

LOCAL LANDMARK DESIGNATION REPORT

Cedar Falls Manufacturing Company, 1836/1848/ca. 1890/1925/1940/1950

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ABSTRACT

The Cedar Falls Manufacturing Company, established in 1836 where the Deep River bends around the north and south edges of Cedar Island, was the first industrial cotton textile mill in Randolph County, and among the earliest such operations in the state. Its partially-surviving 1848 three-story brick factory building is at the core of a sprawling 146,118 square-foot manufacturing complex which exemplifies the industry that drove Randolph County's economy, and built prosperity and community for its residents, into the 1980s. The overall 32.45-acre site encompasses two dams and a mill race that provided the factory with water power. So historically important is the site that it has been selected as home of the North Carolina Textile Museum by the Department of Natural and Cultural Resources.

Through its progressive iterations, the company and its plant passed through the hands of prominent business leaders including Jonathan Worth, the only governor of North Carolina from Randolph County, and B. Everett Jordan, the longtime U.S. Senator associated with Alamance County but born in Randolph county. It cycled in and out of association with later-established textile enterprises, including the Randolph Manufacturing Company in Franklinville, Acme-McCrary Hosiery Mills of Asheboro, and Sellers Manufacturing of Saxapahaw. Along the way, it fueled the growth and social life of the little Cedar Falls community, supporting schools, stores and churches.

Depicting the evolution of Randolph County's first textile enterprise over 140 years and exemplary of the county's driving industry during that period, and as a result of its association with leading county and statewide individuals and enterprises, the Cedar Falls Manufacturing Company site is of special significance in terms of its historical, architectural and cultural importance. It meets the criteria for designation as a Randolph County Historic Landmark as follows:

- It represents a critical part of the county's heritage, as it exemplifies both the origin and development of Randolph County's most important industry, and its associated economic, cultural and social impact; and
- It is associated with significant persons throughout its history who have contributed to the cultural, economic, social and historical development of Randolph County, including the county's early leading citizens, and later figures of statewide and nationwide import;
- It represents important architecture, as it evidences the evolution of a major textile factory over almost 150 years; and
- It represents a distinctive theme, that of the riverside textile industry, the prosperity the industry wrought and the communities it engendered.

The factory has seen multiple additions and reconfiguration over its 140 years in operation. Restorations in areas of historical significance – in particular the surviving parts of the

1848 structure – and modifications to the more recent buildings can be expected as it is developed into the textile museum. The proposed landmark designation boundaries span four tracts owned by the Randolph Heritage Conservancy: 1120 Wicker Lovell Road, Randleman, NC, which includes factory complex, the mill race and the island; the tract adjoining to the west, at 1265 Wicker Lovell, which includes the river dams; and two adjacent tracts that have no physical address (see Appendix A: Designation Boundary, and Appendix C: Site Plan [1]). For the factory itself, the proposed designation covers only the exterior of the complex (See Appendix C: Site Plan [2]).

HISTORICAL CONTEXT AND SIGNIFICANCE

“The Queen of the River”

While North Carolina’s industrial development during the early statehood era was sleepy, a few entrepreneurs began to see potential value in a cotton textile industry. Cotton and other fabrics primarily were produced by families for domestic use, but advances in weaving technology combined with the invention of the cotton gin made a more industry-minded approach feasible. The terrain of the Piedmont and Foothills sections of the state, with their fast-moving rivers, offered an attractive power source. In 1813, the state’s first cotton mill was established on the Catawba River in Lincoln County.¹ Two others operated in the eastern part of the state, on the Tar River in Nash County and the Rockfish Creek in Cumberland County.

Interest in the fledgling industry picked up in late 1820s, with the General Assembly chartering numerous small cotton-milling enterprises around the state. These included, in early 1829, the Manufacturing Company of the County of Randolph, which hoped to raise capital to begin operation of a cotton mill on the swift waters of the Deep River near the settlement of Cedar Falls six miles northeast of the county seat of Asheboro. The initial investors included Benjamin Elliott (1781-1842), Hugh McCain (1790-1875), Jesse Walker (1796-1869), and Jonathan Worth (1802-1869).² In addition to its attempt to bring a new industry to the county, the initiative also injected a new investment model into the local economy: venture capital provided by corporate investors.³

In October of that same year, Elliott purchased 107 acres on both sides of the river at the desired location.⁴ The site included a grist mill, and had deep historical roots. It was part of a 402-acre tract granted to Herman Husbands (1724-1795) in 1754 by the Earl of Granville, when the area was part of Orange County.⁵ Husbands was an outsized figure in early Randolph County. A Maryland native, he came south with a land company and settled on Sandy Creek in northeastern Randolph County. Raised an Anglican, he converted to Presbyterianism and then became a Quaker, joining Cane Creek Friends Meeting – which, in 1764, disowned him over a matter of church discipline. In the late 1760s, he became a leading voice in the Regulator movement, through which farmers in west central North Carolina sought to address corruption and extravagance among the colony’s royally-appointed officials. Protests escalated into armed rebellion, which the colonial militia put down at the battle of Alamance in 1771. Husbands, branded a traitor, escaped to Pennsylvania. There, he continued his political agitation, and in the 1790s was arrested for participating in the Whiskey Rebellion, charges for which he was pardoned by George Washington.

Elliot, one the county’s early leading citizens, had another connection to Randolph County lore. A merchant, he operated a store in the county seat, Asheboro.⁶ One of his clerks

was Jonathan Lewis, who in 1810 was alleged to have drowned Naomi Wise in the Deep River near present-day Randleman. A traditional murder ballad about the incident has gained worldwide notoriety, and has been recorded by Bob Dylan and Doc Watson, among others. By 1830, Elliott was living on a large farm on the west side of what is now the intersection of Salisbury and Fayetteville streets in Asheboro. In 1839, he donated a part of the farm on the southwest corner of the present intersection, then known as Elliott's Green, as the site of the Asheborough Female Academy, established in 1839. In 1831, he served a term in the North Carolina Senate.

Despite their innovative effort, the manufacturing company's investors did not raise enough capital to establish their cotton mill, and the legislative charter lapsed. It would not be until 1836 that the mill would begin operations with a different organizational model. In the meantime, Elliot operated the grist mill. The failure of the cotton operation to launch also has created a historical miscue: Jonathan Worth, an initial investor and future governor of North Carolina, has inaccurately received acknowledgement as helping establish the first textile factory in Randolph County. The error has been replicated in Richard Zuber's biography of Worth, on a state highway marker on US 64 at Blue Mist, and elsewhere.⁷ The 1829 entity also is often identified erroneously in local history and reminiscence as the Cedar Falls Manufacturing Company.

In 1836, a partnership among Benjamin Elliott, his son Henry Branson Elliott (1805-1860), his son-in-law Alfred Henry Marsh (1789-1865) and Philip Horney (1791-1856) established Elliott, Marsh & Company with the intent of reviving the Cedar Falls cotton mill plan.⁸ Henry Elliot studied at the University of North Carolina in the mid-1820s, and finished his education at Princeton College. Although he practiced law in Asheboro, he did not enjoy it and would forego it to manage the cotton mill.⁹ He also would serve several terms in the General Assembly. Marsh was a merchant and businessman in Asheboro who operated a store on the courthouse square. Horney was a physician who lived in the downstream Franklinville community. He also was holder of a patent, filed in 1834, for a revolving washing machine.¹⁰

The partners and the original 1828 investors represented an emerging class of local business and community leaders.¹¹ While not at levels of extreme wealth like planters in eastern North Carolina and the deep south, they rose to the same status locally in relation farmers and skilled laborers who mainly populated the county.¹² They came from prosperous families and had good educations. They tended to be professionals – attorneys, doctors, merchants – who had diversified business interests, such as agriculture, mining, milling, real estate, money lending and others. They were well-represented among local government officials and state legislators.¹³ While ownership of enslaved people was not widespread in the county, the new industrialists tended to own a marked share of the enslaved population.¹⁴ Although enslaved labor was not common in the textile industry, enslaved people provided for the industrialists' domestic subsistence, thus offering their owners the leisure to participate in business, civic life and government service. Use of enslaved labor in their other enterprises also afforded them the capital to invest in their manufacturing efforts.¹⁵

At the Deep River site, the partners built the county's first cotton textile mill, a wooden building housing 500 spindles and powered by an overshot waterwheel. By the summer of 1837, the mill was in operation. Water power was provided by a mill race wrapping around the north side of the factory, where the waterwheel was situated. Just above the mill, the Deep River separates into two channels that fork around Cedar Island. The main channel flows south of the island, and a smaller channel flows around its north side. Both channels are dammed; the date of

original construction of the dams is unknown (see Site and Architectural Analysis). The mill race shot off the north channel,

“Our enterprising fellow citizens, Messrs. Elliott, Horney & Co., have just started their machinery at Cedar Falls in this county,” Asheboro’s *Southern Citizen* newspaper reported. “As yet they have but two or three hundred spindles going, but they intend shortly to have the whole establishment in complete operation. We have not yet been to see for ourself, but we understand their machinery runs admirably; and that the cotton yarn they are making is of superior quality. May fortune smile upon their invaluable enterprise.”¹⁶

It was an auspicious time for North Carolina’s cotton industry. Factories were going into operation in Cumberland, Rockingham and Alamance counties. In 1838, down river from Cedar Falls, the Randolph Manufacturing Company was established in Franklinsville (now Franklinville) by Elisha Coffin; Henry Elliott was among the investors. In 1846, Coffin founded the Island Ford Manufacturing Company in Franklinville below the Randolph mill. The Union Factory, which would become the Randleman Manufacturing Company, was established in 1848 at Dickes on the Deep River by investors including Jesse Walker, one of the original 1829 Cedar Falls backers. In 1850, the Columbia Manufacturing Company began operation on the river below Franklinville in the area that later would become Ramseur. After a slow start, the industry was coming into its own. The Cedar Falls mill was the first of five that by the 1850s would be powered by the Deep River in Randolph County – more than any other county at that time except Cumberland, which had seven, and Alamance, which also had five.

