Wade Manufacturing Company were all surveyed originally in 1983 and 1984. The resources are shown on the APE maps (**Figures 2a-2d**).

This investigation was conducted to evaluate these properties for National Register eligibility. The current eligibility report is part of the environmental studies undertaken by NCDOT and is on file at NCDOT, Raleigh, North Carolina. This documentation complies with the National Environmental Policy Act (NEPA) of 1969, the National Historic Preservation Act of 1966, as amended (36 CFR 800), the National Register criteria set forth in 36 CFR 61, and NCDOT's current *Historic Architecture Group Procedures and Work Products*. The report also complies with the *Report Standards for Historic Structure Survey Reports/Determinations of Eligibility/Section 106/110 Compliance Reports in North Carolina* established by the North Carolina Historic Preservation Office (HPO). Section 106 of the National Historic Preservation Act requires federal agencies to take into account the effect of federally funded, licensed, or permitted projects on properties listed in, or eligible for listing in, the National Register of Historic Places and to afford the Advisory Council on Historic Preservation and the North Carolina Historic Preservation Office a reasonable opportunity to comment.

The eligibility evaluations consisted of research into the history and architecture of Wadesboro and the study area and a field investigation of each resource. For the research phase, the principal investigators examined both primary and secondary sources, including deeds, National Register nominations, the HPO survey files for Anson County, planning documents, newspaper articles, Sanborn maps, and one publication, *A History of Anson County, North Carolina, 1750-1976*, by Mary L. Medley. In developing the architectural contexts for this project, the principal investigators also conducted windshield surveys in and around Wadesboro to identify textile mills, mill villages, revival-style dwellings from the early twentieth century, and postwar motels.

Field work took place in June and July 2018. The resources, along with outbuildings and landscape features for each property, were examined and documented with photographs to assess the current level of integrity. Current tax parcels for the two individual properties being evaluated are depicted on the site plans included with each evaluation (**Figures 5, 7**).

Figure 1
Project Location Map

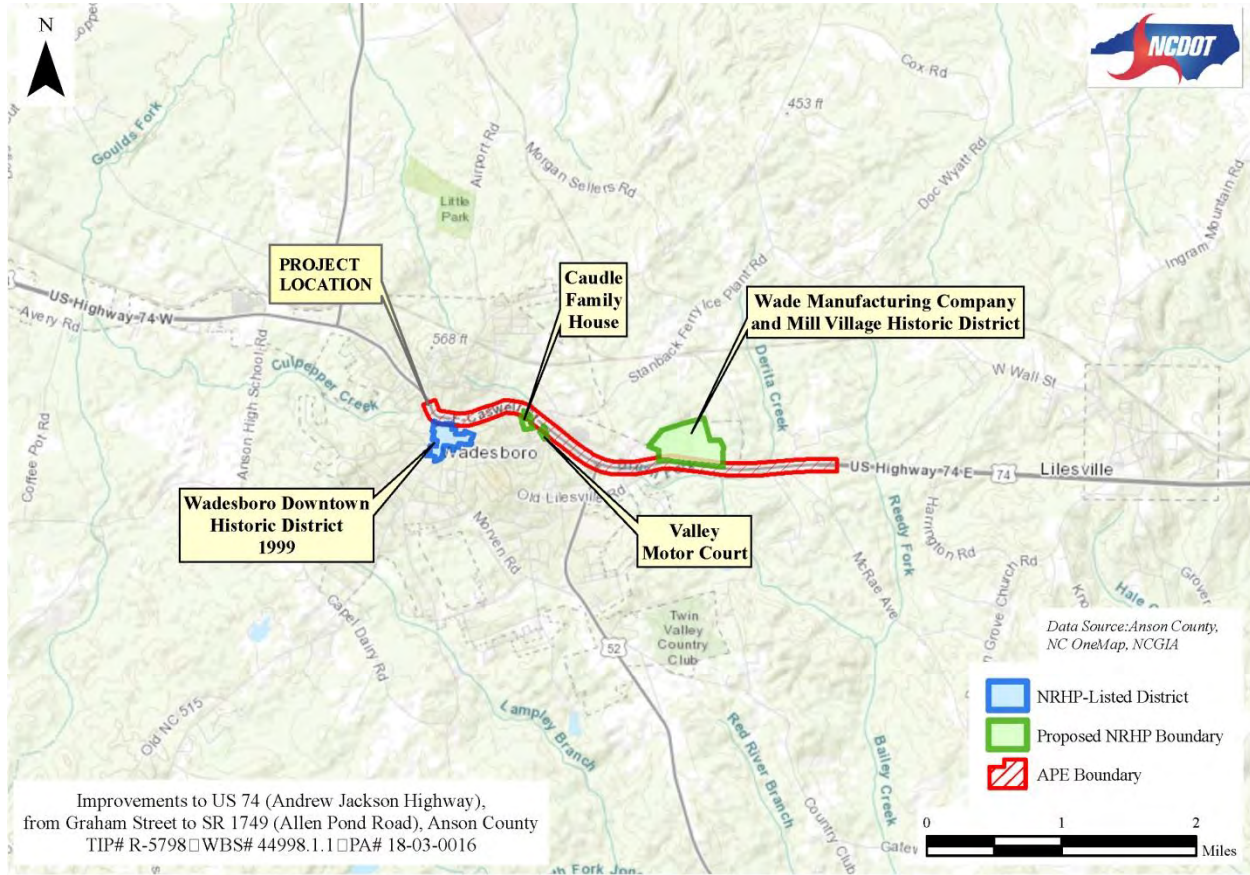


Figure 2a
Area of Potential Effects (APE) Map

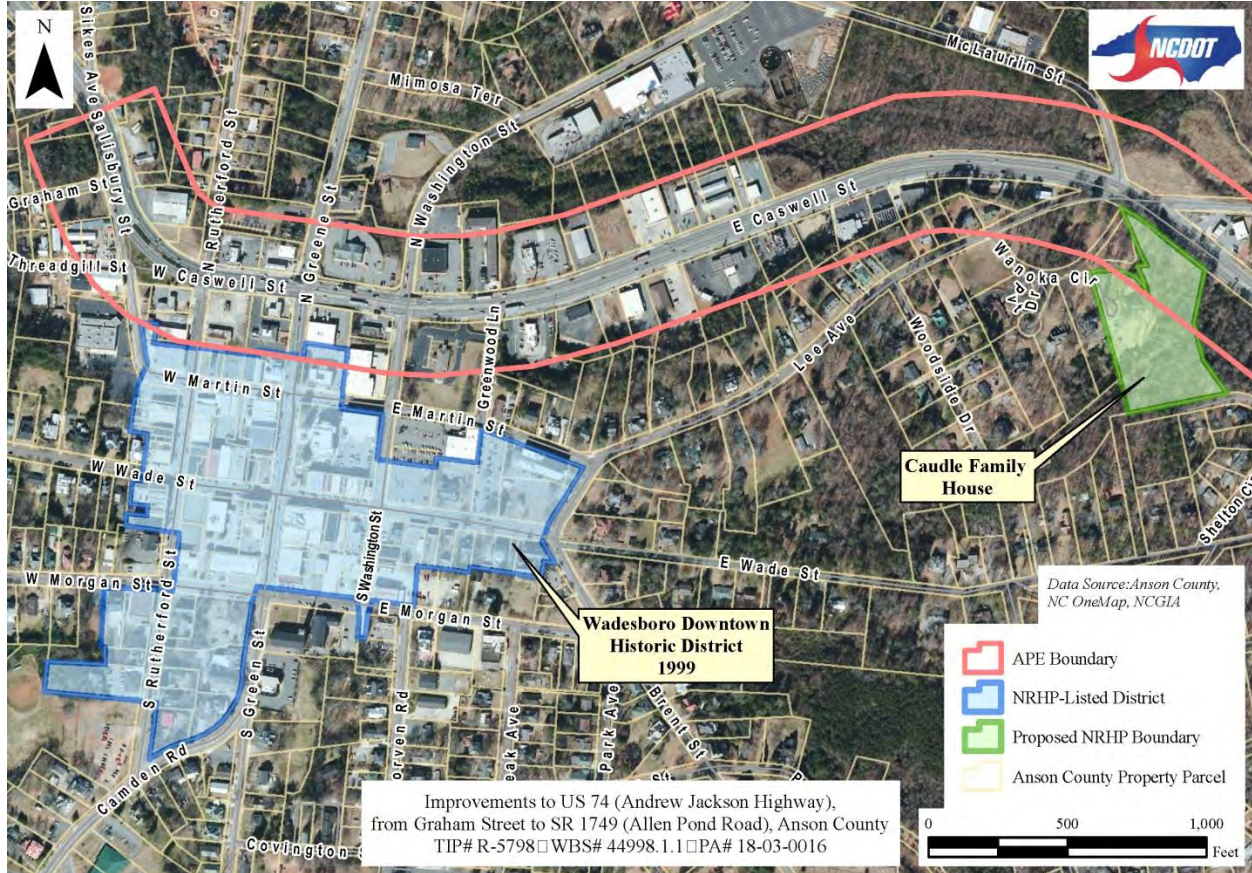


Figure 2b
Area of Potential Effects (APE) Map

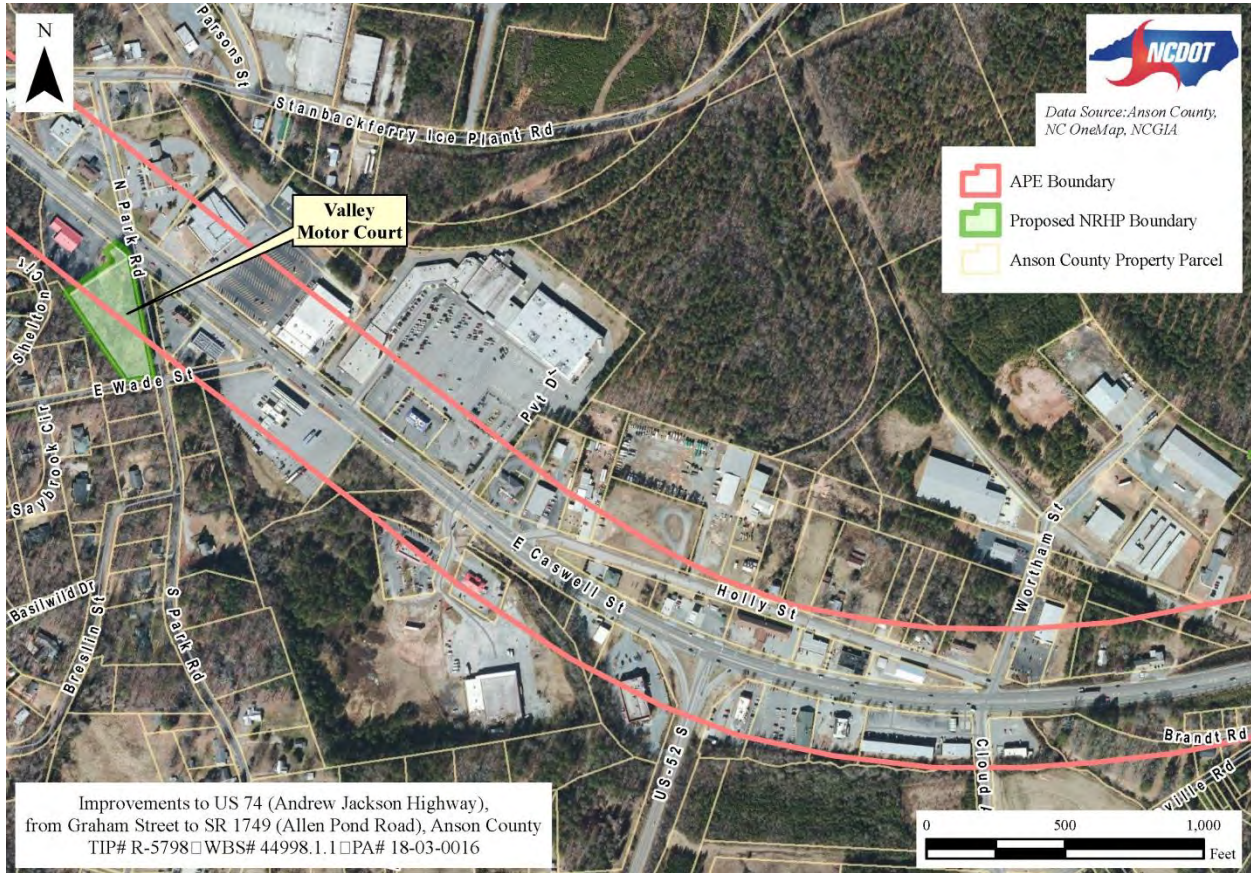


Figure 2c
Area of Potential Effects (APE) Map

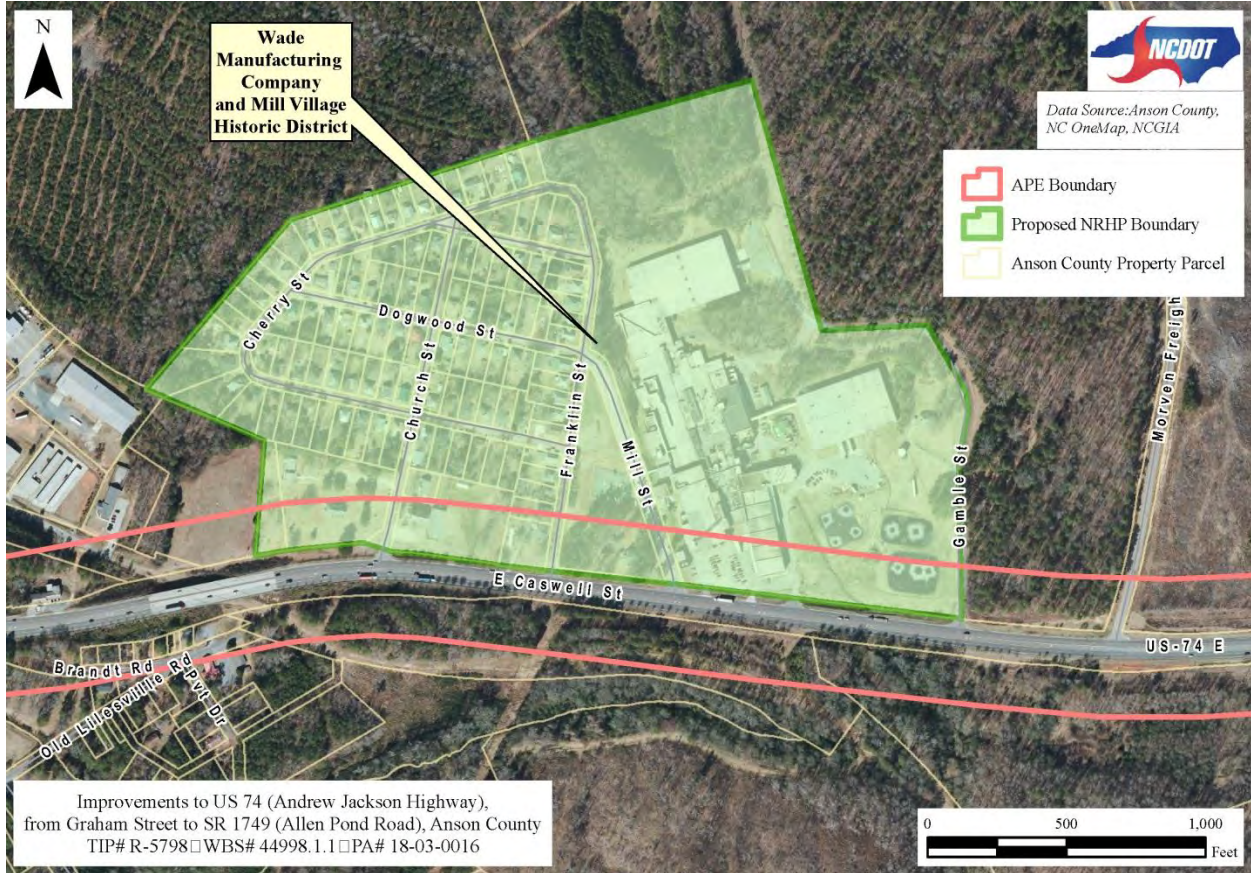
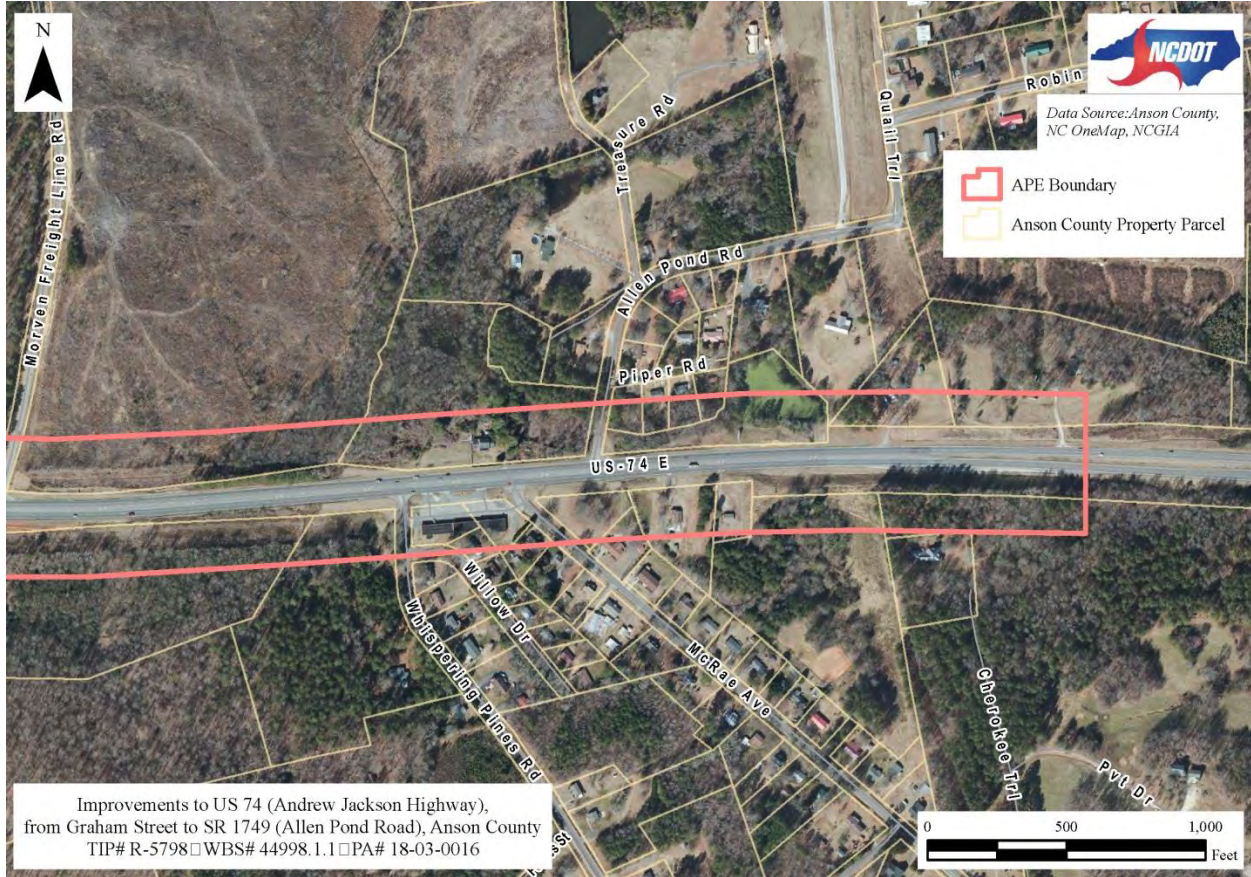