Henry Elliott took the helm as superintendent of the Cedar Falls mill and established himself in the settlement, building a “stately” house deemed to have been “one of the ‘sights’ of this section of the state”¹⁷ A highly cultured man, he also was said to have had one of the most significant personal libraries in the area. Elliott moved to Asheboro in the 1850s, deconstructing the house and moving it with him.¹⁸ After he relocated his family to Missouri in 1859, the expansive house, then situated just south of the present-day northeast corner of Fayetteville and Scarboro streets, became Asheboro’s iconic Central Hotel.

The mill prospered through the 1840s. Elliott stamped “Cedar Falls” on yarn bundles, carrying the company name to buyers far and wide.¹⁹ By the middle part of the decade, the partnership was ready to expand. On the last day of December in 1846, the General Assembly chartered the Cedar Falls Manufacturing Company “for the purpose of manufacturing cotton, wool, iron, grain and all other articles whatsoever...”²⁰ Directors of the revamped company included Henry Elliott, Alfred Marsh, Marsh’s brother Robert Henry Marsh (1785-1865) of Chatham County and Robert’s son James Franklin Marsh (1821-1902). It was all in the family: in 1836, Elliott had married Robert’s daughter Martha Birdsong Marsh (1817-?).

In the summer of 1847, Elliott sought proposals “to do the carpenters work, and find the materials, for a brick factory building, 85 by 44 feet in the clear, three stories high with a truss roof and covered with best pine shingles.”²¹ Construction was to be complete by October 1, 1848. By August 1849, a correspondent for *The Greensboro Patriot* newspaper found the mill humming along, a mill village fully developed around it:

The factory-house first erected, however, has been taken down, and a larger building recently put up in its stead, probably surpassing in elegance of design and finish any structure of the kind in the State. It is of brick, 108 feet long by 48 wide, three stories high with an attic, roofed with tin; and a square tower at one end for the stairways and the support of a handsome belfry. The machinery is driven by a water-wheel 18 feet in diameter and 14 feet wide, geared with a spur wheel at each side, to secure a more perfect

steadiness of motion and equality of strain on all parts of the water-wheel. The casting of the immense drum, spur-wheels, &c., was done at the Cane Creek foundry in Chatham County, and affords highly creditable specimens of the style of work that can be done in that line in our own State.

There are in this Manufactory between 2300 and 2400 spindles, and 54 looms--working up 1050 pounds of cotton per day; and turning out daily 2160 yards of cloth, and 50 bundles of yarn in addition to the quantity used in the looms. Thus in the course of a year, (or three hundred days, after taking out Sundays and thirteen days besides for accidents and stoppages,) 315,000 pounds of cotton are consumed, and 618,000 yards of cloth and 15,000 bundles of yarn manufactures.

There are 110 operatives, of whose character and habits we will speak presently; the entire population is estimated at 300 -- all living in neat and comfortable houses belonging to the Company. Along the strip of bottom above the factory building there is a long street, with tidy story-and-a-half frame houses, built at convenient distances on each side; and numerous other tenements, perched upon the sides of the neighboring hills, present from every point a picturesque appearance.

The surrounding scenery is wild and romantic. Above the factory the course of the river is divided by a long rocky island covered with cedar and other wild growth. On the north side of this island are the "Cedar Falls," where the water tumbles and dashes and roars. through an extremely rocky and rugged channel along a descent of considerable extent. By means of a low dam at the head of the falls the water is turned into a canal of about a fourth of a mile long to supply the factory. A neighborhood grist mill is kept in operation; but Mr. Elliott is making an individual investment in an extensive merchant mill to go up, about a half-mile below the factory. A durable covered bridge is thrown across the river near the factory.

The newspaper suggested that the concept of a cotton mill was so new on Benjamin Elliott's first attempt in the late 1820s, that investors weren't willing to take the risk; but following resurrection of the effort in mid-1830s, "the result is the most gratifying in this and similar establishments in the neighborhood."²²

The advent of textile mills in central North Carolina spurred the development of white wage labor, which previously had been available mainly in the gold mining industry. Although some early cotton mills employed enslaved people, employment of white "operatives" -- primarily young, unmarried women -- eventually became the norm due to the economics of enslavement and to racial animus.²³ A demographic and statistical analysis carried out in the 1970s using the Cedar Falls time records and census data showed that some 75 percent of workers were unmarried women and girls age 20 or younger.²⁴ They generally came from -- and supplemented the income of -- families in which the head of the household did not own property, but worked as a craftsman or laborer, or households headed by widowed women.²⁵ The remainder of the work force consisted of boys, and men in supervisory or management roles. The work was carried out in 12-hour shifts running six days per week. The study also found that the average tenure of an employee was about three years, perhaps as a result of the young women transitioning into marriage, but also perhaps as an indicator of the toll of tedious, repetitive work and long hours.²⁶ In addition to turnover, absenteeism was high, perhaps as a means of coping with the nature of the work.²⁷ Sabotage to slow or halt production may even have taken place.²⁸

Not all mill workers appeared dissatisfied. In an 1843 letter to their son Elijah in Texas, William and Patience Allred described how another son, John, "is living in Franklinville and tending the mill that used to be Coffin Mill [the Randolph Manufacturing Company]. He has

bought a lot and built a very good house on it. I believe four or five of his family are working in the cotton factory at that place, and is doing as good business as any family in that place and sustains a good credit as any hands in the factory.”²⁹ The two mills in Franklinville and Cedar Falls, they reported, “manufacture vast quantities of cotton thread and cloth and sell thread at ninety cents for five pounds, and cloth for eight to ten cents per pound.”³⁰

It would not be long before a union of Cedar Falls and Franklinville mills was in the offing. On April 18, 1851, a fire erupted in the “dressing room” of the Randolph Manufacturing Company mill in Franklinville, destroying the building. The fire may have been a result of worker discontent surrounding management efforts to discourage employees from participating in abolitionist meetings promoted by Wesleyan ministers Adams Crooks and Jesse McBride.³¹ One account claims arson.³² Another posits that slasher equipment left lit after management locked workers out touched off the blaze.

Two months later, the Cedar Falls Manufacturing Company purchased “the factory site, grist mill, houses for operatives, a tract or two of land and an unimproved site just above Franklinville” for \$12,000.³³ In August, the Cedar Falls company issued additional stock to “rebuild and improve” the Franklinville mill with the intention of adding woolen goods to their product line.³⁴ The factory was quickly rebuilt, but used instead for the manufacture of barrels.

Cedar Falls continued production through the 1850s. In 1856, a visitor reporting in the *Asheborough Bulletin* newspaper found that “the huge water-wheels were in motion, and the clatter of machinery loud enough to stun the visitor on his first entrance into those inner worlds of human skill and industry, where a thousand delicate hands are in motion to attend the never ceasing requirements of innumerable wheels, spindles and shuttle looms that know no fatigue and are never satisfied.”³⁵ The observer found the factory to be “a very large and tasty building” with “54 looms, 2,300 spindles and 110 operatives, principally families and children. It manufactures very superior articles of A. and B 4.4 Sheetings, Oznaburgs, Drillings, and cotton yarns of all numbers, and is always kept on full work.”³⁶

By the late 1850s, Henry Elliott was serving as president of the company with directors John Balfour Troy (1792-1864) and A.F. Brockman.³⁷ Troy was the grandson of Col. Andrew Balfour, a Revolutionary War Patriot who was killed by Tory Col. David Fanning. Elliott’s fortunes were declining, largely due to failing investments in gold and copper mining in the area. He determined that his and his family’s futures lay in the west, and in 1859 moved to Springfield, Missouri. The *Fayetteville Semi-Weekly Observer* newspaper lamented the departure of such a “Valuable Citizen”: “We are truly sorry to lose him, for he was one of those useful men who benefit the section in which they live by engaging in enterprises to develop its resources.”³⁸

In September 1858, Elliott and his partners deeded the Cedar Falls Manufacturing Company property, including the Franklinville factory, to a consortium consisting of James Kyle, Alfred Marsh, Jesse Walker, Jonathan Worth, John Milton Worth (1800-1911), George Makepeace (1799-1872), Alfred Brower (1821-1902), Benjamin Moffitt (1832-1920) and his brother Eli Needham Moffitt (1820-1886) for \$20,000 – although the conveyance was not recorded until 1869.³⁹ In December 1858, the General Assembly chartered Kyle, Walker, Brower, Marsh, Makepeace “and their associates” as the Cedar Falls Company.⁴⁰ Jonathan Worth, then serving in the General Assembly, introduced the bill.⁴¹ In March 1859, the new investors deeded “all the land, machinery, and other property” to the Cedar Falls Company.⁴² Worth, shortly to become treasurer for the state’s Confederate government, and governor after the war, would serve as president. Although residing in Raleigh during his service to the state, he would remain as Cedar Falls president until his death in 1869.⁴³

It would be George Makepeace, as general superintendent, who would oversee day-to-day operations of the factories. Makepeace, a Massachusetts native, appears to have had textile interests in Petersburg, Virginia.⁴⁴ It is speculated that Elisha Coffin, founder of the Franklinville mill, recruited Makepeace on a trip north in 1838 to buy machinery. Coffin may have engaged Makepeace, who was an expert in textile technology, to install equipment and train workers. During the 1840s, Makepeace invested and worked in the industry throughout the region, returning to Franklinville in about 1850. Under the new leadership, the Franklinville mill was converted back to cotton production. Thus the Cedar Falls Company became the first multi-property holding in the county, and the first integrated apparel manufacturing operation in the state, processing raw cotton into yarn, cloth and clothing.

On May 25, 1861, the Cedar Falls factory stopped production to call for volunteers to the Confederate cause.⁴⁵ With civil war having broken out, the Cedar Falls Company owners raised a unit of troops from the northeastern area of Randolph County that would become Company M of the 22 North Carolina Infantry Regiment, known as the Randolph Hornets. The unit's first camp was at the Middleton Academy, a school organized in Cedar Falls in 1851.⁴⁶ The factory "stood still" on July 10 as the Hornets broke camp and marched to Raleigh.⁴⁷

During the war, Cedar Falls was the largest integrated textile manufacturing operation in the state. In 1862, Makepeace reported that the company "had been furnishing the State Government for the past year with a large amount of its manufactures for the use of the army."⁴⁸ Throughout the war, Makepeace proved adept at securing the raw material and supplies necessary to continue production – though by 1865 equipment was being lubricated with pig fat rather than the standard whale oil. He also worked to retain "detailed men" – conscripts with special skills who could serve by continuing war-related work in the factories rather than fighting in the front lines.

Unlike many manufacturing concerns in the immediate aftermath of the war, Cedar Falls did not suspend production. When Jonathan Worth died in Raleigh in 1869, his brother Dr. John Milton Worth assumed the company presidency. John Milton Worth would be elected State Treasurer in 1874. Makepeace, who died in 1872, had retired in 1868, turning operation of the factories over to his son, George Henry Makepeace (1825-1898). In 1872, the Franklinville mill switched its product line to seamless cotton grain bags. Bags of this type had been in use in the north since the 1850, but the Cedar Falls Company introduced them to the south. *The Greensboro Patriot* reported that the factory was producing 600 bags per day.⁴⁹

The Cedar Falls Company sold the Franklinville factory to the Randleman Manufacturing Company, successor to the Union Factory, in 1875. Two years later, Randolph County Sheriff Orlando R. Cox (1844-1911) resigned his office and, with John Milton Worth, George Henry Makepeace, John Milton Odell (1831-1910), James Alexander Odell (1841-1930) and Dennis Cortes Curtis (1825-1885), purchased the Cedar Falls Company and chartered it as a private corporation.⁵⁰ Cox had signed on as a clerk with Cedar Falls company store in 1869. Curtis, who was George Makepeace's grandson, was associated with the Columbia Manufacturing Company in present-day Ramseur. The Odells were born in Randolph County. James was founder of a hardware company in Greensboro, and John became a textile pioneer of factories in Bynum and Concord, and a backer of future textile magnate James William Cannon (1852-1921).

The *Randolph Regulator* newspaper reported in 1878 that, "The Cedar Falls Manufacturing Company is operated by water alone. No. of spindles, 1,824. It's capacity per day is 2,680 yards sheeting, 200 pounds of yarn; 4-4 sheeting; yarns and carpet warps are the style of

goods. No. of operatives 90.”⁵¹ The article also noted that “Cold weather does not stop operations.” By 1887, the number of spindles had grown to 3,648.⁵²

The late 1880s would see two major improvement to operation of the factory. Between 1885 and 1888, a steam boiler and engine were added to power the mill, bringing to an end the era of waterwheel power. By 1889, the Cape Fear and Yadkin Valley Railroad had reached Cedar Falls, Franklinville and Ramseur.⁵³ In 1895, the Cedar Falls Company once again gained a second factory, when Cox built the Sapona Manufacturing Company in Cedar Falls downstream from the original mill. It was during this era that Randolph County historian Joseph Addison Blair wrote, “Cedar Falls has become the queen of the river, and the cedar thicket has been transformed into a smiling village of thrift and busy industry.”⁵⁴

Cox sold his interest in the Cedar Falls mills in 1908 to James Shubal McAlister (1865-1949), L.K. McAlister and John Sweeney.⁵⁵ James McAlister was the grandson of John Milton Worth. L.K. McAlister’s identity is not confirmed, but may have been James’s wife Lou Booth Kenney McAlister (1878-1970). Sweeney is identified as being from Spray, in Rockingham County, North Carolina. L.K. was president of the company.⁵⁶ Cox, meanwhile, moved to Asheboro to establish the Acme Hosiery Mills. The McAlisters’ efforts appear not to have met with success: within eight years the company was in debt and facing bankruptcy.

The next chapter in the Cedar Falls factory’s history would associate it with Randolph County’s most important manufacturing enterprise in the 20th century. In 1916, Asheboro businessmen Doctor Bulla (D.B.) McCrary (1875-1946), Thomas Henry Redding (1869-1918) and William Johntson Armfield (1875-1968) incorporated Sapona Cotton Mills, Inc., foreclosing on a deed of trust dated December 14, 1913, from Cedar Falls Manufacturing company.⁵⁷ The same group had purchased Cox’s Acme Hosiery Mills in 1909, operating it as the Acme McCrary Company. Under the new ownership, the original Cedar Falls “upper mill” was dedicated to weaving, and the “lower mill” to yarn spinning for both the upper mill and the Acme Hosiery factory.

This company, as Acme-McCrary Hosiery Mills, would blossom into the county’s leading industry and would become a worldwide innovator in the field of women’s stockings and hosiery. By the company’s 50th anniversary in 1959, it employed 1,800 workers over five plants in Randolph County and boasted a payroll of \$5 million.⁵⁸ It had expanded into all types of hosiery, and operated sales offices in Asheboro, Chicago, Dallas, San Francisco and New York City’s Empire State Building. The McCrary family and the company’s foundation became integral to civic life in Asheboro, supporting development of institutions such as the hospital and the public library.

The Cedar Falls factory eventually was converted to a cotton spinning operation, and would remain part of Acme-McCrary until 1939. In 1925, the original mill was tripled in size by a three-story, 17,100 square-foot addition extending west from the existing building to provide additional space for carding and spinning.

By the end of the 1930s, Acme-McCrary was finding cotton spinning less than profitable, and sold the original Cedar Falls factory to another consequential textile operation, the Sellers Manufacturing Company. Sellers was formed in 1927, when Charles V. Sellers of Burlington and members of his family bought out a bankrupt factory in Saxapahaw and began manufacturing mercerized cotton.⁵⁹ In business with Sellers were his nephews Benjamin Everett Jordan (1896-1974) and Dr. Henry Watson Jordan (1898-1868).

The Jordan brothers were sons of Ramseur minister Henry Harrison Jordan (1862-1931) and Annie Sellers Jordan (1882-1937). B. Everett Jordan, a graduate of Trinity College (later

Duke University) and World War I combat veteran, had been a superintendent in a Gastonia textile mill before joining his uncle's enterprise.⁶⁰ He was active in the Democratic Party, and was appointed to the United States Senate in 1958. He was elected to the seat in 1960, and served until 1972.

Henry Jordan was a dentist, but left that career in 1939 for the textile industry.⁶¹ He also was involved in Democratic politics, serving as a state senator from 1957-1958. As a backer of Gov. Kerr Scott, he was named chair of Scott's State Highway Commission. During his 1945-1949 term, more secondary roads in the state were paved than in all previous years combined.⁶² After Scott's term Henry was touted as a potential gubernatorial candidate in subsequent election cycles, but declined to run.