Figure 2d
Area of Potential Effects (APE) Map



II. PROPERTY EVALUATIONS OF ELIGIBILITY

**No. 1 Wadesboro Downtown Historic District
(AN0554) (National Register 1999)**
Rutherford, Greene, Washington, Martin, Wade,
and Morgan Streets
Wadesboro, Anson County

Period of Significance: 1783-1948
Eligibility Recommendation: Eligible

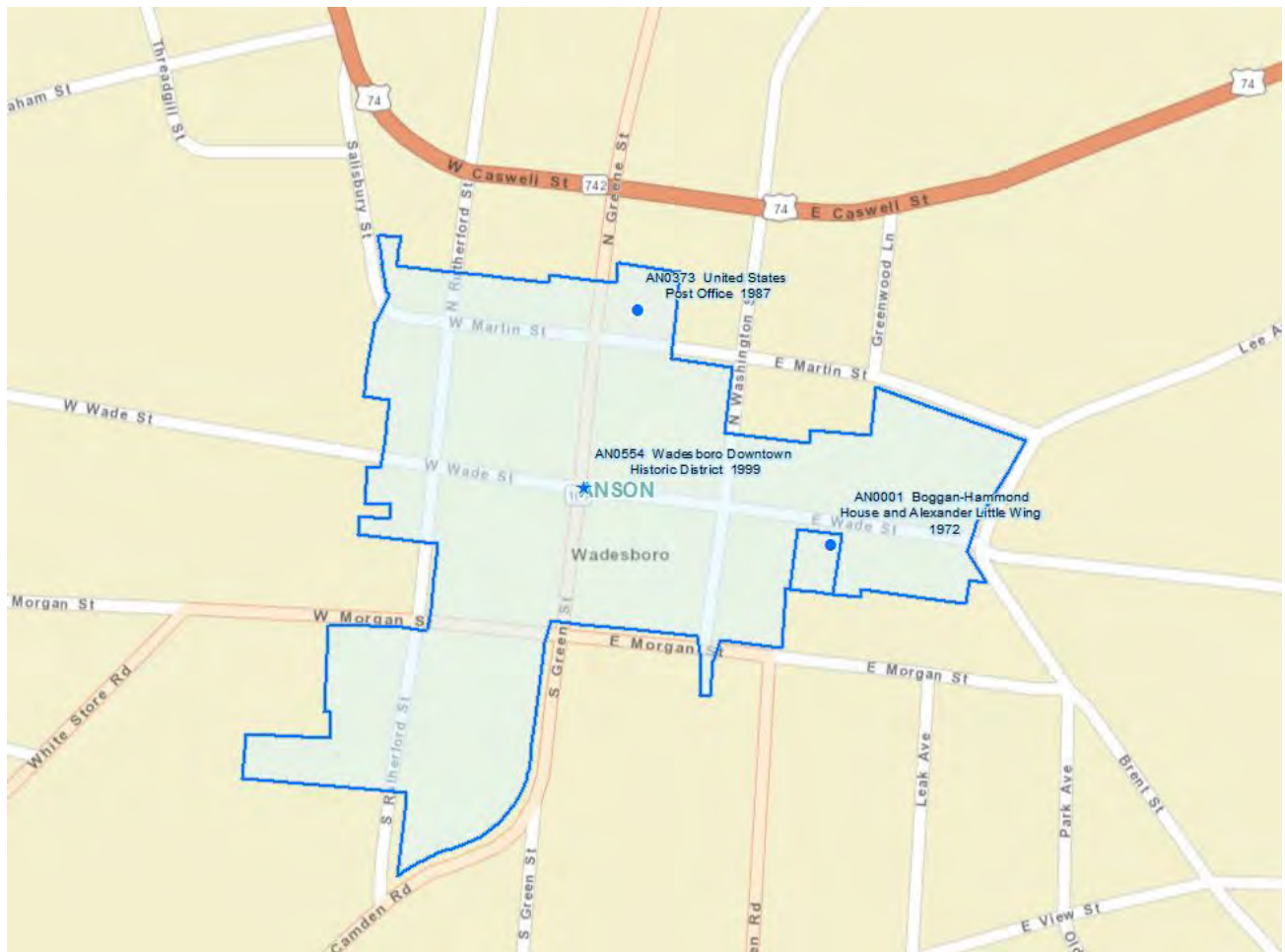


Figure 3. Wadesboro Downtown Historic District, National Register Boundary

Source: North Carolina Historic Preservation Office, GIS Service

Scale: 1" = 500'

Summary Statement of Significance (edited from *Wadesboro Downtown Historic District*, National Register Nomination, 1999)

The Wadesboro Downtown Historic District as listed in the National Register under Criterion A for Politics and Government, Community Planning, and Commerce and under Criterion C for Architecture. The period of significance begins in 1783, the year Wadesboro was founded and the approximate date of construction for the Boggan-Hammond House which was nominated individually to the National Register in 1972 and is also located in the historic district. The period of significance extends to 1948, the fifty-year cut-off date for National Register eligibility at the time of the nomination. Wadesboro, the seat of Anson County, took shape in the first half of the nineteenth century as an administrative center and market town. With the coming of the railroads, beginning in the 1870s, the town grew and prospered as both cotton production and an emerging manufacturing sector benefited from the new transportation links. Between 1880 and 1900, the population of the town jumped from 800 to 1,500 residents before climbing to 4,500 inhabitants in 1910. By the mid-twentieth century, downtown Wadesboro encompassed rows of substantial commercial buildings, a stylish post office, red-brick churches at the periphery, and the imposing Neo-Classical Revival Anson County Courthouse near the center. The Wadesboro Downtown Historic District encompasses the central business district which illustrates the growth and commercial importance of small towns and cities throughout the North Carolina Piedmont during the late nineteenth through the mid-twentieth centuries. Wadesboro clearly reflects the role of the region's principal county seats during this period, and the district retains a substantially intact assortment of general merchandise and agricultural supply stores, drugstores, furniture stores, law offices, churches, and civic buildings as well as a former hotel, Coca-Cola bottling plant, and movie theater. The historic district also features well-preserved examples of civic, religious, commercial, and domestic architecture that illustrate distinctive examples of high-style designs, the use of local building materials, and nationally popular trends (Mattson, Alexander and Associates 1999: Section 8, page 1).

Physical Description

The APE cuts through or skirts six properties that are contributing resources within the Wadesboro Downtown Historic District. Each of the following was described and evaluated in the inventory list for the 1999 National Register nomination. 1) Former Filling Station (Inventory List No. 42), 206 Salisbury Street; 2) Commercial Building (No. 43), 202 Salisbury Street; 3) Commercial Building (No. 1), 124 West Martin Street; 4) J.S. Teal Building (No. 2), 106 West Martin Street; 5) Burns Inn (No. 3), 100-104 West Martin Street; and 6) US Post Office (No. 4), 105-111 East Martin Street. The post office was nominated individually to the National Register in 1987. All six are intact and remain contributing resources within the district (**Figure 4**).

US 74, a highway following Caswell Street just north of the historic district, provides east-west highway connections through the town and county. The historic district is composed of all or portions of fourteen city blocks where the business and governmental center developed from the late eighteenth century through the mid-twentieth century. Downtown Wadesboro lies on a ridge, with streets following a grid pattern, but as the streets begin to descend, they curve to conform to the down-sloping topography. Within the historic district are portions of north-south Rutherford, Greene, and Washington streets and the east-west streets of Martin, Wade, and Morgan. Except to the north along Caswell Street, intact residential neighborhoods dating to the late nineteenth and early twentieth centuries surround the densely developed business district.



Figure 4. Wadesboro Downtown Historic District Site Map-Properties Within the APE

Source: North Carolina Historic Preservation Office, GIS Service

Scale: 1" = 400'



Wadesboro Downtown Historic District, 100 Block of South Greene Street, Looking North.

Downtown Wadesboro is notable because few modern intrusions (such as parking lots) mar the transition between the commercial zone and residential neighborhoods. In traditional fashion, some of the city's principal churches are sited at the periphery of downtown, marking the eastern and southern boundaries of the historic district. Although most of these resources within the historic district are commercial buildings, the district also features two prominent government buildings: the Anson County Courthouse and the US Post Office. The district also contains four churches, a public library, and several houses which survive within the town center. Two houses on East Wade Street, the Boggan-Hammond House and the Alexander Little Wing, date to the late eighteenth and early nineteenth centuries. The National Register boundary of this historic district incorporate the historic commercial blocks, governmental and civic buildings, churches, and the few houses which remain in downtown. The boundary excludes the tree-shaded residential streets that surround the business district to the east, south, and west. The boundary also eliminate areas of modern commercial construction, particularly to the north, along Caswell Street (US 74), which has undergone much redevelopment in recent years.



Wadesboro Downtown Historic District, Anson County Courthouse, Looking Northeast.

The focus of the business district occurs at the intersection of Wade and Greene streets, which became known as the Square, an abbreviated reference to the courthouse square. The central business district is highlighted by a number of intact rows of commercial buildings which are aligned with the sidewalks and contiguous with other buildings. These buildings are primarily two-story, brick-veneered, commercial blocks comprised of one or two narrow, deep units on the ground floor with offices on the upper floor. Most of the commercial blocks in the district conform to the standard commercial designs of the period with simple, rectangular plans, red-brick veneers, and flat roofs (often with parapets), simple decorative detailing, and a variety of segmental-arched, round-arched, or large display windows. Ornamentation is expressed generally in such decorative elements as brick corbeling along the parapet, raised or recessed brick panels, stringcourses, or quoins.



Wadesboro Downtown Historic District, 100 Block of North Greene Street, Looking North.



Wadesboro Downtown Historic District, Parsons-Bias Drugstore, 100 South Greene Street, Looking Southwest.

Historical Background

The administrative seat of Anson County, Wadesboro was founded in 1783 near the center of county, replacing an earlier county seat near the Pee Dee River. Anson County was created in 1750 as one of a series of Piedmont counties formed in the mid-eighteenth century in response to the great migration of mostly Ulster Scots and German settlers into the Carolina backcountry. The town expanded at a slow but steady pace during the late eighteenth and early nineteenth centuries. In common with the Piedmont as a whole, the absence of reliable navigable rivers in the county stymied economic development and urban growth. However, cotton became an important cash crop during the antebellum decades, and a small, but influential, planter class took shape near the Pee Dee River. Local planters and other landowners shipped cotton, livestock, and other crop surpluses overland east to the river port of Fayetteville, North Carolina, at the headwaters of the Cape Fear or south to Cheraw, South Carolina, on the Pee Dee River (Mattson, Alexander and Associates, Inc. 1999: Section 8, pages 1-5).

Triggered by the arrival of railroads after the Civil War, Wadesboro expanded rapidly during the late nineteenth and early twentieth centuries. In 1874, the Carolina Central Railway skirted the north side of town and linked Wadesboro by rail to both the port of Wilmington and to Charlotte, with its emerging network of rail lines. By 1880, the north-south Cheraw and Salisbury Railroad was completed from Cheraw to Wadesboro, and the Winston-Salem Southbound Railway arrived in 1911. Better transportation and improved access to markets spurred cash-crop agriculture and the growth of cotton farming. With prosperity, the population of Wadesboro nearly doubled from 800 to 1,500 residents between 1880 and 1900 and then doubled again to approximately 3,000 inhabitants by 1910. Railroad transport brought manufacturing facilities to the rail corridor as well as new commercial activity around the courthouse square. By the early 1900s, Wadesboro contained three textile mills as well as large saw and planing mills, a brickyard, a bottling works, and a cotton seed oil company. Several banks and an array of retail stores with upper-story offices arose in red-brick, two-story buildings surrounding the courthouse square. In 1912, the fifth county courthouse was erected, and the imposing, Neoclassical Revival edifice remains the town's architectural centerpiece and focus of civic life (Mattson, Alexander and Associates, Inc. 1999: Section 8, pages 5-9).

While the Great Depression halted Wadesboro's rapid expansion, the town played a central role in the economic and social life of the county into the latter twentieth century. The textile industry continued to be among the town's principal employers, and the central business district remained a commercial and cultural focal point. Foreign competition and growing automation in the domestic textile industry reduced sharply the economic importance of textile manufacturing to Wadesboro and the region, but the town retains its administrative functions as the county seat and the county's principal urban center (Mattson, Alexander and Associates, Inc. 1999: Section 8, pages 5-9).

National Register Criteria Evaluation

The Wadesboro Downtown Historic District was originally listed in the National Register in 1999. For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), the historic district remains **eligible**, as nominated, under criteria A and C. Under Criterion A, the district was nominated in the areas of Politics and Government, Community Planning, and Commerce. The historic district was listed under Criterion C for its architectural significance. As a

result of the current investigation, the principal investigators do not recommend any changes to the eligibility status, areas of significance, boundary, or period of significance of the historic district.

Integrity

The Wadesboro Downtown Historic District has not changed significantly since its 1999 nomination to the National Register, and the historic district retains the seven aspects of integrity necessary for eligibility.

National Register Boundary Description and Justification

The National Register boundary for the Wadesboro Downtown Historic District was drawn according to the guidelines of National Register Bulletin 21, *Defining Boundaries for National Register Properties*.

The principal investigators do not recommend any changes to the boundary of the Wadesboro Downtown Historic District. Shown in **Figure 3**, the historic district boundary encompasses approximately thirty-two acres. The APE maps (**Figures 2a-2d**) and the site map (**Figure 4**) shows in detail the portion of the historic district that lies within or abuts the APE for this project.

No. 2 Valley Motor Court (AN0600)
(PINs 648413141687 and
648413140872)
109 North Park Road
Wadesboro, Anson County



Period of Significance: ca. 1956-1968
Eligibility Recommendation: Eligible



Figure 5. Valley Motor Court, Site Plan and Proposed National Register Boundary

Source: North Carolina Historic Preservation Office, GIS Service

Scale: 1" = 125'

Physical Description

The ca. 1956 Valley Motor Court is tucked into a low-lying, 1.6-acre parcel on the west side of North Park Road at the junction with US 74. Traversed by a creek and shaded by mature oak and pine trees that buffer the buildings from the highway, the wooded setting evokes the motor court's name. The motel is reached via a gravel driveway which winds down from the highway and features large, rock gate posts at the entrance that are capped with metal lanterns. The small, well-preserved complex is comprised of three one-story, concrete-block buildings arranged in a row with their gable ends facing the highway. Sufficient spacing between the buildings creates informal, shaded courtyards or picnic areas. The office building—which also contains the manager/owner's residence and two motel rooms—occupies the center position. The two flanking buildings each have four units, organized back to back.



Valley Motor Court, Setting, Looking Southwest from US 74.



Valley Motor Court, Rock Gate Post, Looking West.



Valley Motor Court, View of Buildings and Setting, Looking North.



Valley Motor Court, Courtyard between Office Building (Right) and South Building (Left). Modern Prefabricated Storage Building to the Rear, Looking Southwest.



Valley Motor Court, Courtyard between Office Building and North Building, Looking West.

Displaying simple, Rustic Revival elements of style, each building has a low-pitched, gable roof with weatherboarded gables, deep eaves with brackets, and engaged porches running along each of the long elevations. The porches have exposed rafters, original wood posts, and brick flooring. Because of the gable-end orientations of the buildings, the porches and entrances open onto the courtyards. The buildings retain their original steel-sash, awning and casement windows, wood shutters, and wood-veneered doors (with later hardware). The office building is distinguished from the others by its weatherboarded and rock-faced exterior. Sheltered by a shallow, flat-roofed canopy, the modern, metal office door on the south side of the east elevation is flanked by six-over-six sash windows. A consciously rustic wood sign reading, "Office", marks the doorway and appears original. The residential bay on the north side of the elevation is set off by the rock veneer and steel-sash picture window, sheltered by a metal awning. There is another steel-sash picture window on the north elevation.



Valley Motor Court, South Building, Looking West.



Valley Motor Court, South Building, Looking West.



Valley Motor Court, Office Building, East Elevation, Entrance, Looking West.



Valley Motor Court, Office Building, North Elevation, Looking Southwest.



Valley Motor Court, North Building, Looking North.



Valley Motor Court, North Building, North Elevation, Looking South.

The principal investigators were not permitted access to the interiors of the buildings although the simple layouts and concrete walls and flooring are said to be intact. The motor court also retains its original sign along the highway. The large, angular, wood sign rests on a sturdy, rock planter. The sign reads, "Valley Motel". The scripted lettering for "Valley" appears to be original, but the word, motel, in block letters has replaced the scripted "Motor Court", and a later "Valley Motel" sign, made of metal, now caps the structure.

In addition to these original motor court resources, the property contains a modern, prefabricated, frame storage building and two smaller, prefabricated, metal sheds bordering the west side of the two courtyards.



Valley Motor Court, Sign Along US 74, Looking North.

Historical Background

In 1952, Hampton B. Allen, Jr. and his wife, Mary, purchased the 1.6-acre parcel along US 74 in Wadesboro from Susan Caudle Smith and her husband, Stancil, of Alexandria, Virginia. The Allens probably erected the motel ca.1956 when they established Valley Motor Court, Inc. Allen was a successful businessman whose family owned the local Allen Milling Company, and the Allens evidently employed a manager to operate the new roadside enterprise. By the late 1950s, the Valley Motor Court was one of two motels serving motorists in the vicinity of Wadesboro. The 1950s Paddock Motel (now gone) was sited along US 74 about one mile west of town (Hill Directory Company 1958-1968).

In 1960, the Allens sold the motor court to A.B. Kimball (1914-1968) of Wadesboro. Kimball and his wife, Mavis, lived on the property and ran the business until his death in 1968. Through the 1960s, the Kimballs placed advertisements in the Wadesboro city directories promoting the motor court's modern amenities: air conditioning, electric heat, tile baths, and televisions. Conveniently located along the highway and across from a family restaurant, the Valley Motor Court was touted as "Your Home Away From Home" (**Figure 6**) (Hill Directory Company 1960-1968).

In 1968, the Valley Motor Court was sold to Wadesboro businessman, John W. Faulkner. Faulkner was president of John Faulkner Motors, the principal car dealership in the area, and like the Allens, Faulkner employed a motel manager. The 1972 Wadesboro city directory shows J.L. and Edith Crabb residing on the site and managing the business. In 1994, the motor court was acquired by Gultekin Ertugral, and the property remains owned and operated by the Ertugral family (Anson County Deed Books 125: 515; 131: 348; 138: 230; 254: 102; 329: 231).

40

JEWELERS

A. C. ALLEN
JEWELRY STORE
EXPERT WATCH AND JEWELRY REPAIRING

113 S. Greene Tel. MYrtle 4-2916

MOTELS

Valley Motor Court
AIR CONDITIONED — ELECTRIC HEAT
TILE BATHS

"YOUR HOME AWAY FROM HOME"

Across Street From Bowman's Restaurant
Highways 74 and 52 East In City Limits

TV IN EVERY ROOM

109 N. Park Drive Tel. MYrtle 4-2108

CITY DIRECTORY ADVERTISING
IS *National* ADVERTISING!

★ Each edition of your City Directory is widely distributed to free-reference City Directory Libraries located at the Chambers of Commerce of hundreds of other cities. ★ Therefore your ad in the City Directory is seen by buyers from coast-to-coast

HILL DIRECTORY COMPANY'S

Figure 6. Valley Motor Court Advertisement, 1962

Source: Hill Directory Company, 1962.

National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), the Valley Motor Court is recommended **eligible** for National Register under Criterion A for Commerce and Criterion C for Architecture. The period of significance extends from ca. 1956 when the Valley Motor Court was constructed and opened for business to 1968. While the motor court remains in operation as a motel, the property does not have the exceptional significance required under Criteria Consideration G to extend the period of significance past 1968.

Integrity

The Valley Motor Court retains the seven aspects of integrity needed for National Register eligibility. The motor court occupies its original site along US 74 and thus retains its integrity of location and its association with the highway. The property also remains within its spacious, low-lying, shaded setting which gave the motel a resort-like ambience, and this historic feeling and association are intact. Little changed since its ca. 1956 construction, the motel complex retains its integrity of design, materials, and workmanship. The motor court design, with its row of three concrete-block buildings separated by shady courtyards, remains intact. Furthermore, the individual buildings retain their original porches, windows, sidings, and simple Rustic Revival elements of style.

Criterion A

The ca. 1956 Valley Motor Court is **eligible** for the National Register under Criterion A (Event) for Commerce. To be eligible under Criterion A, the property must retain integrity and must be associated with a specific event marking an important moment in American prehistory or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or a nation. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well (National Park Service, *National Register Bulletin 15*: 12).

The Valley Motor Court epitomizes the motels built along the highways of North Carolina and the country during the postwar boom in motel construction. By 1964, there were 61,000 motels nationwide, the vast majority of which had been erected in the late 1950s and early 1960s. Postwar prosperity, the baby boom, and highway improvements spurred family-focused travel and leisure during the period. In growing numbers, enterprising entrepreneurs opened motels along US 74 and other highways to serve this burgeoning trade as well as business travelers. Like the Valley Motor Court, most of these motels were small enterprises that were typically operated by their owners and reflected personal or local tastes (Jakle et al. 1996: 73-89).

In the 1950s, US 74 was a strategic location for roadside investment. Following what was originally NC Highway 20, US 74 was created in 1926 as part of the US highway system for designating interstate roadways. The new US 74 became one of the major highways in North Carolina, stretching from the Tennessee line to Wilmington and Wrightsville Beach on the coast by way of Charlotte. In the late 1930s, the highway was rerouted to bypass center cities, and its current alignment around downtown Wadesboro was completed then. By the late 1950s, a growing number of motels were built along this route to accommodate vacationing motorists on their way to either the beach or the mountains as well as traveling salesmen and others seeking convenient, affordable, automobile-oriented places to stay for the night. Through the 1960s, the Valley Motor

Court advertised its modern comforts—air conditioning, electric heat, television sets, and tile baths—in the Wadesboro city directories (Turner 2003: 22-23; www.vahighways.com/ncannex/route-log/us074. Accessed 8 July 2018; Jakle et al. 1996: 18-22, 45).

While typical of national and regional trends, the Valley Motor Court is now a rare survivor. The property was one of only two midcentury motels built near Wadesboro during the historic period. The other, the Paddock Motel, was also constructed in the 1950s along US 74, one mile west of town, but the Paddock is no longer extant. No other roadside motels of the era remain in Anson County, and only one along US 74 in adjacent Union County is known to survive. Located just east of Marshville, near the Anson County border, the Budget Inn was built in 1964, according to tax records. Not previously surveyed, the motel, like Valley Motor Court, reflects the desirability of US 74 for roadside motel construction during the period. However, the Budget Inn has lost much of its integrity. While retaining some elements of its Modernist design, notably the low-pitched, sloping roof, a brick exterior laid in both stack bond and running bond, and cut-out, concrete-block screens, the motel is now heavily altered. The windows and doors are all replacements, portions of the exterior are now stuccoed, the signage is modern, and except for a small lawn in front, the site is fully paved (Hill Directory Company 1960-1968; Southern Directory Company 1962-1963).



Budget Inn, 1964, 7126 Marshville Boulevard (US 74), Marshville.

Criterion B

The Valley Motor Court is **not eligible** for the National Register under Criterion B (Person). For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and

3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group (National Park Service, *National Register Bulletin 15*: 14).

The motor court is not eligible under Criterion B because it is not associated with individuals whose activities were demonstrably important within a local, state, or national historic context.

Criterion C

The Valley Motor Court is **eligible** for the National Register under Criterion C (Design/Construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction (National Park Service, *National Register Bulletin 15*: 17).

The Valley Motor Court is eligible under Criterion C for Architecture as not only an especially well-preserved example of postwar, roadside motels but also as a rare survivor in Wadesboro and Anson County. In North Carolina and nationwide, motel owners routinely remodeled their properties. In the postwar decades, the federal tax code allowed for accelerated depreciation which encouraged short-term ownership, a brisk trade in second-, third-, and even fourth-hand motels, and cyclical remodeling. Many motels were poorly built from the start and disappeared within a few years. In 1960, the average life span of a motel was calculated to be just nine years (Jakle et al. 1996: 45-46).

As noted in the Criterion A discussion, no other midcentury motels are known to remain extant in Anson County, and only one in neighboring Union County has been identified. The Budget Inn, erected in 1964 on US 74 just east of Marshville, retains remnants of its original Modernist design. The motel has a low-pitched, asymmetrical-gable roof facing the highway that extends to form a porte cochere on the west side of the office. The roof has exposed rafters, and the brick exterior features a variety of courses that enliven the composition. The front sign rises out of a masonry planter box. Motel rooms form a single line behind the office. Despite these features, the motel has lost much of integrity. The windows and doors are all replacements, portions of the exterior are now stuccoed, the signage is modern, and except for a small lawn in front, the site is fully paved.

In contrast, the Valley Motor Court retains significant design features. Separated from the highway by an expansive lawn, suggestive of a resort setting, the three masonry buildings are arranged in a row, separated from each other by informal, tree-shaded courtyards. The buildings are remarkably unaltered, displaying original gabled forms with exposed brackets and rafters, engaged porches with wood posts, concrete-block walls, steel-sash windows, and wood-veneered doors. The middle office building features a weatherboarded and rock-faced elevation facing the street. Original rock gate posts and a rock-based, wood highway sign complete the Rustic Revival motor court design.

The motor court's Rustic Revival-style elements conveyed a welcoming informality that was well suited for family-oriented roadside motels. Tucked into a wooded dell, the Valley Motor Court was designed as an antidote to the highway. The Rustic Revival style was especially popular in wooded or mountain retreats across the country in the early twentieth century, a trend that persisted into the mid-twentieth century. For image-conscious motel owners, rustic designs were calculated to

create an ambiance of casual, but resort-like, comfort (Bishir 1990: 380-384; Jakle et al. 1996: 76-77).

The Valley Motor Court also exemplifies motor-court architecture of the postwar period. After 1930, the names of motels increasingly used the word, court, to indicate the arrangement of room units around a central open space or courtyard. By 1950, the term, motor court, was commonly employed to distinguish newly opened motels with units integrated under single rooflines from earlier “cottage courts”, in which freestanding cottages were arranged around a courtyard. Gradually, most motor courts were simply called motels. The motor courts/motels of the postwar era conformed to a small repertoire of basic configurations. They were one-story buildings arranged in linear, L-shaped, or court plans that could be readily expanded. Informal, outdoor courtyards replaced traditional hotel lobbies as gathering spots for patrons. Many included such amenities as picnic tables or swimming pools in landscaped settings, suggestive of resorts. Others included coffee shops or restaurants to create a conveniently integrated complex. Although the small Valley Motor Court never had its own restaurant, its owners advertised its location near a family restaurant (Jakle et al. 1996: 41-48).

Criterion D

The Valley Motor Court is **not eligible** for the National Register under Criterion D (potential to yield information). For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or prehistory; and 2) the information must be considered important (National Park Service, *National Register Bulletin 15*: 21).

The property is not eligible under Criterion D because it is not likely to yield any new information pertaining to the history of building design or technology.

National Register Boundary Description and Justification

The National Register boundary for the Valley Motor Court has been drawn according to the guidelines of National Register Bulletin 21, *Defining Boundaries for National Register Properties*.

The proposed National Register encompasses the current 1.61713-acre tax parcel but also extends north into the neighboring tax parcel (PIN 648413140872) and into the US 74 right-of-way at the northeastern corner of the property. The boundary is extended because the existing parcel excludes the Valley Motor Court highway sign, which sits beyond the parcel line in the US 74 right-of-way, and because the parcel line cuts through the northernmost motel building. The boundary has been drawn to encompass the full footprint of the northern building and its row of associated parking spaces as well as the highway sign and its immediate setting. Both the building and sign are contributing resources. The proposed boundary also traces the pavement edge along US 74 in the vicinity of the motel sign but conforms to the tax parcel line along North Park Road and East Wade Street.

Encompassing roughly 1.87 acres, the proposed National Register boundary contains the motor court’s three original buildings, the tree-shaded setting and front lawn, gravel drives and parking areas, entrance gate posts, and the highway sign, all of which are historically associated with the

operation of the motor court. The modern storage buildings are the only noncontributing resources. The boundary is depicted in **Figure 5**.

**No. 3 Caudle Family House (AN0239)
(PIN 648409056007)
614 Wanoka Circle
Wadesboro, Anson County**

Date of Construction: ca. 1922
Eligibility Recommendation: Eligible



Figure 7. Caudle Family House, Site Plan and Proposed National Register Boundary

Source: North Carolina Historic Preservation Office, GIS Service

Scale: 1" = 300'

Physical Description

The ca. 1922 Caudle Family House occupies a 5.6-acre, hilltop tract on the east side of Wadesboro. The irregular shape of the tax parcel reflects the periodic subdivision of the original 98-acre tract during the twentieth century. The parcel includes a narrow, wooded appendage, measuring approximately two acres, that extends from the southwest corner of the property behind later, smaller house lots to the west. The lot borders US 74 along its eastern border. A hip-roofed garage which was recorded in the 1983 architectural survey of the property no longer remains extant (HPO Files).



Caudle Family House, Overall View of House and Setting, Looking South.



Caudle Family House, Front Yard, Looking North from House.

Inspired by the Renaissance Revival style, the substantial, two-story, buff-brick house is capped by a low hip roof with deep eaves. The three-bay, double-pile main block is flanked by one-story wings with round-arched openings. The symmetrical façade has an elaborate central entrance recessed within a brick archway that is framed by Tuscan columns supporting a pergola. The bold, curvilinear rafters atop the pergola evoke the Mediterranean sources of the house design. The three-part entrance consists of a single-leaf, French door flanked by wide, multiple-light sidelights and capped by a round-arched fanlight. Replicating the entrance design, the flanking, nine-over-one sash windows are grouped under boldly executed, round-arched hoods with a fanlight over each center window. The pergola design is also repeated at each of the side wings. The west wing shelters an open porch next to the driveway while the east wing houses a sunroom with multiple-light windows and French doors filling the tall, round arches. The upper story has single and paired, six-over-one sash windows. The exterior retains original French doors, interior chimney stacks, and beaded-board soffits.



Caudle Family House, Façade (North Elevation) and Side (West) Elevation, Looking Southeast.



Caudle Family House, Main Entrance, Looking South.



Caudle Family House, Facade, Windows and Sunroom, Looking East.



Caudle Family House, Facade, Sunroom, Looking South.

Because of the slope of the land, the rear (south) elevation stands two-and-one-half stories tall and as opposed to the formality of the façade is distinguished by an informal, functional arrangement of windows and doorways. A one-story, hip-roofed kitchen wing with exposed rafters extends across the main block and has an arched doorway and segmental-arched windows at the raised basement level. The utility porch west of the kitchen wing was originally open above lower, wood panels, but the upper screened section now has windows. The multiple-light, round-arched windows of the sunroom wing continue around on the side (east) and rear elevations. The decorative pergola, although without columns, also continues around the side and rear elevations of the sunroom. The only exterior addition to the house is a one-bay room, covered in wood shingles, which sits above the utility porch.



Caudle Family House, Rear (South) Elevation, Looking North.



Caudle Family House, Rear (South) Elevation, Utility Porch, Looking North.

The well-preserved interior has a modified center-hall plan. The broad stair hall features an open-string staircase with slender, square balusters and a molded railing that ends in a volute. The center hall is flanked by two principal rooms which retain their Neoclassical Revival mantels, molded baseboards, door and window surrounds, wood floors, and plaster walls and ceilings. Double-leaf French doors with transoms open from the living and dining rooms into both the stair hall and the side wings. Original single-panel wood doors also remain intact. The porch and sunroom have beaded-board ceilings and wood flooring. The sunroom features original pendant light fixtures.