In 1941, Sellers sold the factory to its offshoot, Jordan Spinning Company.⁶³ Henry Jordan presided over the mill and resided in Cedar Falls. He modernized the facility and upgraded its equipment.⁶⁴ The original building was doubled in size around 1940 by an addition to its south side. In 1950, a three-story, 7,400 square foot addition adjoining the south side of the Acme-McCrary expansion was added for carding and spinning. By 1976, 233 workers and 25,968 spindles were producing 100,000 pounds of spun yarn each week. The factory was integrated with Sellers' three other plants, two in Saxapahaw and one in Wake Forest, producing yarn for double-knit fabrics, underwear and hosiery.⁶⁵

Another change of ownership would take place in two years, when in 1978 Henry Jordan's heirs sold the factory to Dixie Yarns, Inc. a Tennessee-based outfit. Dixie operated the plant for just shy of four years, shuttering it in January 1982 with the loss of 180 jobs.⁶⁶ One year later, the operation would restart under the auspices of Kenosha, Wisconsin-based Jockey International. Jockey started work with 136 employees, expecting to ramp up to 180 to 200. The company intended the factory to produce half the yarn consumed by its manufacturing plants.⁶⁷ Ten years later, Jockey closed the plant, throwing 190 people out of work.⁶⁸ After 157 years, the queen of the river was silenced.

Jockey sold the plant to a local property development company in 1995, which transferred it to the Randolph Heritage Conservancy in 2019.⁶⁹ The conservancy is a non-profit organization that seeks to preserve mill properties in Franklinville and Cedar Falls. On July 15, 2020, the North Carolina Department of Natural and Cultural History's Office Archives and History issued an advisory recommendation identifying the Cedar Falls factory as the more feasible of two sites under study for a proposed North Carolina Textile Museum.⁷⁰ In 2021-2022, the General Assembly appropriated \$1 million for improvements to the factory in preparation for creation of the textile museum.

SITE AND ARCHITECTURAL ANALYSIS

Included Parcels

The proposed landmark designation includes four parcels encompassing the factory complex, the water system that powered the factory, and other features related to the mill's operation. Significance is added due to the previous ownership of all the tracts by Herman Husbands.

The primary factory parcel (PIN 7782291334, Parcel A on Appendix C: Site Plan [1]) consists of 23.75 acres. It includes the factory, the mill race to the north, and, across present-day Wicker Lovell Road to the south, the eastern two-thirds of Cedar Island. It also includes the 20th

century factory parking lot on the south side of the road. River features in this section include the return of the north channel to the main channel of the river, and the footings and southern abutment of the covered bridge constructed 1845-1846. A spur extending east across Loflin Pond Road encompasses the return to the river of the "tail race" section of the mill race, which is now piped under White's Memorial Road (the northern continuation of Loflin Pond Road from its intersection with Wicker-Lovell Road) and Cedar Falls Road (the eastern continuation of Wicker-Lovell Road from the intersection). A separately-identified, 0.05 acre crescent-shaped parcel (PIN 7782197918, Parcel B on site plan) is located within the boundaries of the primary factory parcel in its northwest corner; the northern border of this smaller parcel follows the mill race. This tract's existence separately from the parcel surrounding it is the result of a survey error during the Sellers/Jordan era. A third parcel of 0.3 acres (PIN 7782290620, Parcel C) adjoins the west side of the primary factory tract on the south side of Wicker-Lovell Road, and is undeveloped, abutting residential parcels to the west.

The remaining 8.35 acre parcel, to the west of the primary factory tract (PIN 7782190362, Parcel D) includes the two dams, one spanning the entire width of the river and another spanning the north channel, as well as the western third of Cedar Island.

Except for the area immediately surrounding the factory and the water systems, the area within the designation boundaries has remained wooded and undeveloped (see Appendix D: Statement of Archaeological Potential).

The 1836 Factory and the Water System

The original location and appearance of Benjamin Elliott's 1836 Cedar Falls factory is unknown. It was said to have been a wooden building housing just 500 spindles and powered by an overshot water wheel, construction of either of which was well within the capabilities of a local millwright. The situation of the factory building, however, was dependent upon access to the power of flowing river water, and this "hydrological" system required careful planning and construction. The current configuration of this system involves two buttress dams of masonry construction and a lengthy "head" race. The first, and longest, dam is built from north to south across the river just at the western tip of Cedar Island. It spans about 375 feet just above the island and the split in the river, and funnels water through the north channel. A second, articulated check dam on the north channel, about 200 feet long and about 740 feet from the upper dam, forces most of the flow through a sluice gate and into the head race, which is engineered to maintain the same water level all the way to the wheel house. There, it was channeled through the moving blades of the horizontal turbine, and exhausted into the "tail race" which flowed back into the river (the tail race was largely filled by road construction in the 1980s, and is now made of buried drain tiles). The water circuit through the canal of the head race is more than 1800 feet long (measured from the first dam it is more than 2500 feet long), and the "head" or fall of the water as it meets the turbine is at least 20 feet. This would have been enough to turn an overshot wheel, if indeed that was the original design. When the factory was converted to turbine power in the late 1800s, the water system supplied it with 125 horsepower.⁷¹

Documentation about construction of the dams apparently does not survive. The north channel dam appears to have been built first, and may have been sufficient to power the mill's overshot waterwheel until the arrival of turbine power in the 1880s. Benjamin Elliott was reported to have constructed a wooden dam when he acquired the property.⁷² This dam was said to have initially powered a grist mill and a saw mill. The *Greensboro Patriot* account of 1849, describing the area, notes only the one dam situated on the north channel, and identifies the river's rocky descent through that passage as *the Cedar Falls*: "On the north side of this island

are the 'Cedar Falls,' where the water tumbles and dashes and roars. through an extremely rocky and rugged channel along a descent of considerable extent. By means of a low dam at the head of the falls the water is turned into a canal of about a fourth of a mile long to supply the factory."⁷³ An 1880 account appears to describe the same dam as 200 feet long at a height of six feet.⁷⁴

By 1899, the factory was powered by two dams – at least. In a somewhat confusing assessment that year of Deep River water power for the North Carolina Geological Society, Swain et. al. reported that the mill was served by "three dams between two islands, one of 10 feet high and 150 feet long, and two of 7 feet high and 280 feet long each, through a race about one-half mile in length. There is plenty of water to run the mill all year."⁷⁵ While this account does not comport with modern observation (there are not two islands or two 280-foot dams), it does indicate the presence of additional, longer and more extensive river damming than described through 1880. It is possible that the dam above the island across the full length of the river was constructed in the 1880s to increase the water power delivered to the new turbine engine via the head race at the pre-existing north channel dam.

The construction of a water control system this size was a difficult and costly process, and would not have been necessary if the original mill had used the natural channel around the northern side of the island instead of digging around the slope of the hillside. Neither would a race this long have been necessary to power a grain mill, which is what the county's first historian claimed preceded the cotton mill: "Benjamin Elliott... acquired the property and operated a grist and flouring mill there for some years before the factory was built."⁷⁶ No visible archeological features suggest a location for the grist mill or the original mill, but considerable 20th-century alterations and improvements may well obscure all evidence. In the 1970s a concrete hydroelectric power house was built at the mouth of the head race, where it still enjoyed some 20 feet of head to generate power. It is not inconceivable that the 1836 Cedar Falls mill was located at this point, where no race was needed, and it is also possible that spinning cotton could have been housed in a medium-sized wooden mill. A ten-foot-long spinning frame of the 1830s probably contained 64 spindles, 32 per side; thus eight such frames would have provided 512 spindles, which was a typical for an early mill. Eight 3'x10' frames in four rows with service alleys three-to- four feet wide would only have required a 30'x30' structure. A two-story structure with openers, pickers and carding machines on the first floor could easily have been housed in an 1800-square foot building, the size of an average antebellum grist mill.

The 1848 Factory, Wheel House and 1940 Expansion

A visitor in August 1849 noted that a new building had "recently" replaced the old "factory-house," and "is of brick, 108 feet long by 48 wide, three stories high with an attic, roofed with tin; and a square tower at one end for the stairways and the support of a handsome belfry. The machinery is driven by a water-wheel 18 feet in diameter and 14 feet wide, geared with a spur wheel at each side, to secure a more perfect steadiness of motion and equality of strain on all parts of the water-wheel. The casting of the immense drum, spur-wheels, &c., was done at the Cane Creek foundry in Chatham County, and affords highly creditable specimens of the style of work that can be done in that line in our own State."⁷⁷

While the 1836 mill just housed spinning frames and made cotton yarn, the 1848 factory included looms for weaving. The 1838 Franklinsville factory had been the first mill in the county to include looms, but when it was rebuilt by the Cedar Falls Company in 1856, it seems to have functioned only as a spinning mill. The 1885 Sanborn map shows that the looms in Cedar Falls were housed on the first floor of building 1, with carding machines housed on the second floor, and spinning frames on the third. By the time of the 1888 Sanborn map, weaving is no longer

listed as an activity, and manufacturing was again entirely centered around the production of cotton yarn. It was a common arrangement to have the looms on the ground floor, as the reciprocal motion of the looms created structural stress on the building if housed on upper floors.