Caudle Family House, Interior, Stair Hall.



Caudle Family House, Interior, Living Room.



Caudle Family House, Interior, French Doors, Looking West From Living Room Towards Hall and Dining Room.



Caudle Family House, Interior, Sunroom, Looking South.



Caudle Family House, Interior, Sunroom, Light Fixtures.

Historical Background

In 1920, Theron Lamar Caudle (1874-1929), a prominent Wadesboro attorney, purchased a large tract on the eastern outskirts of town from J.C. Patrick, and two years later, he acquired ninety-eight acres from W.P. Parsons. Caudle, together with Parsons, Patrick, and others, amassed sizeable holdings on the east side of Wadesboro near the Seaboard Air Line Railway—and US 74 by the 1920s—which was subsequently subdivided and sold for residential, commercial, and industrial uses. Caudle built this house ca. 1922 on his ninety-eight-acre holding in a wooded section called Wanoka Terrace. The architect of the house is not known. Prior to its construction, the Caudle family appears to have lived in the center of town. The 1920 census recorded Caudle, his wife, Susie Gooch (1877-1948), their four children, and a servant residing on “Weide” Street (probably Wade Street) near the courthouse square (Anson County Deed Books 58: 477; 78: 445; 174: 247; HPO Files; US Census, Anson County, Population Schedule 1920).

Caudle died in 1929, and the 1930 census shows his wife, Susie, as the head of the Caudle household on Wanoka Circle. Valued at \$20,000, the large house was occupied by the recently widowed Susie Caudle, her son, Theron Lamar Caudle, Jr. (1904-1969), his wife, Farfid Monsalvatge (1906-1961), of Augusta, Georgia, their newborn son, Theron Lamar III, and two other siblings. By 1940, the census listed Theron Lamar Caudle, Jr. as the head of a household that included his wife, their three children, and his mother, Susie (US Census, Anson County, Population Schedules 1930, 1940; HPO Files).

Theron Lamar Caudle, Jr. had earned his undergraduate and law degrees from Wake Forest College (later Wake Forest University) and in 1926 returned to Wadesboro to practice law at his father’s firm. In 1940, President Franklin D. Roosevelt appointed Caudle as US attorney for the Western

District of North Carolina. His tenure in that position was a successful one. In 1969, the *Charlotte Observer* noted in its obituary for Caudle that he "raised the district's rating from about the lowest point to the highest in the entire federal court system in five years' time". Based upon this success, in 1945, President Harry S. Truman appointed Caudle assistant attorney general in charge of the US Department of Justice, Criminal Division. Two years later, he became assistant attorney general at the head of the tax division at the Department of Justice (www.ncpedia.org/biography/caudle-theron-lamar. Accessed 4 June 2018).

In 1951, Caudle resigned his position amid congressional inquiries concerning bribery and tax evasion. Three years later, Caudle and several others were indicted for conspiracy to defraud the federal government of income tax money and sentenced to two years in prison. He was paroled after five months and granted a full pardon from President Lyndon B. Johnson in 1965. Caudle subsequently ran for political office but was decisively defeated in the 1966 Democratic primary in the Eighth Congressional District. He died at his home in Wadesboro on 1 April 1969. The *Charlotte Observer* obituary summed up his checkered professional career this way: "Our own view through the years was that Caudle on occasion acted indiscreetly, unwisely and naively in the high political circles to which he ascended...but Lamar Caudle never gave the impression of being a venal or scheming man" (*Charlotte Observer* 6 April 1969; www.ncpedia.org/biography/caudle-theron-lamar. Accessed 4 June 2018).

In 1972, Caudle's second wife, Ellen Hildreth, whom he had married in 1963 following the death of Fairfid, sold the family residence on Wanoka Circle to John W. and Sara R. Faulkner. Faulkner was a successful businessman who owned Wadesboro's largest automobile dealership as well as various other enterprises (including the Valley Motor Court which is evaluated in this report on page 13). In 1989, the house was acquired by Joseph E. Clarkson, Jr., and remains in the Clarkson family (Anson County Deed Book 174: 247; Fredericka Clarkson Interview 2018; HPO Files).

National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), the Caudle Family House is recommended **eligible** for National Register under Criterion C for Architecture. The house was surveyed originally in 1983 during a county-wide survey.

Integrity

The Caudle Family House retains the seven aspects of integrity needed for National Register eligibility. The house remains on its original site which was acquired by the Caudle family in 1922, and thus the property has integrity of location. The house also has its integrity of setting, feeling, and association. The house occupies a capacious hilltop site with informal landscaping of grassy lawns and woodland borders. Only the loss of the garage detracts from the otherwise well-preserved setting. In addition, the private, secluded feeling of Wanoka Circle remains intact, and the Caudle house maintains its association with the small enclave of early to mid-twentieth century houses that occupy the generous lots on the circle. Finally, the Caudle house retains its integrity of design, materials, and workmanship. The Renaissance Revival dwelling is little changed since its ca. 1922 construction, and the imposing house retains its original massing and materials. Also, key elements of style, including the round-arched openings, decorative pergolas, elaborate entrance, and the six-over-one and nine-over-one sash windows, all remain intact. Finally, the interior is well preserved with its generous stair hall, Neoclassical Revival mantels and trim work, French doors

capped by multiple-light transoms, and original pendant light fixtures in the sunroom. The only addition to the house is the small, one-bay room constructed off the upper story of the rear elevation.

Criterion A

The Caudle Family House is recommended **not eligible** for the National Register under Criterion A (Event). To be eligible under Criterion A, the property must retain integrity and must be associated with a specific event marking an important moment in American prehistory or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or a nation. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well (National Park Service, *National Register Bulletin 15: 12*).

The Caudle Family House is not recommended for eligibility under Criterion A because the property is not associated with either a specific event or a pattern of events that was important within a local, state, or national context.

Criterion B

The Caudle Family House is **not eligible** for the National Register under Criterion B (Person). For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, the resource is not eligible if its only justification is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group (National Park Service, *National Register Bulletin 15: 14*).

Although both Theron Lamar Caudle, Sr. and his son, Theron Lamar Caudle, Jr., were successful attorneys, and Theron Caudle, Jr. had a prominent, if controversial, legal career on the national level, neither is considered to have achieved the level of significance needed for eligibility under Criterion B.

Criterion C

The Caudle Family House is **eligible** for the National Register under Criterion C (Design/Construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction (National Park Service, *National Register Bulletin 15: 17*).

The Caudle Family House fulfills Criterion C as a remarkably well-preserved and rare example of Renaissance Revival-style domestic architecture in Wadesboro and Anson County. Constructed ca. 1922, the handsome residence illustrates defining features of the style in its buff-brick exterior, symmetrical façade with round-arched door and window bays, low hip roof with deep eaves, and bold Tuscan columns. At the entrance, the columns support a structure created from curvilinear

rafters that is suggestive of the pergolas common to Mediterranean or Renaissance Revival architecture. The pergolas are also repeated on the side wings, further enlivening the façade. As with the exterior, the interior remains well preserved and features the original stairway in the center hall, Neoclassical Revival mantels, and French doors with transoms.

By the 1910s, the popularity of the picturesque, Queen Anne style in North Carolina had given way to historic revival modes. Architects and contractors offered clients a wide range of revival models that interpreted the popular designs of earlier eras. The favorite choice was the Colonial Revival. Its comfortable patriotic associations and familiar classical themes appealed to the rising middle and professional classes. During the 1910s and 1920s, a number of Wadesboro's prominent families built substantial, white-frame and red-brick Colonial Revival houses on generous—often elevated—lots on the east and south sides of town (Bishir 1990: 417-425).

Today, such streets as Lee, Leak, Morven, and East View in Wadesboro boast notable, well preserved examples of this revival style, occasionally mixing the Colonial Revival with elements drawn from other styles. One of Wadesboro's earliest Colonial Revival residences is the W.L. Marshall House (AN0226) at 410 Lee Avenue. The ca. 1900 frame dwelling features a low gambrel roof, symmetrical façade, and broad wraparound porch with classical columns. The 1927 R.W. Allen House (AN0261) at 302 East View Street combines the boxy, hip-roofed form, classical entrance, and overall symmetry of the Colonial Revival with the heavy, boxy massing and the deep, bracketed eaves of the Craftsman style.



W.L. Marshall House, ca. 1900, 410 Lee Avenue, Wadesboro.



R.W. Allen House, 1927, 302 East View Street, Wadesboro.

The 1911 L.D. Robinson House (AN0224) at 302 Lee Avenue blends Colonial Revival elements with boldly executed half-timbering to create an imposing, conservative expression of Tudor Revival domestic architecture in Wadesboro,



L.D. Robinson House, 1911, 302 Lee Avenue, Wadesboro.

The Caudles were the only family in Wadesboro or Anson County known to erect a house in the Renaissance Revival style. While not a conventional selection for domestic design in North Carolina, the Renaissance Revival symbolized elevated social status and fashionable taste. Versions of the style—similar to the Caudle House in scale and execution—appeared in well-off neighborhoods in the larger cities of the state, and the grandest examples were the residences of preeminent businessmen and industrialists. For example, in 1919, Gaston County textile magnate, A.C. Lineberger, commissioned a particularly grand expression of the Renaissance Revival style, also executed in a buff-colored brick, for his family home. Noted Charlotte architect, Charles C. Hook, designed the house. In 1922, Lineberger's Belmont neighbor and business associate, S.P. Stowe, employed Gastonia architect, Hugh White, to design an opulent, red-brick interpretation of the style. Although simpler than the most ambitious models of the Renaissance Revival in the state, the Caudle Family House clearly stands out in Wadesboro as a rare and well-preserved small-town example of the style (Bishir and Southern 2003: 72-74; 485; Bishir 1990: 423-425).

Criterion D

The Caudle Family House is recommended **not eligible** for the National Register under Criterion D (potential to yield information). For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or prehistory; and 2) the information must be considered important (National Park Service, *National Register Bulletin 15*: 21).

The property is not eligible under Criterion D because it is not likely to yield any new information pertaining to the history of building design or technology.

National Register Boundary Description and Justification

The proposed National Register boundary for the Caudle Family House has been drawn according to the guidelines of National Register Bulletin 21, *Defining Boundaries for National Register Properties*.

The proposed National Register boundary (**Figure 7**) has been drawn to include the Caudle Family House—the only surviving resource on the property—and most of the 5.6-acre tax parcel. Reflecting the periodic subdivisions of the original ninety-eight-acre tract, the current lot has an irregular configuration that includes a narrow, wooded appendage of roughly one and one-half acres projecting from the southwest corner. The proposed National Register boundary encompasses an approximately four-acre portion of the tax parcel but excludes this appendage. Within this boundary are the house, front and back yards, and surrounding wooded areas. Along US 74, the proposed boundary follows the highway right-of-way.

Nos. 4-5 Wade Manufacturing Company and Mill Village Historic District (AN0601) Including Wade Manufacturing Company (AN0393) and Wade Mill Village (AN0391)
Bounded roughly by US 74, Gamble Street, and Cherry Street
Wadesboro, Anson County



Period of Significance: 1923-1968
Eligibility Recommendation: Eligible



Figure 8. Wade Manufacturing Company and Mill Village Historic District, Overall Site Plan

Source: North Carolina Historic Preservation Office, GIS Service

Scale: 1" = 1,000'



Figure 9. Wade Manufacturing Company and Mill Village Historic District, Detailed Site Plan

Source: North Carolina Historic Preservation Office, GIS Service

Scale: 1" = 600'

Key:

- | | |
|--|---|
| 1. Mill (1923) | 7. Warehouse (ca. 1995) |
| 2. Cotton Warehouse (1923) | 8. Mill Superintendent's House (1923) |
| 3. Office Building (ca. 1960) | 9. Wade Methodist Church & Parsonage (ca. 1925) |
| 4. Personnel Office (ca. 1960) | 10. Wade Baptist Church & Parsonage (ca. 1925) |
| 5. Wastewater Filtration System (ca. 1970) | 11. House, 27 Franklin Street (1923) |
| 6. Warehouse (ca. 1985) | 12. House, 55 Franklin Street (1923) |

Physical Description

Overview

Located on the eastern outskirts of Wadesboro, the Wade Manufacturing Company and Mill Village Historic District is comprised of an expansive industrial complex, a mill superintendent's house, and a self-contained mill village of roughly forty acres situated on a hill west of the mill. The historic district sits on the north side of US 74, south of the former Seaboard Air Line and Winston-Salem Southbound railways. The surrounding area is generally rural with large swaths of woodland and sparse residential development. Modern light-industrial properties and commercial-strip development are found along US 74 and nearby side roads. The APE, which parallels US 74, cuts through the south side of the proposed historic district. Within the APE are a portion of the mill complex, the mill superintendent's house at US 74 and Mill Street, and four properties located within the mill village—Wade Methodist Church and its parsonage at 35 and 59 Church Street, Wade Baptist Church, with its education building and parsonage, at 62 Church Street, and two houses at 27 and 55 Franklin Street. These resources are listed and described briefly at the conclusion of this physical description.



Wade Manufacturing Company and Mill Village Historic District, Overall View of Mill, Looking Southeast.



Wade Manufacturing Company and Mill Village Historic District, Mill Village, Looking Northwest.



Wade Manufacturing Company and Mill Village Historic District, Mill Superintendent's House, Looking North.

Wade Manufacturing Company Mill

The principal investigators were not permitted access to the Wade Manufacturing complex, and only limited views of the roughly 130-acre property from the perimeter were available. However, Bernard Hodges, president of the company, provided information about the complex and mill operations (Bernard Hodges Interview 2018).

Wade has been in continuous operation since its original construction in 1923, and consequently, the complex of attached and freestanding, masonry buildings reflects this long history of company growth and technological changes. There are no Sanborn or other historic maps of the property, and only one documentary photograph taken during its 1923 construction was discovered (see **Figure 10**). The photograph shows that the original property consisted of the large, two-story, red-brick mill, a cotton warehouse, two large buildings north of the mill, and a smaller building in the center of the complex. As manufacturers of cotton flannel, a dye and finishing plant was housed in one of these production buildings, and on the north side of the site was a pond associated with the dye operations (Medley 1976: 166).



Wade Manufacturing Company Mill and Mill Village Historic District, Overall View of Complex, Looking Northwest.

The 1923 mill generally stands two-stories tall, but because of the north-to-south slope of the site, the lower end, nearest US 74, was designed to have three stories. However, a paved parking lot has raised the ground level on the south side of the building, and the lower story is now partially below grade. The red-brick building has the reinforced-concrete, flat-slab construction typical of factories of the period, and despite small, postwar additions, is substantially intact with a shallow-gable roof and rows of tall, flat-arched window bays with concrete sills and lintels. The stair tower on the west elevation has a stepped parapet and concrete ornamentation. Typical of postwar adaptations, most of the windows are now brick infilled, but an original steel-sash factory window and a round-

arched entrance on the ground level remain visible on the west stair tower. A one-story brick and glazed hyphen connects the mill to an otherwise freestanding office building (ca. 1960). The two-story, flat-roofed office reflects the influence of Modernism in its flat roof, signage, decorative brick paneling, and asymmetrical fenestration. There are also both aluminum-sash, awning windows original to the building and later fixed-light windows, and inside, original planter boxes flank an internal staircase with aluminum railing. A second, postwar addition north of the office houses the personnel office which sits atop a large, one-story production building. The production building may encompass one of the original structures on the site. Both the personnel office and the production building now have blind, brick elevations. Because of the sloping site, the entrance to the personnel office is found on the upper floor of the building.



Wade Manufacturing Company and Mill Village Historic District, Original 1923 Mill, Looking North.



Wade Manufacturing Company and Mill Village Historic District, Original 1923 Mill in Background and Postwar Office Buildings in Foreground, Looking Southeast From Mill Village.



Wade Manufacturing Company and Mill Village Historic District, Original 1923 Mill With Postwar Addition in Left Foreground, Looking Northeast.



Wade Manufacturing Company and Mill Village Historic District, Original 1923 Mill, Postwar Addition in Right Foreground, and Postwar Office Building, Looking North.



Wade Manufacturing Company and Mill Village Historic District, Original 1923 Mill in Background, Postwar Office in Right Foreground, Looking North.



Wade Manufacturing Company and Mill Village Historic District, Postwar Office Building, Looking East.

Along US 74, south of the mill is a freestanding, brick building (ca. 1970) with three blind elevations. A garage door and tall vents on the east side indicates that the building houses a garage and probably part of the heating, ventilation and cooling system. Southeast of the 1923 mill sits the one-story cotton warehouse (ca. 1923). The warehouse retains its brick partition walls, and the frame elevations are now covered in fiberglass. A loading dock spans the gap between the warehouse and the mill. A wastewater filtration plant (ca. 1970), with ponds and tanks, occupies the southeast corner of the site, behind which is a warehouse (ca. 1985) constructed of precast-concrete panels. Loading bays line the south elevation of the warehouse. The area west of the ca. 1985 warehouse is the least visible part of the property, but on aerial maps the 1923 dye and finishing plant appears to be extant although surrounded by postwar production and warehouse buildings. As far as can be ascertained from historic maps on the HPO web site, a large warehouse was built ca. 1995 at the far north end of the complex on the site of the original pond. This warehouse is the only substantial addition to the complex since the mid-1980s (North Carolina Historic Preservation Office, GIS Service).



Wade Manufacturing Company and Mill Village Historic District, 1923 Cotton Warehouse, Looking East.



Wade Manufacturing Company and Mill Village Historic District, 1923 Cotton Warehouse, in Background and Wastewater Filtration Plant in Foreground, Looking West.



Wade Manufacturing Company and Mill Village Historic District, Overall View of Mill Complex, Looking Northwest.



Wade Manufacturing Company and Mill Village Historic District, ca. 1985 Warehouse, Looking North.

Most of the changes to the plant seem to have occurred during the textile boom of the postwar era. The introduction of air conditioning and the production of new synthetics necessitated changes to the factory complex. Windows on existing buildings were infilled with brick, and new construction was usually designed with unfenestrated elevations. The one-story and two-story, flat-roofed additions at Wade with their blind, brick walls and air conditioning vents on the roofs were typical of postwar additions to cotton mills. Some of the additions seem to have been built for warehousing and distribution and include truck loading bays while other buildings were probably used for manufacturing new synthetics, including polyester.

Wade Manufacturing Company Mill Village

This cohesive textile mill village is comprised of over 100 residential lots and two tracts on Church Street that were reserved for Baptist and Methodist congregations. Located within the APE, the two churches occupy lots measuring roughly three acres each that are situated across Church street from each other at the intersection of US 74. The extensive Wade textile plant borders the village to the east and faces US 74. Two north-south streets (Church and Franklin) provide the only direct access into the village from the highway although Mill Street, which skirts the west side of the mill and the east side of the village, connects US 74 with Franklin Street. A triangular lot between the mill and mill village contains the mill superintendent's house. Woodland borders the mill village to the north and west. The mill village encompasses an outer, semicircular street (Cherry) within which is a grid of roughly north-south roads. The streets within the village do not have curbs and gutters, and there are no street trees although most of the individual yards have trees and other forms of mature landscaping.



Wade Manufacturing Company and Mill Village Historic District, Overall View of Mill Village, Looking Southwest From Wade Manufacturing Company.



Wade Manufacturing Company and Mill Village Historic District, Methodist Church and Parsonage, Looking West From Church Street.



Wade Manufacturing Company and Mill Village Historic District, Wade Baptist Church and Parsonage, Looking North.



Wade Manufacturing Company and Mill Village Historic District, Mill Superintendent's House, Looking North.



Wade Manufacturing Company and Mill Village Historic District, Cherry Street, Looking North.

The mill village contains approximately ninety houses with nine vacant parcels. According to county tax records, two of the ninety dwellings were built in the late 1950s, and three additional houses were erected after 1968. A photograph from 1923 indicates that the mill village was largely completed in 1923 when the mill was erected (see **Figure 10**). The houses occupy approximately quarter-acre lots with small front yards and more commodious rear yards. A water tank once stood on Dogwood Street but has been removed in recent decades.

The original one-story, frame mill houses drew their inspiration from nationally popular bungalow designs and conform to four standardized types, all of which have rectangular or square forms and either hip or front-gable roofs. One hip-roofed variation has an inset porch while a second hip-roofed type has an off-center, front-gable porch. The village also includes front-gable bungalows with engaged porches extending the full width of their façades. The fourth type, which may have been a supervisor's house, is a front-gable bungalow with an off-center, front-gable porch supported by grouped box piers on brick pedestals. Supervisors' houses occupy prominent corner lots along Franklin Street, facing the mill.



Wade Manufacturing Company and Mill Village Historic District, 687 Cherry Street, Example of Hip-Roofed Bungalow with Inset Porch, Looking Northeast.



Wade Manufacturing Company and Mill Village Historic District, 151 Dogwood Street, Example of Hip-Roofed Mill House with Off-Center, Front-Gable Porch, Looking North.



Wade Manufacturing Company and Mill Village Historic District, 494 Cherry Street, Example of Front-Gable Bungalow with Engaged Porch, Looking West.



Wade Manufacturing Company and Mill Village Historic District, Supervisor's Houses
at Corner of Franklin and Cherry Streets, Looking North.

Although remodeling has been common in mill villages across the state, the houses in the Wade Mill Village all retain their original square or rectangular forms, low scale, roof and porch configurations, and fenestration. The houses sit on raised, brick-pier foundations that have been infilled, and although many have vinyl or aluminum replacement siding, a number retain their weatherboard siding. Some also have original knee brackets under the eaves or exposed rafters, six-over-six sash windows, and box porch piers. Other porches have been altered with replacement metal or wood posts, screening, or full enclosure, but the original porch forms remain evident. Some of the houses had horizontal-sash windows installed in the 1950s during general improvement campaigns by the mill or after the houses were sold by the company to residents. Others now have more recent replacement sash. A few have attached carports, and one mill house from the 1920s (43 Dogwood Street) has been brick veneered.

There have been remarkably few demolitions or modern replacements in the village. Three lots (45 and 85 Chestnut and 21 Dogwood streets) were vacant until the late 1950s when houses were built at 85 Chestnut and 21 Dogwood. The house at 344 Cherry Street is a mid-1960s replacement, and in 1976, construction was undertaken at 45 Chestnut Street. Seven other mill houses have been demolished, and with the exception of 592 Cherry Street, the lots remain vacant. The house at 592 Cherry was also built in 1976, according to county tax records. With their one-story forms, side-gable or front-gable roofs, and frame construction, the modern houses are generally consistent in size, scale, form, set-back, and materials with the surrounding mill houses. Only one of these dwellings, 45 Chestnut Street, has a brick veneer.



Wade Manufacturing Company and Mill Village Historic District, Remodeled Mill House at 43 Dogwood Street and Intact Mill House at 55 Dogwood Street, Looking Northeast.

Inventory List-Properties Within the APE

Wade Methodist Church and Parsonage (PIN 648415539679)

35 and 59 Church Street
Wadesboro, Anson County

Sitting on a large, grassy lot, the brick-veneered church has a front-gable roof and a front-gable vestibule that projects from the facade. Off the rear is a small, subsidiary wing that is entered by a glazed and horizontal-paneled door. The church has flat-arched, stained-glass, casement windows, and smaller, clear-glass, casement windows are found on the basement level. The church is capped by a vinyl-sided, pyramidal-roofed steeple. The double-leaf, wood doors have strap hinges, and the entrance has a pointed-arch, stained-glass transom. A handicapped ramp has been added to the front entrance steps. North and west of the church is a ca. 1965 split-level house that appears to have been built as the church parsonage. The brick and frame house has a side-gable roof and replacement windows.

The church has no building cornerstone, but the original plans for the mill village specified this location for a Methodist congregation. This church was probably organized soon after the mill opened in 1925 and, like the Baptist church across the street, may have been built or brick veneered in the late 1930s. (The Baptist church has a cornerstone that gives a construction date of 1939 which may indicate the addition of brick veneer to an earlier frame church.)



Wade Manufacturing Company Mill and Mill Village Historic District, Wade Methodist Church and Parsonage, Looking West.



Wade Manufacturing Company Mill and Mill Village Historic District, Wade Methodist Church, Looking South.



Wade Manufacturing Company Mill and Mill Village Historic District, Wade Methodist Church, Entrance, Looking West.



Wade Manufacturing Company Mill and Mill Village Historic District, Wade Methodist Church (Left) and Parsonage, Looking West.

Wade Baptist Church and Parsonage (PINs 648415634623 and 648415633712)

62 Church Street

Wadesboro, Anson County

Occupying a large, tree-shaded lot, the brick-veneered church has a front-gable roof with gable returns and a front-gable entrance porch supported by Tuscan columns. The weatherboarded gable has now been covered in aluminum siding. The Colonial Revival church has two-part, round-arched windows along the side (north and south) elevations that are filled with stained glass and ornamented with concrete keystones, lintels, and sills. A round-arched vent under the front gable is treated with the same concrete decoration. The church is capped by a boxy, frame steeple and spire, and the double-leaf, four-panel doors appear original. A brick stretcher course forms a water table that separates the main level from a raised basement. The basement retains its single and paired, six-over-six sash windows, but the basement doors are replacements. A two-story, side-gable education building with paired, six-over-six sash windows is found just behind the rear (east) elevation. North of the church on a separate tax parcel is the parsonage, a frame, one-story, Minimal Traditional house that appears to have been built ca. 1940. The house has a front-exterior chimney, a front-gable entrance porch, and a sunroom off the side (north) elevation. The house has been vinyl sided, and the windows are now modern replacements. The Baptist congregation was organized in 1925, one year after the mill opened, and the building cornerstone states that the church was erected in 1939 although this date may indicate the brick veneering of an earlier frame building



Wade Manufacturing Company Mill and Mill Village Historic District, Wade Baptist Church, Looking Southeast.



Wade Manufacturing Company Mill and Mill Village Historic District, Wade Baptist Church, Looking North.



Wade Manufacturing Company Mill and Mill Village Historic District, Wade Baptist Church, Education Building, Looking Northeast.



Wade Manufacturing Company Mill and Mill Village Historic District, Wade Baptist Church, Parsonage, Looking East.

House (PIN 648415636581)

27 Franklin Street

Wadesboro, Anson County

Built in 1923, this frame mill house has a hip-roofed, double-pile form with an inset porch and two front-gable dormers that were added later. The house has been vinyl sided, and the window sash and porch posts are modern replacements. The house shares the large lot with a mobile home.



Wade Manufacturing Company Mill and Mill Village Historic District, Mill Houses at 35 and 55 Franklin Street, Looking Northwest.

House (PIN 648415637613)

55 Franklin Street
Wadesboro, Anson County

This frame mill house has a front-gable bungalow design and originally had an engaged porch that extended across the façade. The porch has been enclosed, and the house has been vinyl sided. The horizontal-sash windows and picture window on the façade appear to have been added in the 1950s, possibly after the mill sold the houses to the residents.

Mill Superintendent's House (PIN 648415639671)

Faces Mill Street at US 74
Wadesboro, Anson County

This frame, American Foursquare house sits on a tree-shaded hill between the mill and the village and faces the corner of Mill Street and US 74. Still owned by the company, the house has the characteristic hip-roofed, double-pile form and a hip-roofed, screened porch supported by box piers. The house retains its six-over-one sash windows. Although now in poor condition, the house survives largely intact. A frame, pyramidal-roofed garage sits behind the house within an overgrown site. Access to the site was denied.



Wade Manufacturing Company Mill and Mill Village Historic District, Mill Superintendent's House, Looking Northwest.



Wade Manufacturing Company Mill and Mill Village Historic District, Mill Superintendent's House, Looking North.

Historical Background

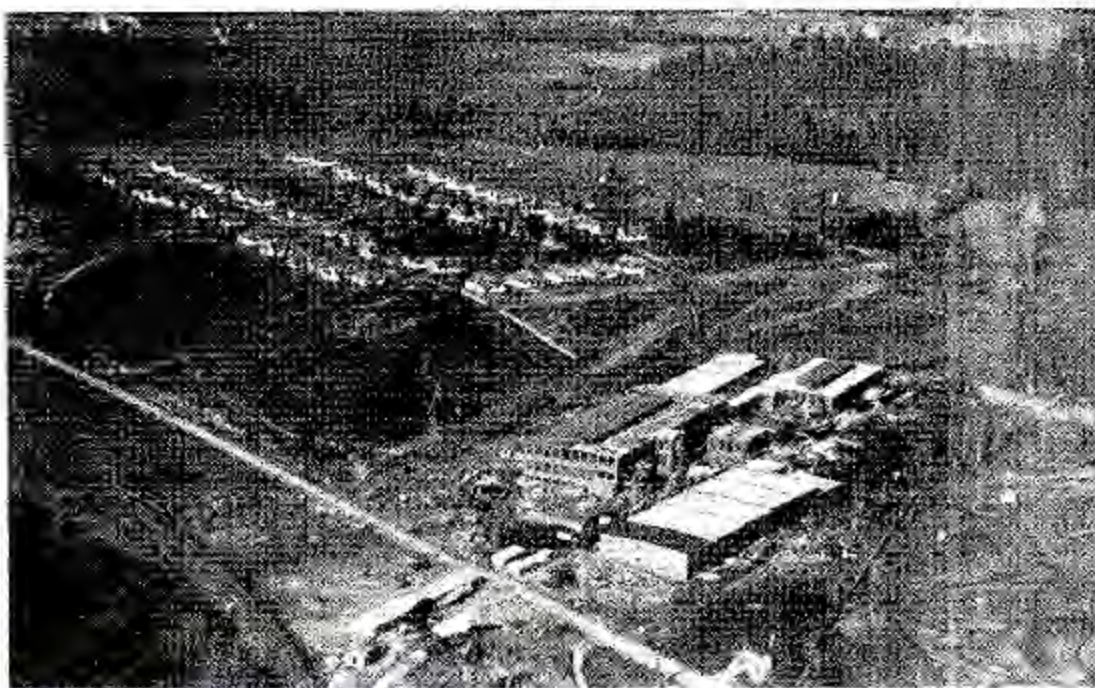
Wade Manufacturing Company was incorporated in January 1923 as a dyeing and finishing plant to produce outing, a short-nap cotton flannel. Soon after its founding, the company bought several tracts of land along US 74 for the factory and adjoining mill village. The first tract of 132.5 acres was bought from T.L. and Susie Caudle and F.W. and Lucy Lee Dunlap. Additional parcels of nearly 160 acres in total were purchased from a number of local landowners and the Winston-Salem Southbound Railway Company. Further transactions in 1923 gave the new company rights-of-way to Stanback Ferry Ice Plant Road and the Seaboard Air Line Railway, north of the mill (Anson County Deed Books 61: 53,489, 501, 522; 62: 431; Medley 1976: 201).

William P. Parsons (1863-1927), an officer of the First National Bank of Wadesboro, was the first president of Wade, but within a few months of incorporation, Parsons became ill and resigned. In May 1923, Thomas Chatterton Coxe (1875-1958), another Anson County native and vice-president of the company, took over, and construction on the mill and village began (North Carolina Bureau of Labor Statistics 1916; *The Messenger and Intelligencer* 17 May 1923; Medley 1976: 149).

Describing plans for the mill and mill village in some detail, newspaper accounts reflected local excitement and anticipation when construction began on the town's fourth textile plant.

The first brick was laid yesterday in the erection of the new plant of the Wade Manufacturing Company, the honor of placing the first brick falling to Gene Ingram, colored, well known local brick mason (*The Messenger and Intelligencer*, 17 May 1923).

In June 1923, one month after construction on both the mill and mill village had begun, the local press noted that there were plans to make the textile plant larger than originally planned with 13,000 spindles, 400 looms, and a dyeing plant. With hopes of opening in early 1924, the first building planned for the site was a warehouse measuring 100 feet by 150 feet that was to sit on the east side of the spur line, facing the mill. The principal mill building was to follow and was specified at 528 feet long and 100 feet wide with the long side parallel to the spur line. For half of its length, the mill would be two stories tall although a basement at the lower end would give the building a full three stories. To accommodate the dyeing plant, an artificial pond was to be created by damming a nearby creek. A mill village, consisting of 104 worker houses and lots for Baptist and Methodist churches, was planned for the hill just west of the mill (**Figure 10**). The company also built a school (now gone) for mill workers' children which sat in a now wooded area on the east side of the mill. In 1926, the mill school was conveyed to the Wadesborough (sic) Graded Schools system. Although the mill and village were located outside the limits of Wadesboro, the newspaper noted that with an average of five per household, the village would add approximately 500 people to what the newspaper referred to as the Wadesboro suburbs (*The Messenger and Intelligencer*, 14 June 1923; Bernard Hodges Interview 2018).



Wade Manufacturing Company, the first of the county's modern mills, under construction shortly after its organization in 1923. Wade Mill Village appears in the background.

Figure 10. Wade Manufacturing Company and Mill Village Under Construction, 1923

Source: Mary L. Medley, *The History of Anson County, 1750-1976*.

During the textile boom period of World War I, electricity began replacing water power in the mills, and new textile plants, such as Wade, were designed for electricity from their initial construction. At Wade, the power was supplied by the Blewett Falls hydroelectric plant on the nearby Pee Dee River. Started in 1906 by Wilmington businessman, Hugh McRae, Blewett Falls was not completed until 1912. The three earlier textile mills in Wadesboro quickly converted from water power to electricity once the Blewett Falls plant opened. Wade Manufacturing was the fourth textile plant in the county and the first to be powered by electricity (Mattson, Alexander and Associates, Inc. 1999: Section 8, page 6; Medley 1976: 166, 201; Glass and Kress, 2006).

Little is known about the operations of the company through the remainder of the 1920s and in the 1930s although Wade was evidently successful and survived the Depression. The company subsequently benefited from a second period of prosperity for the industry during World War II which continued into the postwar decades. The large complex of existing buildings indicates that during the postwar decades, the company expanded its operations and, like other textile companies, modernized with additional production and warehousing space, new machinery for manufacturing synthetic fibers, and modern air conditioning systems.