The surviving section of this building is numbered 1 in Appendix C: Site Plan (2), and is the earliest section of the existing mill. Two of the walls built about 1848 survive in the north and east walls of the building now almost entirely surrounded by later additions. It is best visible from the east end, where the top three stories can be seen above a metal shed canopy. This 45 by 100-foot brick structure had at least 13,500 square feet of manufacturing space on three floors. It was three bays wide, with central loading doors on each floor, and windows lit by 9 over 9 wooden sash on all four sides. Fenestration of the riverfront, or southern, facade, was oddly asymmetrical. The fourth floor monitor featured a row of fifteen horizontal 6x6 windows, while the three floors below had twelve 9x9 sash, with one offset column of windows and another column of doors set irregularly at the west end. The reason for this design is difficult to parse from an 1894 photograph, and no evidence remains on the interior (the original floor was removed and replaced with concrete at the time of the building 1A expansion).

The fourth or attic floor was sheltered under a "clerestory monitor roof" with 6x6 side by side windows. This is one of the most identifiable characteristics of early cotton mill architecture. Called a "dormand" roof in an 1842 description of the nearby Franklinville factory, and also known as a "double roof" or "Lantern roof," it involved raising the roof on both sides of the ridge to allow for the insertion of a continuous range of windows. The first use of such a roof to make useable space in a factory attic was found in Richard Arkwright's 1777 factory at Cromford, Derbyshire, and first employed in America on an 1810 mill in Lippitt, Rhode Island.⁷⁸ Such a roof dominated American factory construction in the 1830s and 40s, and indeed, was well known in North Carolina. The Salem Cotton Manufacturing Company (1836) is a surviving example, but the roof design was also used in both the original Franklinville (1838) and Island Ford (1846) factories just downriver from Cedar Falls, as well as at John Motley Morehead's Leaksville factory in Rockingham County (1838) and at the Beaver Creek factory near Fayetteville (1840).

The earliest known photograph of the factory appears in *Branson's 1894 Business Directory of Randolph County*, and was apparently taken in the winter of 1893-1894 (the Directory was published in June 1894).⁷⁹ It shows several features of note. First, the east end of the 1848 building displays two integral chimneys on either side of a center entrance. Cotton dust was so potentially explosive and combustible that many early factories were largely unheated; these may have served stoves on each floor, or they may have been used by the "Dressing Room," the section of the mill which heated starch used to strengthen warp yarns for weaving. The photograph also shows a stair tower centered on the west end of the building, although it isn't clear whether the tower was an original feature from 1847. Stair towers began to be common on factories in the 1850s as part of an increased attention to the fire hazard of open interior stairways. The tower at the mill in Franklinville was added in 1892, and the 1846 Island Ford mill never had one. The tower included a cupola for a bell, important as the signal for the start and end of the working day. It also included a wooden water tank, indicating that the mill had another fire protection system, gravity-fed sprinklers. The tower was destroyed in the 20th century when the mill was greatly expanded toward the west.

Major portions of the north and east walls of the 1848 building survived major expansion circa 1940. Section 1A on the site map, a 45'x100' extension toward the river, doubled the size of the original structure and removed the southern and western walls to allow unimpeded floor

space on all three levels. Much of the original wooden interior structural system was replaced with steel at that time, and the attic story was removed and the roof flattened in accordance with Factory Mutual insurance company standards. It may be that slightly more than 50 percent of the 1848 first, second and third floor exterior walls remain. The foundations of the 30x45-foot Wheel House, structure 3, may be from an antebellum date, when the mill was powered by an iron breast-shot water wheel built by the Quaker foundry in Snow Camp, North Carolina. Most of the present structure dates from the late 1890s, when an S. Morgan Smith horizontal turbine water wheel, still present, was installed. The Wheel House can be identified from the exterior by its gable roof, a departure from the standard mill construction "slow burn" near-flat roofs.

Opening House, Picker House and Cotton Warehouse, 1885-1901

The Cedar Falls Company sold off its Franklinsville factory in 1875. It wove sheeting until 1888, when it added spinning frames, a steam engine and a boiler, and focused on spinning yarn for other mills. The Cape Fear and Yadkin Valley Railway arrived about the same time, on the hillside above the race. This allowed construction of an opening room, lapper room and cotton warehouse on the south side of the race level with the railroad track- a level corresponding to the second floor level of the 1848 mill. The 1894 photograph and 1885 and 1888 Sanborn insurance maps document these changes. Opening and Picking were essential operations in processing cotton, so the first mill must have had spaces dedicated to these functions. The Picker House, where bales of cotton were unloaded and shredded in hoppers before being sent to the card room. There was a real danger of fire in picker houses, as the claws shredding the packed fiber often sparked against rocks hidden in the bale. Most mills, as in Franklinville, separated the picker house from the mill by 50 or more feet. The first known Picker House at Cedar Falls was a 35'x125' brick building; it was a single story in 1888 but is three stories today. The mouse-tooth frieze seen on this building in the 1894 photo indicates a post-1860 date, so this may have been an early addition to the original mill. In the 1880s the Opening Room and Picker House was remodeled into the steam engine house and boiler room, together with the "dressing room" (1885) and "warping room" (1888) shown on the Sanborn maps. Also called the "slasher room," both of these operations required steam to melt starch in the size kettle necessary to stiffen the warp yarns before power loom weaving. The second floor of building 3 and 3A was apparently added about this to serve as a relocated Opening Room and Picker House. This allowed cotton bales to be delivered directly from the railroad, opened in 1889, located north of the mill on a level at least 30 feet above the original ground level. This part of the building is currently in poor shape, the roof having collapsed. The Cotton Warehouse, building 4, was probably built about this same time.

Later 20th Century Additions

In addition to the 1940 expansion of the original factory, five expansions took place during the 20th century. The Acme-McCrary's Sapona Wing (building 5) tripled the size of the enterprise circa 1925. The massive three-story, 60'x285' structure extending to the west housed additional carding and spinning operations.

The Jordan Wing (building 6) was added in 1950s. It was a three-story, 40'x185' structure situated to the south side of the Sapona wing to allow for further carding and spinning. It extended the Sapona wing floor space 40 feet south towards the river, butting up within 10 feet of Wicker-Lovell Road. The first floor adopted street level as its ground level, about four feet below the first floor level of the original and Sellers sections of the building. This means that the ground level of the Sellers wing is the one area of the factory complex subject to flooding; during Hurricane Florence in September 2018, there was approximately a foot of water in this

section. The southern exterior wall is a utilitarian brick façade punctuated by plain brick pilasters every 8 feet. It was originally lit by 24x60" metal windows which have now almost entirely been closed with brick. A toilet wing and stair tower was later added to the east at the junction of the Sapona and Sellers wings.

Additions during Dixie Yarns ownership included a 40'x60' one-story loading dock wing and a 60'x95' cotton warehouse added to the west circa 1970, and a 100'x200' cotton warehouse constructed circa 1980 (buildings 7, 8 and 9). Small miscellaneous additions for offices, toilets, and a freight elevator wedged between the 1940 expansion and the Jordan building (10) detract from the primary structures, and likely will be removed in renovations for the textile museum.

National Register Factors

The National Register of Historic Places considers seven factors to determine if a building retains its architectural integrity: location, design, workmanship, materials, association, feeling and setting. Although local historic landmarks do not have to meet National Register standards, it is useful to consider a proposed landmark against those standards.

- **Location, feeling and setting.** The landmark designation boundaries encompass four tracts that include the Cedar Falls factory, the Deep River and its two dams, Cedar Island and the mill race. The factory itself includes elements of the original building and depicts architecturally the evolution of a major textile manufacturing operation over some 140 years. The site sits at the nucleus of a traditional mill village, of which traces still exist.
- **Design, workmanship and materials.** Evidence of the factory's evolution through each of its phases exists on the site.
- **Association.** The Cedar Falls Manufacturing Company is associated with key figures in the development of Randolph County and its textile industry, including Benjamin and Henry Elliott, Alfred Henry Marsh, George Makepeace, Jonathan Worth and others. It also is associated with 20th century enterprises and individuals whose prominence influence extends beyond Randolph County, including Acme-McCrary Hosiery Mills, Sellars Manufacturing Company and the Jordan brothers.

¹ Brent R. Glass, *The Textile Industry in North Carolina* (Raleigh, N.C.: Division of Archives and History, North Carolina Department of Cultural Resources, 1992), 7.

² *Acts of the General Assembly of the State of North Carolina, at the Session of 1828-1829* (Raleigh, N.C.: Lawrence and Lemay, Printers to the State, 1829), 46.

³ Martha Tune Briggs, *Mill Owners and Mill Workers in an Antebellum North Carolina County*, 1975, The University of North Carolina, masters thesis, 19.

⁴ Randolph County Deed Book 27/287.

⁵ *Orange County Records, Vol. I: Granville Proprietary Land Office, Loose Papers*, ed. William Bennett (Raleigh, N.C.: William D. Bennett, 1987), 28.

⁶ The spelling of Asheboro, originally Asheborough but often seen as Ashboro, was formalized in 1923 as Asheboro. The current form is used throughout except where proper names are cited.

⁷ See Richard L. Zuber, *Jonathan Worth: A Biography of a Southern Unionist* (Chapel Hill, N.C.: The University of North Carolina Press, 1965), 33. The highway marker states, "Chartered 1828; opened 1836. Jonathan Worth, N.C. governor (1865-68), its president. Supplied clothing for Confederate war effort. 2 mi." [Cedar Falls Mill], *North Carolina Highway Historical Marker Program* (<http://www.ncmarkers.com/Markers.aspx?MarkerId=K-54>).

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- ⁸ The 1846 legislative act incorporating the subsequent Cedar Falls Manufacturing Company identifies the previous entity by this name. "An Act to Incorporate the Cedar Falls Manufacturing Company," *Laws of the State of North Carolina Passed by the General Assembly at the Session of 1846-47* (Raleigh: Thomas J. Lemay, Printer, 1847), 308.
- ⁹ "Sketch of the Life of Benjamin Elliot and Descendants," *The Courier* (Asheboro, N.C.), n.d. 1916, n.p., transcribed article, Benjamin and Henry Elliott Family File, Randolph Room, Randolph County Public Library, Asheboro, N.C.; and "Reminiscences of Randolph: Henry Elliott," transcribed newspaper article (newspaper and date unknown), Benjamin and Henry Elliott Family File, Randolph Room, Randolph County Public Library, Asheboro, N.C.
- ¹⁰ For an illustration of the washing machine, see Frank Spear, "Early Tar Heel Inventors," *The State*, January 1986, 13.
- ¹¹ Briggs, 32 ff, carries out an extensive analysis of the mill investors' social and economic status.
- ¹² *Ibid.*, 34.
- ¹³ *Ibid.*, 61.
- ¹⁴ *Ibid.*, 38.
- ¹⁵ *Ibid.*, 56.
- ¹⁶ "New Cotton Factory," *Southern Citizen* (Asheboro, N.C.), 17 June 1837, 2.
- ¹⁷ "Concerning Old Landmarks, and Other Things," *The Courier* (Asheboro, N.C.) 8 December 1921, 1.
- ¹⁸ "Reminiscences of Randolph: Henry Elliott."
- ¹⁹ Glass, 22.
- ²⁰ "An Act to Incorporate the Cedar Falls Manufacturing Company," 308.
- ²¹ "To Builders," *The Greensboro Patriot*, 26 August 1847, 3.
- ²² "Cedar Falls Manufacturing Company," *The Greensboro Patriot*, 18 August 1849, 3.
- ²³ Glass, 18-19. Briggs, 80ff, explores the demographics of Randolph County mill workers in detail.
- ²⁴ Briggs, 81-82.
- ²⁵ *Ibid.*, 85.
- ²⁶ *Ibid.*, 95.
- ²⁷ *Ibid.*, 94.
- ²⁸ Glass, 21. In 1855, Sophia Trogden cut the belts in some of the machines, evidently to halt work.
- ²⁹ "Old Letter Makes the Headlines," *The Genealogical Journal by the Randolph County Genealogical Society*, Vol. XXIV No. 1 (Spring 2020), 41.
- ³⁰ *Ibid.*, 42.
- ³¹ William T. Auman, *Civil War in North Carolina's Quaker Belt* (Jefferson, N.C.: McFarland & Co., Inc., Publishers, 2014) 15.
- ³² *Ibid.*
- ³³ "Randolph Manufacturing Company," *Fayetteville Weekly Observer*, 1 July 1851, 2, reprinting a story from the *Asheborough Herald*.
- ³⁴ "To Capitalists," *Fayetteville Semi-Weekly Observer*, 21 August 1851, 4.
- ³⁵ "A Visit to the Factories," *Lexington and Yadkin Flag*, 21 March 1856, 4, reprinting an article from the *Bulletin*.
- ³⁶ *Ibid.*
- ³⁷ Randolph County Deed Book 34/351.
- ³⁸ "A Valuable Citizen Lost to the State," *Fayetteville Semi-Weekly Observer*, 26 September 1859, 3.
- ³⁹ Randolph County Deed Book 34/351.
- ⁴⁰ "An Act to Incorporate 'Cedar Falls Company' in the County of Randolph," *Private Laws of the State of North Carolina, Passed by the General Assembly at the Session of 1858-1859* (Raleigh, N.C.: Holden and Wilson, Printers to the State, 1859), 347. The names of Kyle, Brower and Marsh are misspelled as Ryle, Brown and March.
- ⁴¹ "Latest – From Our Reporter," *Fayetteville Semi-Weekly Observer*, 6 December 1858, 3.
- ⁴² Randolph County Deed Book, 32/14.
- ⁴³ Zuber, 90.
- ⁴⁴ L. McKay Whatley Jr., "Makepeace, George," unpublished biography citing various primary source records.
- ⁴⁵ Harold S. Wilson, *Confederate Industry: Manufacturers and Quartermasters of the Civil War* (Jackson, Miss.: University Press of Mississippi, 2002), 151. Wilson cites the Cedar Falls Time Book.
- ⁴⁶ *North Carolina Troops: A Roster*, Vol. VII (Raleigh, N.C.: North Carolina Department of Archives and History, 1979), 118.
- ⁴⁷ Wilson, 43.

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- ⁴⁸ Whatley, "George Makepeace.
- ⁴⁹ "Franklinsville Enterprise," *The Greensboro Patriot*, 15 January 1873, 2.
- ⁵⁰ Randolph County Deed Book 39/537.
- ⁵¹ "Randolph Cotton Mills [from the Randolph Regulator], *The Weekly Observer* (Raleigh, N.C.), 2 April 1878, 3.
- ⁵² "R.E. Porter on the Wing," *The Greensboro Patriot*, 11 November 1887, 1.
- ⁵³ "The Millboro and Columbia Railroad," *Greensboro North State*, 15 August 1889, 5, citing the *Asheboro Courier* newspaper.
- ⁵⁴ J.A. Blair, *Reminiscences of Randolph County* (Greensboro, N.C.: Reece, Elam, Book and Job Printers, 1890), 35.
- ⁵⁵ "New Charter," *The Courier* (Asheboro, NC) 16 January 1908, 10.
- ⁵⁶ Randolph County Deed Book, 144/108.
- ⁵⁷ Randolph County Deed Book 159/496.
- ⁵⁸ *Acme-McCrary: Fifty Years in Hosiery, 1909-1959* (Raleigh, N.C.: Edwards & Broughton Co., 1959), n.p., Randolph County – Industry – Acme-McCrary file, Randolph Room, Randolph County Public Library, Asheboro, N.C.
- ⁵⁹ William Murray Vincent, *Historic Alamance County: A Biographical History* (San Antonio, Tex.: Historical Publishing Network, 2009), 47.
- ⁶⁰ See "Jordan, Benjamin Everett," NCPEDIA (<https://www.ncpedia.org/biography/jordan-benjamin-everett>) for a biographical sketch.
- ⁶¹ "Dr. Henry Jordan: Former Road Chief Dies in Randolph," *The Courier-Tribune* (Asheboro, N.C.), 1 March 1968, 1-A continued to 2-A.
- ⁶² "Dr. Henry Jordan: Kind, Gentle Leader," *The Daily Times-News* (Burlington, N.C.), 4 March 1968, 3.
- ⁶³ Randolph County Deed Book 315/561.
- ⁶⁴ "Jordan Spinning Company," *A Brief History of Cedar Falls*, Wiley Garrett, editor (Cedar Falls, N.C.: Bicentennial Committee, 1976), n.p.
- ⁶⁵ "Polyester Yarn Comes to Jordan's," *The Randolph Report*, Vol. 3, *The Randolph Guide* (Asheboro, N.C.), 28 October 1970, 5-E.
- ⁶⁶ "Jockey International Put Jobs Back in Cedar Falls," *Greensboro News & Record*, 30 January 1983, H19.
- ⁶⁷ Ibid.
- ⁶⁸ Bill Morris, "Business '90s Style: Be Ruthless, Drop Workers," *Greensboro News & Record*, 21 November 1993, n.d., Randolph County – Industries – Cedar Falls Manufacturing Company file, Randolph Room, Randolph County Public Library, Asheboro, N.C.
- ⁶⁹ Randolph County Deed Books 1417/1171 and 2671/1411.
- ⁷⁰ Office of Archives and History, *North Carolina Textile Museum Feasibility Study*, North Carolina Department of Natural and Cultural Resources, 2020 (<https://www.ncdcr.gov/media/1814/download>).
- ⁷¹ George F. Swain, J.A. Holmes and E.W. Myers, "Papers on Water Power in North Carolina: A Preliminary Report," *North Carolina Genealogical Survey Bulletin No. 8* (Raleigh, North Carolina: Guy V. Barnes, Public Printer, 1899), 165.
- ⁷² "Cedar Falls," *The Heritage of Randolph County, North Carolina Volume 1 – 1993*, Cheryl Martin, editor (Asheboro, North Carolina: The Randolph County Heritage Book Committee, 1993), 57. No primary source is cited in this anecdotal history.
- ⁷³ "Cedar Falls Manufacturing Company," *The Greensboro Patriot*, 18 August 1849, 3.
- ⁷⁴ "83-5 Cedar Falls Dam," *Deep River, North Carolina*, <http://deepriver.pbworks.com/w/page/17134630/Cedar%20Falls%20Dam>, 2013, citing a report by "Swain, 1880"; this apparently is an assessment by George F. Swain, et. al., similar to their 1899 report, "Papers on Water Power in North Carolina," cited above.
- ⁷⁵ Swain, 165.
- ⁷⁶ Blair, 35.
- ⁷⁷ "Cedar Falls Manufacturing Company," *The Greensboro Patriot*, 18 August 1849, 3.
- ⁷⁸ William H. Pierson Jr., *American Buildings and Their Architects Vol. 2: Technology and the Picturesque* (Garden City, N.Y., 1978) 43.
- ⁷⁹ Branson, Levi, *Randolph County Business Directory, 1894* (Raleigh, N.C.: Levi Branson, 1894), n.p.