As shown on the 1955 subdivision plat map (**Figure 11**), Wade Manufacturing also began divesting itself of its mill village during the postwar years by allowing occupants to purchase their houses. At the same time, the Wadesboro public school system determined that it no longer needed the Wade school and transferred the property back to the mill. Further investment was made ca. 1970 when

the company spent \$1,000,000 to improve waste water treatment. Countering the recent decline in the textile industry, Wade remains in operations producing cotton and polyester fabrics for the home furnishings, apparel, and industrial sectors (Anson County Deed Books 66: 465; 123: 559; Anson County Plat Book 4: 199; Medley 1976: 203; Bernard Hodges Interview 2018).

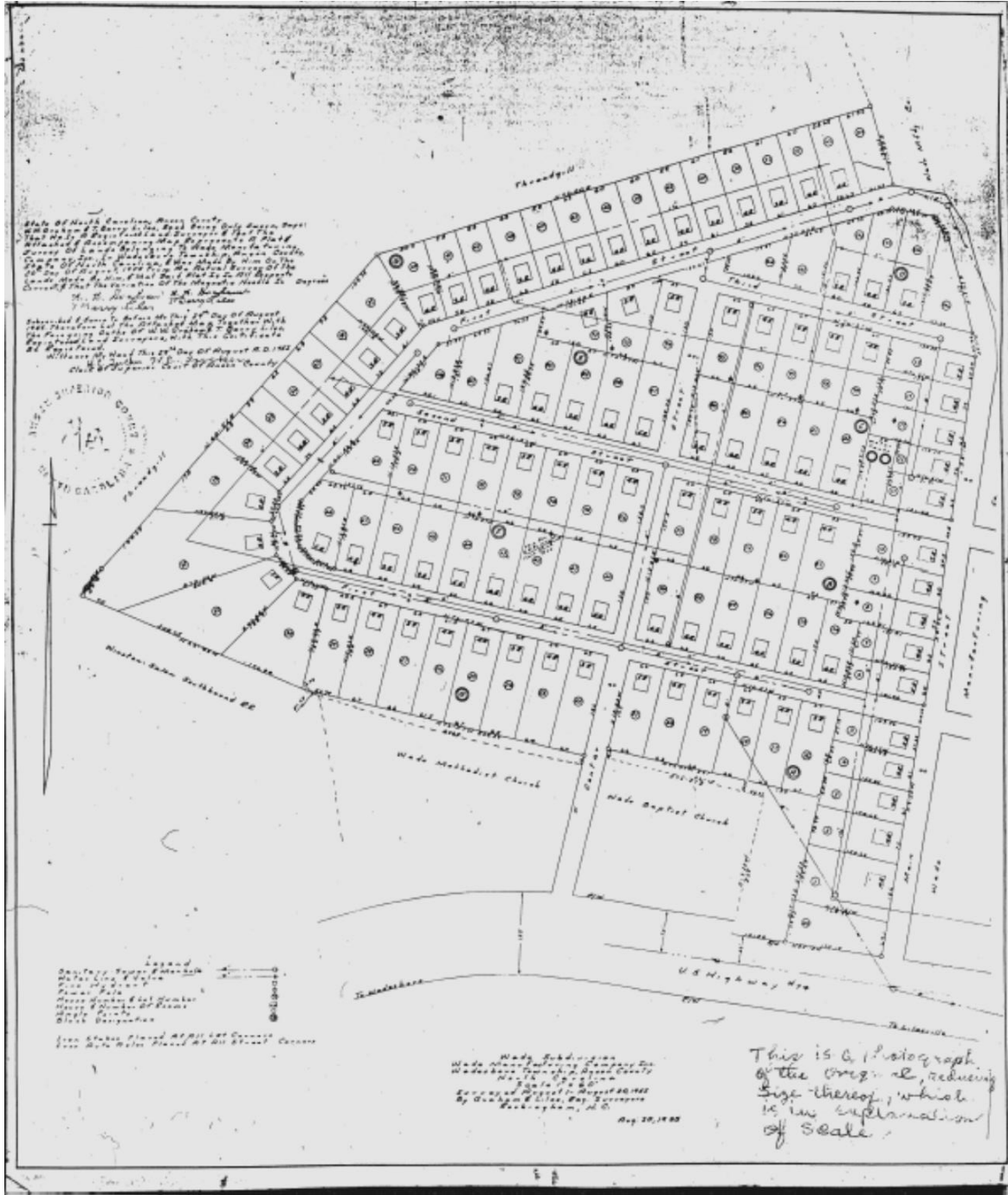


Figure 11. Wade Manufacturing Company Mill Village, Subdivision Map, 1955

Source: Anson County Register of Deeds, Plat Book 4, Page 199.

National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), the Wade Manufacturing Company and Mill Village Historic District is recommended **eligible** for National Register under Criterion A for Industry and Community Development and Planning and under Criterion C for Architecture. The period of significance extends from 1923, when the mill and mill village were constructed, to 1968, the fifty-year guideline for National Register eligibility. Although the mill remains in operation, the historic district does not have the exceptional significance required under Criteria Consideration G to extend the period of significance to within the last fifty years. Wade Manufacturing Company (AN0393) and the Wade Mill Village (AN0391) have both been previously surveyed.

Integrity

The Wade Manufacturing Company and Mill Village Historic District retains the seven aspects of integrity needed for National Register eligibility. Occupying its original site on the north side of US 74, on the eastern periphery of Wadesboro, the textile mill and mill village have integrity of location, setting, feeling, and association. The mill was strategically sited between US 74 and the Seaboard Air Line Railway corridor, both of which bisected the center of the county from east to west, and the geographical relationship of mill to transportation routes remains evident. The large mill complex also retains all the functional components associated with cotton production and finishing, and these components contribute to the overall setting, association, and feeling of the plant. Furthermore, the proximity of the mill to its mill village illustrates the development of mill villages in tandem with textile factories during the late nineteenth and early twentieth centuries. The mill village occupies its original location oriented to the factory site and US 74 and retains its original mix of curvilinear and grid streets lined with small, frame houses executed in a few standardized designs. The houses occupy generous residential lots that have informal but mature landscaping. With clearly defined borders, the self-contained community also retains the clarity of its original design with few modern houses or surrounding development. The limited access to the village also contributes to its cohesive feeling.

The historic district also possesses sufficient integrity of design, materials, and workmanship to convey its significance under Criteria A and C. The extensive textile complex retains its one-story and two-story, masonry buildings with shallow-pitched or flat roofs and tall window openings on the original buildings and the typical blind elevations of postwar construction. These later buildings reflect both growth in production and changes in technologies during the postwar era. Although interior access was denied, the president of the company states that the original mill is largely intact with open manufacturing rooms and the heavy timber mill construction typical of textile plants of the early twentieth century.

As far as can be ascertained from public right-of-way, the complex of attached and detached buildings largely dates to the period of significance, 1923-1968. Two large warehouses at the north end of the complex were built in the 1980s and 1990s, but both are detached from the historic buildings and situated on the periphery of the site. In addition, the wastewater treatment plant on the southeast side of the property was constructed ca. 1970, but the series of ponds and filtration equipment does not detract from the overall factory complex. Otherwise, the principal additions and modifications to the mill date to the 1950s and 1960s within the historic period.

Typical of other mill villages in the state, the Wade mill houses have undergone some remodeling, but the village, as a whole, retains its low scale, streetscapes, architectural rhythm, and historic feeling with few modern intrusions. The houses still have their original designs, forms, and construction, and few have been enlarged. Despite the use of replacement sidings, the frame construction of the houses is evident, and the one-story houses retain their square or rectangular forms, hip or front-gable roofs, porch configurations, and fenestration.

Criterion A

The Wade Manufacturing Company Mill and Mill Village is recommended **eligible** for the National Register under Criterion A (Event). To be eligible under Criterion A, the property must retain integrity and must be associated with a specific event marking an important moment in American prehistory or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or a nation. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well (National Park Service, *National Register Bulletin 15: 12*).

The mill and mill village historic district is eligible for the National Register under Criterion A for Industry and Community Development and Planning. Constructed in 1923, with additions in the postwar era, Wade Manufacturing Company exemplifies the Piedmont cotton mills of the 1920s and is a tangible reminder of Wadesboro's and Anson County's aspirations to join the booming textile economy that had transformed the Piedmont. The county never developed as vibrant an industrial economy of neighboring counties, and as a result, Wadesboro remained primarily a governmental center and market town for agricultural Anson County. Because Wadesboro only had a limited manufacturing base, the Wade textile plant is one of only two cotton mills that were built during the heyday of the 1920s and successful enough to evolve with the technological advances and economic changes of the postwar era. None of three original textile mills in Wadesboro, all built by 1901, survives. In addition to Wade, only the smaller West Knitting Corporation (AN0418) (1928) remains extant from the pre-World War II era.

Textile Mills

The Piedmont region was transformed during the late nineteenth and early twentieth centuries by rapid industrialization, and North Carolina led the thirteen Southern states in manufacturing. At the heart of this burgeoning industrial base were textiles, and by the early twentieth century, Charlotte and the Piedmont had become the leading cotton manufacturing region in the world. North Carolina, along with other Southern states, had initially been advantageous for textile manufacturing because of the proximity of raw cotton. However, by 1914, North Carolina mills consumed more cotton than the state produced, and in 1920, Gaston County had more cotton mills than any other county in the country, indications of just how complete this economic transformation was (*North Carolina Club Year Book 1916: 16; Medley 1976: 200*).

By contrast, Anson County remained sparsely populated and largely agricultural during this period although railroad construction in the postbellum era introduced manufacturing to Wadesboro and the county. In 1874, the Wilmington, Charlotte, and Rutherford Railroad was completed through Wadesboro. (The line was subsequently reorganized as the Carolina Central Railway before becoming part of the Seaboard Air Line Railway system.) The new line provided rail links east to the port of Wilmington and west to the emerging transportation and manufacturing hub of Charlotte. By 1880, the north-south Cheraw and Salisbury Railroad reached Wadesboro, providing

fast transportation to the entrepot of Cheraw, South Carolina. Situated on the Pee Dee River, Cheraw had long been a strategic river town where goods could be shipped to Georgetown on the coast en route to national markets. Finally, in 1911, the Winston-Salem Southbound Railway completed its line to Wadesboro, further cementing east-west and north-south rail connections through Wadesboro (Medley 1976: 130, 168; Lefler and Newsome 1973: 586; Mattson, Alexander and Associates 1999: Section 8, pages 5-6; North Carolina Club Year Book 1916: 15).

With transportation improvements, three textile mills opened in Wadesboro during this period: the Singleton Silk Manufacturing Company (AN0551) (1888); the Wadesboro Cotton Mill Company (AN0395) in 1892; and the Hargrave and Leak Manufacturing Company in 1901. As noted above, none of these three mills survives. Started by George Singleton of New Jersey, the Singleton silk mill was the first textile factory erected in the county. With offices in New York, the Singleton factory was situated on the northwest side of Wadesboro where yarns were produced using silk imported from China and Japan. World War I made the importation of raw silk from Asian difficult, and the mill closed in 1927. The Singleton mill burned in the 1960s, and public housing now occupies the site (HPO Files; Medley 1976: 152-153).

The 1892 Wadesboro Cotton Mill was the second textile factory built in Anson County. Between 1890 and 1897, the company assembled parcels along West Hargrave Street, south of the town center, where they built a mill complex to produce cotton yarn. Nicknamed Old Glory, the mill had a 12,000-sprindle capacity and a mill village (AN0426) for workers near the intersection of Burnsville Street and Morven Road. The mill struggled through its early years with one stockholder quipping that the company “needed a wet nurse.” Apparently, the mill continued to struggle because in 1935, Wadesboro Cotton Mill was purchased by children of local merchant and farmer, Henry W. Little. In 1941, his seven children formed a partnership which contained three corporations: HW Little Farms; HW Little Corporation, and Little Cotton Manufacturing as the former Wadesboro Cotton Mill became known. Little Cotton Manufacturing remained in operation until the recent decline in the textile industry. The mill was demolished subsequently, but vestiges of the mill village survive. A third mill, the Eldorado Cotton Mills, opened in Ansonville, north of Wadesboro near the Pee Dee River, in 1897. Eldorado produced yarn for a rope company in New London (Stanly County) and was absorbed into that company in 1905. The last of the four pre-World War I mills was started by Fred Hargrave in 1901. The Hargrave and Leak Manufacturing Company manufactured skirts from its downtown location at the corner of Greene and Wade streets (Sanborn Map Company 1908; HPO Files, Medley 1976: 150-152, 170-171; North Carolina Secretary of State, *Biennial Reports*, 1902-1910).

These small operations were characteristic of cotton manufacturing in the Piedmont during the nineteenth and early twentieth centuries. A tradition of small-scale, water or steam-powered spinning mills owned and operated by local interests had shaped the earlier phases of industrial development in the region. As late as World War I, this pattern of dispersed operations by small companies remained true, as noted in the 1916 *North Carolina Club Year Book*:

Tobacco factories and hydro-electric concerns excepted, manufacture in North Carolina is carried on by many small corporations in a large number of small enterprises. The wealth created, therefore, tends to be rapidly and evenly distributed among many people. In the North and East, the reverse is true. There the tendency is toward a small number of large plants rather than a large number of small plants. In consequence, there is a startling concentration of wealth in the

hands of a few people and widespread poverty and distress among low-grade workers and their families (North Carolina Club Year Book 1916: 16-17).

By the 1890s, advances in steam power began to free mills from their dependence upon riverside locations and allowed for concentration along railroad lines which provided the convenient and necessary links to far-flung national markets. The three original Wadesboro mills, and later Wade Manufacturing and West Knitting, were all strategically situated in or near Wadesboro and the important Seaboard Air Line Railway as well as the two other regional railroads (Mattson, Alexander and Associates, Inc. 2001: Section 8, pages 26-27).

The two cotton mills—Wadesboro Cotton Mill and Wade Manufacturing Company—were typical in scale and production capacity to cotton mills found throughout the Piedmont. In Gaston County, the epicenter of the industry in North Carolina, the typical cotton mill in the early twentieth century contained between 5,000 to 10,000 spindles for manufacturing yarn. The outstanding exception to this pattern was Loray Mill (1901, 1921-1922) in Gastonia which had 57,000 spindles and 1,800 looms but far more typical, although still larger than most, was McAden Mills, the second largest mill in Gaston County with 15,000 spindles and 320 looms. Although Anson County was dwarfed in the number of its mills by Gaston County, Wadesboro Cotton Mill, with its 12,000 spindles, and Wade Manufacturing Company, designed for 13,000 spindles and 400 looms, were not far behind the typical Gaston County mills in the scale of their operations (Cope and Wellmann 1977: 72-73; *The Messenger and Intelligencer*, June 14, 1923)

Local industrial growth, particularly textile manufacturing, was fostered by the construction of the Blewett Falls hydroelectric plant on the Pee Dee River in 1912. The new power plant allowed existing mills to convert from water power to electricity, a far more reliable power source and one that fostered more efficient operations. Along with this technological change, military preparations for World War I created an almost insatiable demand for cloth that fueled a boom in the Piedmont textile industry. This period of prosperity lasted into the 1920s when Wade Manufacturing was established. Nonetheless, despite these regional trends and rising demand, industrial development in Anson County remained muted. The only other mill built in Wadesboro during the 1920s was West Knitting Corporation. Founded in 1928 as a hosiery mill to manufacture underwear, the West Knitting plant was built on North Washington Street and the Seaboard Air Line rail corridor. In the late 1950s, the company opened a larger plant on Stanback Ferry Ice Plant Road, just north of Wade. The small 1928 mill on North Washington Street remains extant and is currently used by the local community college (Sanborn Map Company 1930-1944; Anson County Deed Books 69: 46; 132: 334; Medley 1976: 166, 201).

The 1920s were years of expansion and reorganization for the Piedmont textile industry as a whole while bankruptcies and consolidations plagued the industry during the Depression of the 1930s. Nonetheless, the region began to rebound by the end of the 1930s as the military demand for textiles once again spurred a boom in production that continued well into the postwar period. In such counties as Gaston and Mecklenburg, at the heart of the textile industry, this new era was characterized by the astounding expansion of textile companies through mergers and acquisitions. While family-run mills persisted, international corporate giants, such as Burlington Industries, Inc., increasingly replaced the independently owned plants of the early twentieth century. Along with consolidation came restructuring which allowed the new corporations to grow vertically as a means of controlling as many of the stages of manufacturing and distribution as possible. Early mill owners had expanded horizontally through additional cotton mills that made the same or a similar product. The postwar period also witnessed the introduction of synthetic fibers and the constant

reinvestment in mills and equipment to increase capacity. At an unprecedented rate, the consolidated textile corporations enlarged and renovated existing factories to accommodate modern technology (Glass 1992: 79-84).