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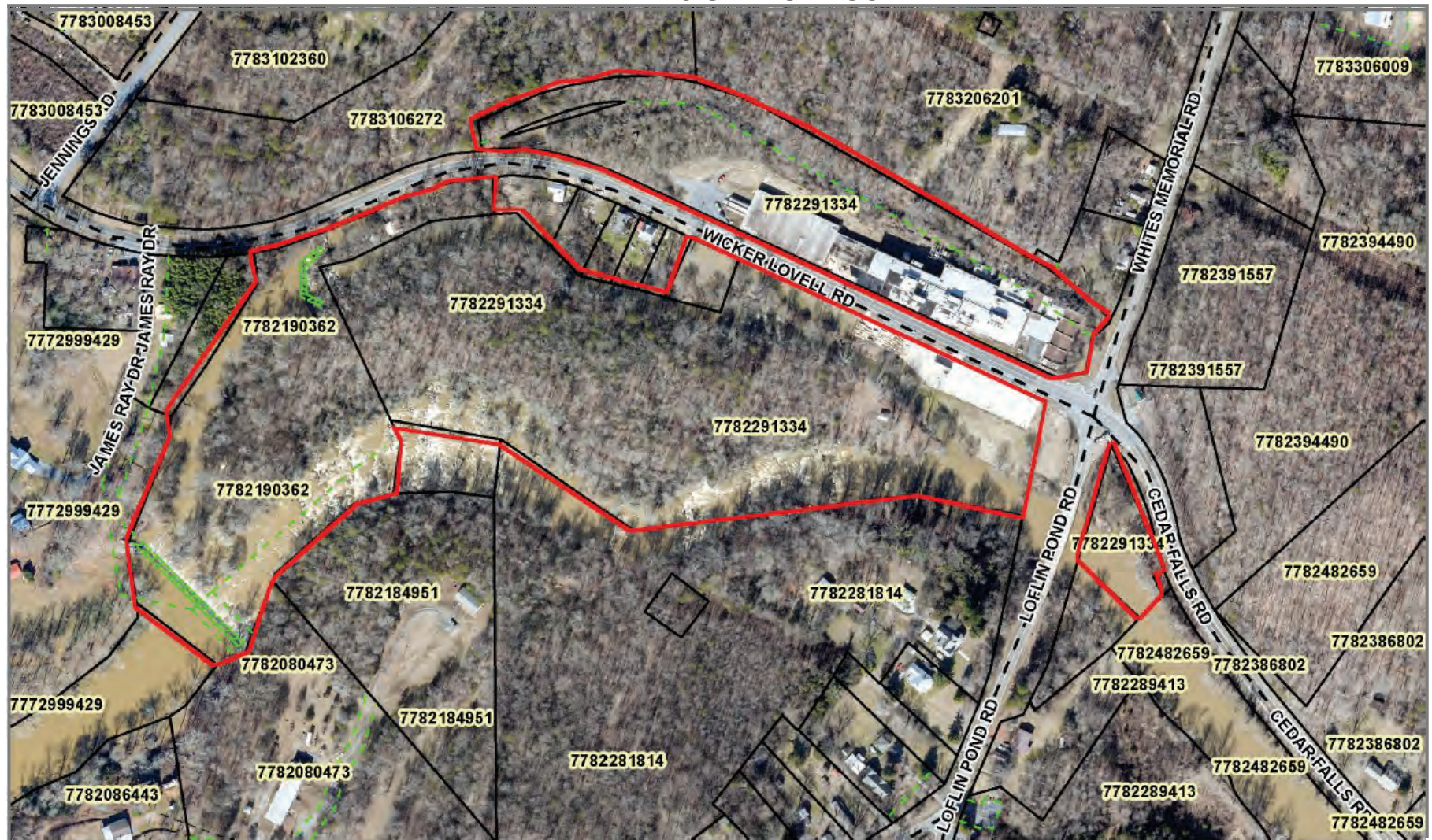
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APPENDIX A: DESIGNATION BOUNDARY



Disclaimer: This map was compiled from recorded deeds, plats, and other public records and data. Users of this data are hereby notified that the aforementioned public information sources should be consulted for verification of the information. Randolph County, its agents and employees make no warranty as to the accuracy of the information on this map.

Map Scale
1 inch = 333 feet
4/21/2022

Appendix B: Chain of Title

Cedar Falls Manufacturing Company Factory Tract

1120 Wicker-Lovell Rd., Randleman, NC 27317

[Annexed by Town of Franklinville in 2021]

Franklinville Township, Randolph County, NC

10/17/2019 DB2671/1411 Schwarz & Schwarz, LLC to Randolph Heritage Conservancy, Inc., 23.75 acres

3/7/1995 DB1417/1171 Jockey International Domestic, Inc., as successor by merger to Cedar Falls Manufacturing Company, AKA Cedar Falls Manufacturing Co. and Cedar Falls Manufacturing Company, Inc.) to Schwarz & Schwarz LLC. Tr. 1, 25.4 acres; Tr. 2 0.038 acres; Tr.3 2.35 acres all as shown in the map recorded in PB20/2.

Subject to the agreement between Dixie Yarns, Inc. and Jordan Spinning Co. dated 11 March 1978 and recorded in DB1098/161.

4 Jan. 1988 DB1213/1744 Southern Railway Company to Cedar Falls Manufacturing Company, Inc. 2.35 acres being the former Atlantic and Yadkin Railway Company track.

3 September 1982 DB1137/443 Dixie Yarns, Inc. to Cedar Falls Manufacturing Co. Two Tracts, subject to the agreement between the Grantor and Jordan Spinning Co. dated 11 March 1978 and recorded in DB1098/161.

11 March 1978 DB1098/160 Jordan Spinning Company to Dixie Yarns, Inc. Tr.1, 25.4 acres; Tr.2 0.038 acres “upon which is located the Standpipe Fire Tank.”

11 March 1978 DB1098/161 Agreement between Jordan Spinning Company to Dixie Yarns, Inc, giving the Grantee the “perpetual and non-exclusive easement to “operate, inspect, maintain, repair, replace and reconstruct the race, gates and dam on Deep River” and the “right to use and consume any water in said river and lake;” together with the same rights to maintain an underground pipe for the conveyance of fire protection water from Tract 1 to Tract 2 and the same rights maintain the standpipe fire tank on Tract 2. Grantor also gives Grantee “a perpetual non-exclusive right and easement, but not the obligation” to maintain the well water system.

28 Feb. 1978 PB20/2 Right-of-way for Norfolk-Southern Railway (successor to Atlantic and Yadkin Railway)

1 Feb. 1941 DB315/561 Sellers [sic] Manufacturing Company, C.V. Sellers [sic], President, to Jordan Spinning Company. 21 tracts, except 9 tracts previously conveyed away; “Together with all and sundry the buildings, machinery, fixtures, apparatus, equipment, tools, water-rights, rights-of-way, rights of ingress and egress, situate on or pertaining to the premises...”

30 October 1939 DB310/402 Sapona Cotton Mills, Inc. (D.B. McCrary, President and W.J. Armfield, Jr., Secretary) to Sellars Manufacturing Company of Saxapahaw; 21 tracts, except 9 tracts previously conveyed away; same as above.

1 March 1916 DB159/496 Trustee's Deed to Sapona Cotton Mills, Inc.; foreclosing on DT dated 24 Dec. 1913 from the Cedar Falls Manufacturing Company, recorded in DB151/158.

7 Oct 1895 DB144/576 Quit Claim Deed from Yadkin Valley Railway Co to Cedar Falls Manufacturing Co., releasing a strip of land 38x700 feet adjoining its right-of-way "It being the intention of this conveyance to release... so much of its ROW as is included in the above description, in order that a portion of its new mill may be erected thereon." [Its new mill would be the Sapona Mfg Co. downriver from the Cedar Falls factory.]

1 Feb. 1908 DB144/108 Cedar Falls Manufacturing Company (L.K. McAlister, President and J.S. McAlister, Secretary) to "The Cedar Falls Manufacturing Company" conveying "All of the property, real, personal or mixed, of said party of the first part, wherever and in whatever condition the same may be found and however evidenced."

1 Dec. 1890 DB67/374 Cedar Falls Mfg. Co. (J.M. Worth, President and W.M. Curtis and T.C. Worth, two of the Directors) to Cape Fear and Yadkin Valley Railway Company. One acre Tract 65x218 feet adjoining the depot for use as a Section House, and when no longer used, to revert to the Grantor.