For Anson County, data about industrial development is not readily available. There are no Sanborn maps for the county outside the limits of Wadesboro, where Wade Manufacturing was situated, and city directories were not introduced until the late 1950s. However, a 1973 study of manufacturing employment in the county by the Anson Chamber of Commerce and Industrial Commission provides some context at the end of the historic period. Only nine textile operations in or near Wadesboro had been founded before 1968, but only five of these, including Wade and Little, had been formed before World War II. In Wadesboro, the pre-World War II mills were Singleton Silk Manufacturing Company (1888), Wadesboro Cotton Mill Company (1892), Hargrave and Leak Manufacturing Company (1901), Wade Manufacturing Company (1923), and West Knitting Corporation (1928). As noted above, only Wade and West survive. Ballet Hosiery Mill (1940), Hornwood Warp Knitting Corporation (1945), Abbey Manufacturing Company (1957), and Wansona Manufacturing Corporation (1964) were all established between ca. 1940 and the end of the historic period (Medley 1976: 202; Hobbs 1920: 11).



West Knitting Corporation, 1928, 514 North Washington Street, Wadesboro.



West Knitting Corporation, 1928, 514 North Washington Street, Wadesboro, Postwar Additions, Looking South.

Wade has remained a locally owned company, bucking the trend within the industry, but, as a manufacturer of finished cotton flannel products, was a more vertically integrated operation from inception than the typical Piedmont mills of the early twentieth century. During the postwar decades, the company also diversified into synthetics as a manufacturer of polyester. By 1973, Wade had 420 workers while West had 450 employees across its three mills, the greatest number among the nine mills. Ballet Hosiery, opened in Wadesboro in 1940 on White Store Road, southwest of downtown, and the now vacant mill survives but in poor condition. Later owned by Burlington Industries, Ballet employed an average of 400 people during the postwar era before closing in 1975. Also situated on White Store Road was Hornwood Warp Knitting Corporation which opened in 1945 to produce synthetic yarns. Hornwood is also currently vacant. The small Abbey Manufacturing plant, maker of ladies' dresses, opened in 1957 next door to the large West Knitting Corporation plant that opened ca. 1958 on Stanberry Ferry Ice Plant Road. Both are vacant and in poor condition. Wansona Manufacturing opened in 1964 on the north side of the former Seaboard Air Line rail line, north of downtown Wadesboro, and Berwick Classics, its location unknown, was established in 1967. Built in the early 1960s, the Wansona plant remains extant, but the complex had additions in the 1990s, perhaps associated with its current occupant, a plastics and wire fabricator (Medley 1976: 202; Wadesboro City Directories 1958, 1960, 1962; Anson County Deed Books 123: 360; 132: 334; 139: 94; 150: 133; 190: 418; North Carolina Department of Commerce and Industry 1984).



Ballet Hosiery Company, 1940, 901 White Store Road, Wadesboro.



Hornwood Warp Knitting Corporation, 1945, 800 White Store Road, Wadesboro.



West Knitting Corporation, ca. 1958, 255 Stanback Ferry Ice Plant Road, Wadesboro.



West Knitting Corporation, ca. 1958, 255 Stanback Ferry Ice Plant Road, Wadesboro.



Wansona Manufacturing Corporation, ca. 1964, 602-608 Salem Street, Wadesboro.

By the late twentieth century, a mix of mounting foreign competition, growing automation in the textile industry, and numerous free-trade agreements shuttered many mills and led to a sharp decline in the number of mill employees. Textile employment in the state reached its pinnacle in 1973 with 293,600 workers, but in 1986, only 211,300 worked in the industry. A further 100,000 workers lost their jobs in the five years between 1997 and 2002. Within this declining industry, numerous mills were demolished or converted to residential or commercial use (Glass and Kress 2006).

Given these economic conditions, the survival of Wade Manufacturing is remarkable. All the other historic Wadesboro mills have closed. Wade and the 1928 West Knitting Corporation mill are extant, but West now houses a community college. The others—Ballet, Hornwood, Abbey, Wansona, and West (1958 plant)—are vacant and in dilapidated condition. Although access to the Wade property was denied, views from public right-of-way indicate that the postwar additions and renovations are consistent with those found on other textile plants of the era. The changes to the Wade mill complex appear to have occurred primarily during the period of significance and illustrate important later expansions and technological adaptations. The post-World War II masonry additions to the mills increased manufacturing and distribution capacities while the mill and personnel offices, with Modernist styling, presented an up-to-date image. Bricked-in mill windows and the late blind elevations reflected the installation of modern air conditioning and lighting.

Mill Villages

The mill village built by Wade Manufacturing Company has significance under Criterion A for Industry and Community Planning and Development. Constructed in 1923, the village is the only textile mill village in Wadesboro known to survive intact. With so few pre-1930 mills, Wadesboro

never had many associated mill villages. Only two—Wade and Wadesboro Cotton Mill Village (AN0426 and AN0427)—have been identified. Singleton, Hargrave and Leak, and the original West Knitting mill apparently did not include villages, or they have not survived. The Wade mill village is also noteworthy as a particularly cohesive and well-preserved example of such communities. Its limits are well defined and essentially unchanged since construction, and the village has had few demolitions or new additions. The village retains a representative collection of worker houses. Some of the dwellings have been remodeled with replacement siding, porch posts, and window sash, but they maintain their forms, scale, porch configurations, and patterns of distribution. Original layouts and architectural rhythms persist, characterized by rows of similar dwellings, remarkably uninterrupted by widespread demolition or new construction.

Most cotton factories throughout the Piedmont included villages of company-owned housing for workers and their families, and the mill villages played an essential role in the development of the Piedmont textile industry. Until late in the nineteenth century, the dependence of textile mills, both in New England and the South, upon falling water for power meant that production was usually dispersed across numerous mills situated in rural locations. Without existing work forces nearby and spurred on by favorable tax laws, mill owners constructed housing near their factories, and villages of simple, freestanding, frame dwellings near large, masonry mills came to define the industrial landscape of the region. In 1930, sociologist Jennings J. Rhyne described a typical textile scene:

The observer approaches what appears in the distance to be a town of considerable size when suddenly around the bend in road or over the hill he comes upon compact rows of small houses of more or less similar architectural design. They run in rows on either side of a street, then branch out into sideways on hill or level. He is impressed already with the large brick structure that seems to stand in the center of things. Standing beside the structure at an elevation of perhaps 100 to 150 feet is a circular steel tank painted black on which is written "Southern Cotton Mills" (Rhyne 1930: n.p.; Mattson, Alexander and Associates, Inc. 2001: Section 8, page 27).

In addition to housing, textile companies frequently donated land and financing for churches and schools and provided some common pastures and gardens. Mill workers in the South usually came from farms, and opportunities to garden and raise chickens not only supplemented wages but also eased the transition from farm to factory. However, the social reality of mill villages through the early twentieth century was complex, and company services were also accompanied by tight ownership controls (Glass 1992: 70; Hall et al. 1987: 119, 148-150; Mattson, Alexander and Associates, Inc. 2001: Section 8, pages 40-41).

By World War I, some mill owners had begun employing professional landscape designers, notably the prolific Earle Sumner Draper of Charlotte, to create model villages to attract workers. The most progressive of such villages featured not only well-built, white-washed houses with electricity and plumbing—often four-room bungalows exemplified by those in the Wade mill village—but also consciously winding streets, tree-shaded medians, elevated house sites, paved sidewalks, and modern recreational and social facilities (Mattson, Alexander and Associates, Inc. 2001: Section 8, page 27; Hall et al. 1987: 115-118; Glass 1992: 63-65; Bishir and Southern 2003: 54-55; 484-487; Crawford 1995: 189-194).

The Wade Manufacturing Company Mill Village, in its cohesion, layout, house types, and orientation to the mill, reflected these trends in post-World War I mill village planning and is a particularly

clear example of the type. With its lots for churches, and their education or fellowship buildings that served as community gathering places, and a school, the Wade mill village contained the typical amenities of the 1920s mill villages. The village also had large lots that could accommodate gardens. The village was built on a hilltop setting overlooking the mill with a self-contained street system defined by an outer curvilinear street within which a grid of streets was lined with varying house designs meant to break the monotony of the standardized houses found in many villages. By contrast, Wadesboro Cotton Mill Village, along Burnsville and Hargrave streets, roughly between Davis Street and Morven Road, has been heavily altered. Situated south of downtown, the village appears to have quickly become part of the expanding town during the early twentieth century, and the lay-out of the village is no longer distinct from the surrounding neighborhood. Triple A and side-gable mill houses were soon joined by bungalows and period houses both within the village and on nearby streets which further blurred the boundaries and character of the mill village. In more recent decades, most of the original mill houses have been demolished, and the area now contains vacant lots as well as postwar bungalows or Minimal Traditional dwellings, brick ranch houses dating to the 1970s, and simple, frame dwellings (Sanborn Map Company 1930-1944; HPO Files).



Wadesboro Cotton Mill Village, ca. 1950 Houses at 308-312 Burnsville Street, Wadesboro.



Wadesboro Cotton Mill Village, ca. 1950 Houses at 204-206 Hargrave Street, Wadesboro.



Wadesboro Cotton Mill Village, ca. 1965, Postwar Ranch Houses at 304 Burnsville Street, Wadesboro,.

By the 1930s, textile companies had ended the practice of building mill villages. New mills tended to be smaller and more specialized operations, filling specific niches in the textile market. Their owners thus erected either compact villages or stopped building villages altogether. Rising costs of housing improvements also made company-owned dwellings unaffordable, and widespread car ownership meant that workers were no longer dependent upon the companies for housing. Furthermore, New Deal child labor legislation all compelled mill owners to reexamine their operating costs. Local mills typified this pattern. In contrast to the Wade mill, the other textile factories of the late 1920s and later were smaller hosiery or specialty mills that employed workers who commuted to the mills by automobile. The 1928 West Knitting Corporation mill was the only other 1920s mill built in Wadesboro, and this small knitting operation, located near center of town, never provided company housing. During the 1930s, and particularly after World War II, companies began selling their houses to workers, demolishing houses, or razing entire villages. However, with employment levels remaining relatively steady during the 1950s and early 1960s, some textile companies continued to own mill villages populated by mill operatives (Hall et al. 1987: 148-150; Sanborn Map Company 1930-1944).

Wade Manufacturing continued to own its mill village into the mid-1950s when a subdivision map was drawn up for selling individual parcels (see **Figure 11**). Sales must have been completed quickly because city directories in the late 1950s and 1960s indicate that many of the houses were owned and occupied by Wade mill operatives. Interestingly, however, mill workers from nearly Abbey Manufacturing (located to the north on Stanback Ferry Ice Plant Road) also took advantage of the proximity of the Wade mill village and bought houses after the end of corporate ownership (Wadesboro City Directories 1960, 1962).

Criterion B

The Wade Manufacturing Company and Mill Village Historic District is **not eligible** for the National Register under Criterion B (Person). For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, the mill village is not eligible if its only justification is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group (National Park Service, *National Register Bulletin 15*: 14).

The historic district is not eligible under Criterion B because the mill and mill village are not associated with individuals whose activities were demonstrably important within a local, state, or national historic context.

Criterion C

The Wade Manufacturing Company and Mill Village Historic District is recommended **eligible** for the National Register under Criterion C (Design/Construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction (National Park Service, *National Register Bulletin 15*: 17).

The historic district is eligible for the National Register under Criterion C for Architecture. The extensive factory complex, built initially in the early 1920s to produce and finish cotton flannel and later expanded, is an illustrative and now unique example in Wadesboro of the pre-World War II cotton mill. Its substantial and well-preserved mill village is also a rare survivor in the town and county.

Within the mill complex, the original two-story, brick mill and the one-story cotton warehouse survive as good examples of 1920s textile-mill architecture in Wadesboro. Despite some postwar changes, they continue to display original materials, elements of design, and methods of construction. The Wade mill retains its reinforced-concrete, flat-slab structural system, its shallow gable roof, confined stair towers, brick walls, and a few remaining steel-sash factory windows. Other features that marked textile mill architecture of this period, such as curved wood rafter ends and banks of full-height windows, also remain evident. The exterior changes to the mills, including brick-infilled windows and additions illustrate renovations commonly made to cotton mills between the 1940s and 1960s and took place during the period of significance. The mill complex retains its range of buildings that illustrate the production process at the plant as it evolved through the period of significance. The complex is noteworthy for its cotton warehouse. Often lost to fire, cotton warehouses have not survived in great numbers. The Wade warehouse retains the typical one-story form divided into bays by thick fire walls that helped minimize the loss of cotton in the event of fire. Its frame front walls, which could be more easily removed during a fire than brick walls, were also typical.

Textile Mills

With its reinforced-concrete, flat-slab construction, the Wade Manufacturing Company mill exemplifies the innovations in structural engineering that transformed industrial construction in the years just before World War I. Prior to the war, textile mills were almost exclusively built with heavy timber, or slow-burning, framing. Developed for use in the New England textile mills, this structural system was so ubiquitous for cotton factories that it became known as mill construction. Because no architecture is truly fireproof, particularly given the highly flammable contents of a cotton factory, mill construction was intended to minimize and contain fire damage using readily available building materials such as thick timber members and brick. Mill construction, as promoted by fire insurance companies, typically employed a heavy, wood structure on the interior and brick exterior walls. The use of twelve-inch by twelve-inch timbers became standard after it was discovered that the charring of the burnt timbers would put out or suppress the fire before the structural integrity of the building had been compromised. Concealed spaces, particularly attics or inside floors and walls, were also eliminated, thus minimizing the opportunities for fire to spread through undetected or inaccessible areas. Stairs and elevators were usually contained within towers to prevent or limit the vertical spread of fire. Thick floors, constructed of three layers of planking, were laid directly on the supporting beams to eliminate gaps and spaces between joists that could encourage the spread of fire. Instead of tall, narrow structures with attic spaces under gable roofs, such as those commonly found in New England mills built earlier in the nineteenth century, the modern mills were lower and wider in form with nearly flat roofs. The change in mill form was dramatic, and slow-burning mill construction became synonymous with mill architecture of the early twentieth century (Bahr 1987; Mattson, Alexander and Associates, Inc. 2001: Section 8, pages 30-31).

Despite the success of mill construction, the search for a truly fireproof structural system continued. Most of the experiments centered upon concrete, particularly the reinforcing systems that would give the material the tensile strength needed for concrete floor slabs, foundations, and girders. Once the reinforcing problem was solved, concrete construction came to epitomize modern factory design. Despite its greater initial expense, reinforced-concrete offered numerous advantages over both heavy mill construction and steel framing. More fully fireproof, concrete construction also gave buildings greater rigidity which reduced the vibrations caused by the heavier and faster machinery and equipment. The greater strength of reinforced concrete reduced the number of vertical members needed, and fewer vertical supports meant more uninterrupted interiors and thus more flexible work spaces and machinery arrangements. Refinements to the system led to the development of the mushroom column, the wide, flaring, reinforced-concrete cap that topped the columns. Mushroom columns concentrated and absorbed vertical loads which not only further reduced the number of columns needed to support the floor slabs but which also allowed for the more economical girderless system, known as flat-slab construction. In contrast to the simple slab and beam system, the mushroom column created a rigid, continuous unit of slab and column which eliminated the need for concrete girders and thereby increased interior space. The combination of rigid floor slab and mushroom column also allowed for an essentially curtain-wall system that permitted greater window area, making interiors lighter and better ventilated. The Wade mill, with its full-height windows and only narrow pilasters between windows, epitomizes this system and the advantages of flat-slab construction over the earlier mill construction. Other mills, such as the 1928 West Knitting Corporation mill, had steel I-beam structural systems, but all the mills had masonry exterior walls, steel-sash factory windows, and heavy steel doors (Sanborn Map Company 1930; Mattson, Alexander and Associates, Inc. 2017: 187-188).

Flat-slab construction remained the most advantageous structural system for mills as well as other factories until the late 1920s when maturing industries began to face a growing need to control costs and increase production efficiency. Aided by an increasingly mobile work force, company owners began moving their operations to suburban sites where, lower land costs meant larger tracts could be assembled on which often sprawling, one-story factories, including textile mills, could be erected. Without the vertical loads of the multiple-story factory, the new mills and factories could shelter open, often vast, interior spaces where production and distribution processes dictated design. Although originating before the Depression, the large site with multiple, one-story buildings sheltering often vast, flexible interiors and surrounded by ample truck-loading areas and parking lots came to epitomize postwar industrial construction. In Wadesboro, this trend is exemplified by Ballet Hosiery Mill and Hornwood Warp Knitting Corporation on White Store Road as well as the 1958 West Knitting Corporation mill and Abbey Manufacturing on Stanback Ferry Ice Plant Road.

Existing mills were also modernized with continual improvements to the work environment as well as technological adaptations to increase production and product quality. Advancements in air conditioning kept machinery from overheating while controlling indoor humidity, cleaning the air of lint, fumes, and dust, and creating more pliable yarn. Interior walls were painted pastel colors to brighten work spaces, and improvements in industrial lighting distributed light more evenly throughout the plant. Mills installed mechanical lifters and overhead conveyers to enhance efficiency. Postwar technological advancements in combers and spinning machinery increased product efficiency in production by over one hundred percent, and modernized spinning equipment promised increased efficiency by three hundred percent. The advent of power at the point of use—employing individual, high-speed drive motors to run machinery throughout the plant—eliminated numerous shafts and belts and replaced manual adjustments of looms and other equipment with

electronically controlled speeds at each step of the cloth-making process. As a result, loom speed, for example, increased twenty-five percent and productivity jumped forty percent while quality improved. Of course, such high-speed automation and increases in productive efficiency also reduced labor costs. A 1958 survey of technological developments estimated that plant modernization would result in an eighty percent reduction of labor costs in opening and picking, ten to thirty percent reduction in carding, seventy-five to eighty percent in drawing, and sixty to seventy percent in roving (Textile Information Service 1958; Feller 1974: 572).

These advancements in technology also led to changes in existing mills. With greater production came the need for new warehouses. Improved sprinkler systems, the use of fireproof concrete and steel materials, and the control of static electricity now allowed the convenient attachment of warehouses, as exemplified at Wade, to main production areas. Improvements in lighting and humidification systems made windows obsolete or inefficient, and windowless brick and concrete-block walls distinguished the modern mill (Mattson, Alexander and Associates, Inc. 2017: 98-101).

Mill Villages

The Wade mill village contains domestic architecture typical of the worker communities established throughout the Piedmont during the 1920s. The dwellings in the region's earliest mill village, dating to the late nineteenth and early twentieth centuries, were one-story, frame, single-pile houses. The dwellings were capped by side-gable or Triple A roofs that conformed to a limited repertoire of familiar traditional forms. Until World War I, mill villages tended to encompass rows of these standardized, side-gable, Triple A, or L-plan dwellings. Many of these forms and plans were house types promoted by Charlotte mill engineer, Daniel Augustus Tompkins, in his influential 1899 publication, *Cotton Mill: Commercial Features* (**Figure 12**) (Tompkins 1899).

By the 1910s and 1920s, trends in village planning encouraged a mix of up-to-date architectural designs to counteract the stigma attached to the identifiable designs of the earlier mill houses. Some mill owners hired professional landscape architects, notably the prolific Earle Sumner Draper of Charlotte, to renovate existing villages or to construct entirely new communities for their employees. While Draper did not design houses, he favored the nationally popular bungalow. Although bungalow mill houses were often uniform in their square or rectangular shapes and generic four-room plans, simple variations in roof types, porch configurations, ornamentation, and paint color offered architectural diversity and broke the monotony of standardized mill housing. In a further move away from the rigid conformity of the prewar villages, Draper and others began laying out communities that, with their tree-shaded streets, grassy medians, or curvilinear streets, were more in keeping with contemporary suburban development as well as national trends in landscape design (*Mill News*, 14 October 1920; Crawford 1995: 192).

Influenced by Draper, mill villages throughout the region embraced variations of nationally popular bungalow designs. In the Wade village, the double-pile dwellings with their hipped or front-gable roofs and engaged or off-center porches exemplified the houses erected in mill villages established after World War I. Such bungalow-inspired traits as dormers, clipped gables, knee brackets, box porch piers on brick pedestals, and exposed rafters under deep eaves also gave the 1920s villages more visual variety (**Figure 13**). The 1920s also marked a new era in mill-house construction as houses were equipped with electricity, hot water heaters, screened windows, and bathrooms connected to sewers (Hall et al. 1987: 115-118; Mattson, Alexander and Associates, Inc. 2001: 27; Glass 1978: 138-149; Glass 1992: 41; Bishir and Southern 2003: 54-55; Crawford 1995: 188-189).

Figure 12

Mill House Plan (1899)

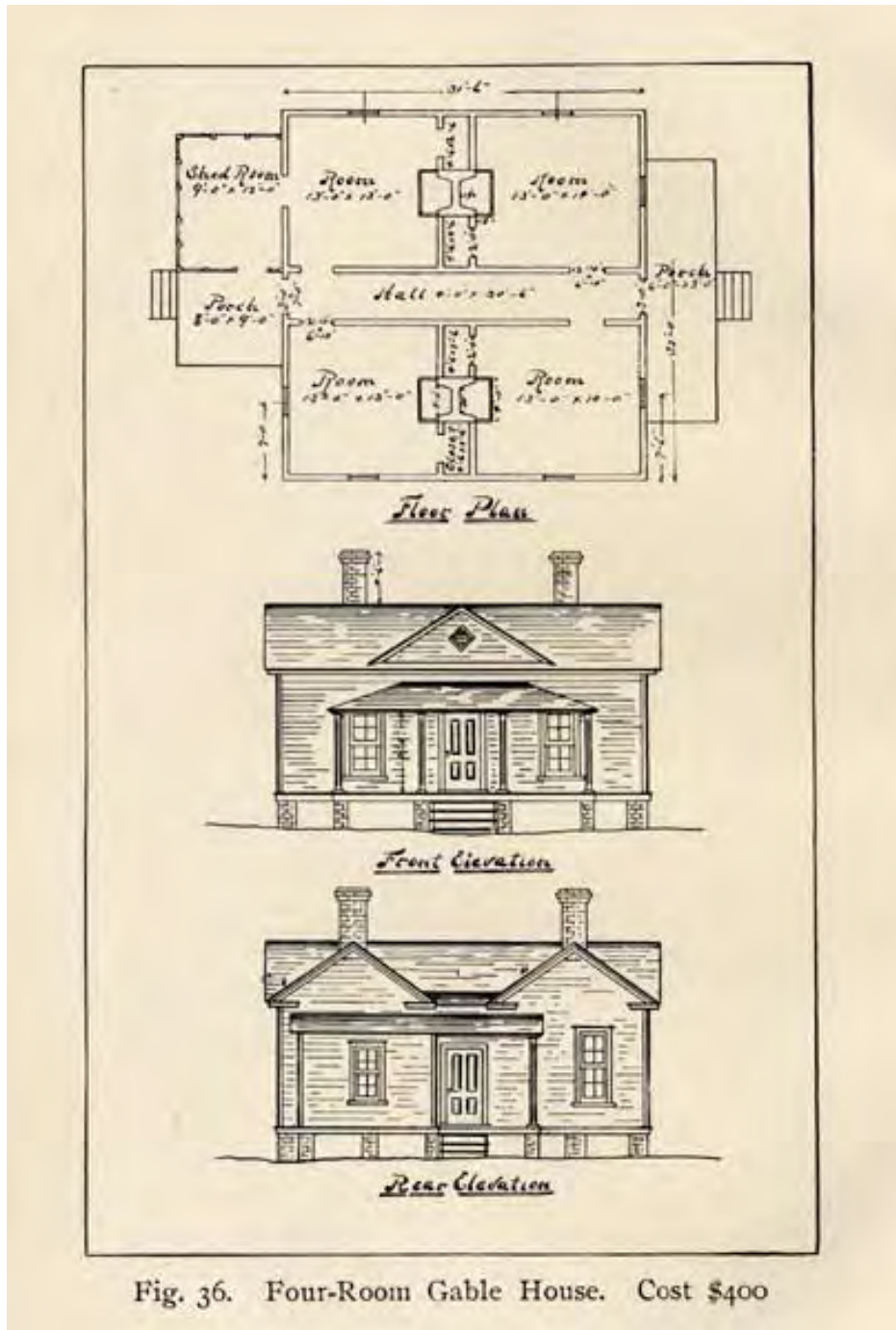


Fig. 36. Four-Room Gable House. Cost \$400

Source: Daniel A. Tompkins, *Cotton Mills, Commercial Features* (1899): 120.

Figure 13
Mill Houses (1920)



Source: *Mill News*. 14 October 1920. Vol. 21, No. 6.

The designs of four-room bungalows and larger supervisors' dwellings in the Wade mill village may have been selected from one of many mail order building catalogs. These catalogs exerted their influence nationwide—including in the Piedmont mill villages—throughout the 1910s and 1920s. Enterprising firms such as "Quick-Bilt Bungalows" of Charleston, South Carolina, advertised their designs in such popular trade journals as *Southern Textile Bulletin*. The firm marketed "attractive homes" for "industrial villages" that with all the necessary fixtures and dress lumber could be sent by rail directly to mill sites where the houses could be assembled easily (*Southern Textile Bulletin*, 15 January 1920).

Although many houses have been variously remodeled in recent years, the Wade mill village retains its original bungalow-inspired forms, floor plans, scale, set-backs, fenestration, and porch configurations. The variations in roof types and porch designs remain vivid and illustrate 1920s design trends as companies sought to break the uniform look of worker housing. Furthermore, the street system and streetscapes of the Wade mill village is intact. The large mill village, with over 100 houses, was a rare example of this type of worker community in Anson County and is now unique. As discussed and illustrated in the Criterion A section of this evaluation, the only other local mill village is the vestige of the Wadesboro Cotton Mill Village. Now largely subsumed by surrounding residential development, the village contains only a few single-pile, side-gable and front-gable mill houses.

Criterion D

The Wade Manufacturing Company Manufacturing Company Mill and Mill Village is recommended **not eligible** for the National Register under Criterion D (potential to yield information). For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or prehistory; and 2) the information must be considered important (National Park Service, *National Register Bulletin 15: 21*).

The historic district is not eligible under Criterion D because it is not likely to yield any new information pertaining to the history of building design or technology.

National Register Boundary Description and Justification

The proposed National Register boundary for the Wade Manufacturing Company and Mill Village Historic District has been drawn according to the guidelines of National Register Bulletin 21, *Defining Boundaries for National Register Properties*.

The proposed boundary encompasses approximately seventy-seven acres within which are the Wade Manufacturing Company factory complex, the mill superintendent's house, and the mill village. The factory complex sits between Mill and Gamble streets but occupies a larger 130.532-acre parcel (PIN 648416846718) that generally conforms to one of the original tracts assembled in 1923 by the newly formed company. However, much of this parcel is now wooded and never contained buildings associated with the mill complex. Thus, this area of roughly ninety acres, north and east of the factory, does not contribute to the industrial or architectural significance of the historic district and has been excluded from the proposed boundary.

The proposed National Register is defined by Gamble Street, on the east side of the mill, and in the mill village, the boundary conforms to the rear tax parcel lines along curvilinear Cherry Street and the tax parcels on which the Methodist and Baptist churches sit. Along US 74, the proposed boundary follows the highway right-of-way. The factory complex, the mill superintendent's house, the two churches and parsonages, and all the mill houses built between 1923 and late 1950s are contributing resources. Only two houses—45 Chestnut Street and 592 Cherry Street—are considered noncontributing properties. Both were constructed in 1976. The proposed historic district boundary is shown on **Figure 14**.

Figure 14

**Wade Manufacturing Company and Mill Village Historic District
Proposed National Register Boundary**



Source: North Carolina Historic Preservation Office, GIS Service

Scale: 1" = 600'

III. Bibliography

- Anson County Register of Deeds. Wadesboro, North Carolina.
- Bahr, Betsy W. "New England Mill Engineering: Rationalization and Reform in Textile Mill Design, 1790-1920." Ph.D. Dissertation, University of Delaware, 1987.
- Bishir, Catherine W. *North Carolina Architecture*. Chapel Hill: University of North Carolina Press, 1990.
- Bishir, Catherine W., and Michael T. Southern. *A Guide to the Historic Architecture of Piedmont North Carolina*. Chapel Hill, North Carolina: University of North Carolina Press, 2003.
- Charlotte Observer*, 6 April 1969.
- Clarkson, Fredericka W. Interview with the principal investigators. 25 June 2018. Ms. Clarkson is the owner of the Caudle Family House.
- Cope, Robert F. and Manly Wade Wellman. *The County of Gaston: Two Centuries of a North Carolina Region*. Baltimore: Gateway Press, Inc., 1977.
- Crawford, Margaret. *Building the Workingman's Paradise: The Design of American Company Towns*. London: Verso, 1995.
- Feller, Irwin. "The Diffusion and Location of Technological Change in the American Cotton Textile Industry, 1890-1970." *Technology and Culture*. Vol. 15, No. 4 (October 1974): 569-593.
- Glass, Brent. "Southern Mill Hills: Design in a 'Public' Place.". In *Carolina Dwelling*, edited by Douglas Swaim, 138-149. Raleigh: North Carolina State University School of Design Student Publication, 1978.
- Glass, Brent. *The Textile Industry in North Carolina: A History*. Raleigh: North Carolina Division of Archives and History, 1992.
- Glass, Brent and Kelly Kress. "Textiles." In *Encyclopedia of North Carolina*, edited by William S. Powell, Chapel Hill: University of North Carolina Press, 2006. Available at www.ncpedia.org/textiles.
- "Southern Mill Hills: Design in a 'Public' Place.". In *Carolina Dwelling*, edited by Douglas Swaim, 138-149. Raleigh: North Carolina State University School of Design Student Publication, 1978.
- Hall, Jacquelyn Dowd, et al. *Like a Family: The Making of a Southern Cotton Mill World*. Chapel Hill: University of North Carolina Press, 1987.
- Hill Directory Company. *Hill's Wadesboro City Directory (Anson County, North Carolina)*. Richmond, Virginia: Hill Directory Company, 1958, 1960, and 1962.

Hobbs, Samuel Huntington. *Gaston County: Economic and Social*. Raleigh: Edwards & Broughton Printing Company, 1920.

Hodges, Bernard. Interview with the principal investigators. 27 June 2018. Mr. Hodges is president of Wade Manufacturing Company, Wadesboro, North Carolina

Jakle, John A., et al. *The Motel in America*. Baltimore: The Johns Hopkins University Press, 1996.

Lefler, Hugh Talmadge and Albert Ray Newsome. *North Carolina: The History of a Southern State*. Chapel Hill: University of North Carolina Press, 1954.

Mattson, Alexander and Associates, Inc. (former) *Daniel A. Tompkins Company Machine Shop (Mecklenburg County)*. Nomination to the National Register of Historic Places. On file at the North Carolina Historic Preservation Office, 2001.

Mattson, Alexander and Associates, Inc. *Historic Structures Survey Report, Widen I-85 From US 321 to NC 273 and Improve Existing Interchanges, Gaston and Mecklenburg Counties, TIP No. I-5719*. Prepared for the North Carolina Department of Transportation, 2017.

Mattson, Alexander and Associates, Inc. *Wadesboro Downtown Historic District (Anson County)*. Nomination to the National Register of Historic Places, 1999. On file at the North Carolina Historic Preservation Office, Raleigh.

Medley, Mary L. *A History of Anson County, North Carolina, 1750-1976*. Wadesboro: Anson County Historical Society, 1976.

The Messenger and Intelligencer (Wadesboro, North Carolina). 17 May 1923 and 14 June 1923.

Mill News. Vol. XXII, No. 16 (14 October 1920). Available at www.docsouth.unc.edu.

North Carolina Bureau of Labor Statistics. *Annual Report of the State of North Carolina*. Vol. 30. Raleigh: Edwards and Broughton and E.M. Ezell Printing Company, 1916.

North Carolina Club Year Book. Raleigh: The News and Observer, 1916.

North Carolina Division of Commerce and Industry. *Directory of North Carolina Manufacturing Firms, 1983-1984*. 1984. Available online at www.digital.ncdcr.gov.

North Carolina Division of Community Planning. *Wadesboro, North Carolina: Land Development Plan*. 1965. Available at www.digital.ncdcr.gov.

North Carolina Historic Preservation Office. Architectural Survey Files. Anson County.

North Carolina Secretary of State. *Biennial Reports of the Secretary of State*. Raleigh: E.M. Uzzell and Company, State Printers and Binders, 1902-1910.

North Carolina Historic Preservation Office. Architectural Survey Files. Anson County.

Rhyne, Jennings J. *Some Southern Cotton Mill Workers and Their Villages*. Chapel Hill: University of North Carolina Press, 1930.

Salmans, Sandra. "The Textile Industry Shakes Itself Up," *The New York Times*, 10 May 1981.

Sanborn Map Company. *Wadesboro, Anson County, North Carolina*. New York: Sanborn Fire Insurance Company, 1930, 1930-1944.

Southern Directory Company. *Miller's Monroe, North Carolina City Directory (Union County, North Carolina)*. Asheville, North Carolina: Southern Directory Company, 1962-1963.

Southern Textile Bulletin. 15 January 1920. Available at www.archive.org/details/southerntextileb1920unse.

Textile Information Service. *How Textile Mills Are Modernizing*. Washington, D.C. 1958. Educational film reproduced by Quality Information Publishers, Inc. Asheville, North Carolina, 2006.

Tompkins, Daniel A. *Cotton Mills, Commercial Features*. Charlotte: Daniel A. Tompkins, 1899.

Turner, Walter R. *Paving Tobacco Road: A Century of Progress by the North Carolina Department of Transportation*. Spencer, North Carolina: North Carolina Transportation Museum Foundation, 2003.

US Federal Census. Anson County, North Carolina. Population Schedules. 1920, 1930, 1940.

www.ncpedia.org/biography/caudle-theron-lamar, Accessed 4 June 2018.

www.vahighways.com/ncannex/route-log/us074. Accessed 8 July 2018.

Wadesboro, North Carolina: A Pictorial Tribute. Wadesboro: Anson County Historical Society, 1987.

www.bizjournals.com/GastonCountyTextilesHangingByAThread.2002. Accessed 9 March 2018.