29 Nov 1893 DB84/130 Cedar Falls Mfg Co. (by J.M. Worth, President and O.R. Cox, Secretary) to Cape Fear and Yadkin Valley Railway Company. Tract of land 130 feet wide (65 feet on either side of a centerline) for "use of a track or rail bed, depot, station houses, warehouses, bridges and all necessary erections for the use of its operations or business," together with the right to convey water under ground from what is known as the Mountain Spring, to the water tank "on right-of-way over the said Cedar Falls Mfg. Co. Store House and office..."

22 March 1877 DB39/537 Articles of Incorporation for "Cedar Falls Manufacturing Company," including \$36,000 capital in 72 shares of \$500 each, with the right to increase capitalization to \$50,000. The following original incorporators to own 12 shares each: J.M. Odell and J.A. Odell of Greensboro; Dr. J.M. Worth of Asheboro; Dennis Curtis and George H. Makepeace of Franklinsville, and O.R. Cox residing at Cedar Falls.

21 March 1859 DB32/14 James Kyle, Alfred H. Marsh, Jesse Walker, Jonathan Worth, J.M. Worth, George Makepeace, Alfred Brower and James F. Foulkes to the Cedar Falls Company, for \$20,000; "Being all the land, machinery, and other property conveyed by the Cedar Falls Manufacturing Company to the said Kyle et. al."

4 Dec. 1858 "Mr. Worth introduced a bill to incorporate the Cedar Falls Manufacturing Company" (Fayetteville Semi-Weekly Observer, 6 Dec. 1858); passed 2nd reading Dec. 10, 1858; passed the 3rd reading Jan. 4, 1859; Private Laws Session 1858-59, page 347.

6 September 1858 DB34/351 Cedar Falls Manufacturing Company (by H.B. Elliott, President, and J.B. Troy and A.F. Brockman, Directors) to James Kyle, Alfred H. Marsh, Jesse Walker, Jonathan Worth, J.M. Worth, George Makepeace, Alfred Brower, Benjamin Moffitt and Eli N. Moffitt, for \$20,000 in the following proportions: Kyle \$5,000 (a ¼ share); Walker, Marsh, J. Worth and J.M. Worth, \$2500 each (1/8 shares); Makepeace and Brower, \$1500 each (a 3/40 share); B. Moffitt and E.N. Moffitt, \$1,000 each (. Three tracts on Deep River “known by the name of the Cedar Falls Factory lands...” [This conveyance was not recorded until 25 May 1869].

6 Feb. 1847 DB27/262 Henry B. Elliott, Alfred H. Marsh, James F. Marsh, all of Randolph, and Robert Marsh of Chatham county, to the Cedar Falls Manufacturing Company, H.B. Elliott, President and Alfred H. Marsh and James F. Marsh, Directors., in consideration of \$30,000. 120 acres on Deep River and 50 acres “lying on both sides of the brook running by the Factory...and 32 acres “adjoining the Factory tract on the East...being 202 acres known and distinguished as the Cedar Falls Factory Lands...”

16 Oct. 1829 DB 27/287 Isaac Allred to Benjamin Elliott, for \$250; 107A on both sides DR adj. Trogon [Half the tract from Mangum; the remainder was deeded from Isaac and Rachel Allred to John Trogon, 2 May 1837, \$80 for 100 acres “on Gabriel’s Creek and the old line.”]

28 Oct 1803, reg. 5/1804 DB 8/419 John Mangum of Randolph County to Isaac Allred; \$235 silver dollars; 214 acres on Deep River adjoining James Goodwin and Joseph Hodgins; “being part of a tract of land granted by Earl Granville to Herman Husband and by him willed to Wm. And John Husband and by them [?] to the said Mangum...”

9 Oct. 1800 DB 8/284 William & John Husband both of RC to John Mangum, for 150 silver dollars; 250 acres on Deep River “being a part of a tract of land granted by Ear Granville to Harmon Husband by a deed being date the seventh day of August 1760 and by him willed to the said William and John Husband...”

26 Sept. 1797 DB 7/237 William & John Husband both of RC to Solomon Cox, recorded Nov term 1797; 50 pounds for 50 acres "on DR on the south side of the Cedar Island, it being Part of a Tract of Land once Belonging to Hermon Husband."

June 1759 ”Herman Husbands has leave to build a public grist mill on his own land on waters of Deep River.” [Orange County Court Minutes, June 1759 (Shields, p. 51)]. There is no indication that Husbands ever actually built a mill here.

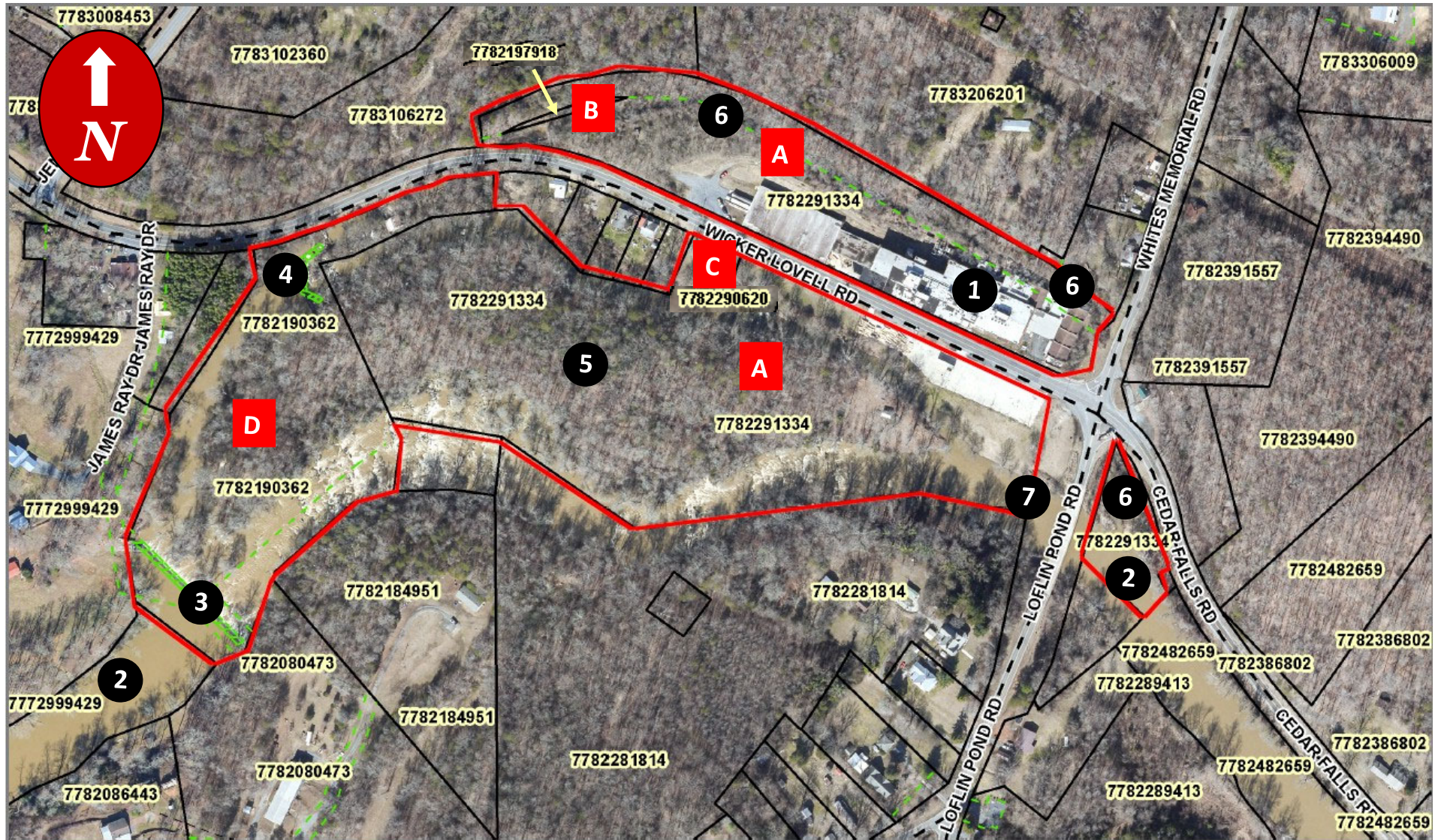
1760 The deed for Husband’s tract at the Cedar Falls was evidently recorded in Guilford County in the 1770s and is lost; but DB8/284 refers to "a tract of land Granted by Earl Granville to Harmon Husband by Deed bearing Date the 7th day of August 1760 and by his will to the said William and John Husband".

Sept 1759 ”Herman Husbands has leave to build a public grist mill on his own land on waters of Deep River.” [Orange County Ct. Min., June 1759 (Shields, p. 51)]. There is no indication that Husbands ever actually built a mill here.

1754 Land at the Cedar Falls on both sides of Deep River is entered by Herman Husbands on 14 November 1754 and surveyed 30 June 1758. [Bennett, Orange County Records, Vol. 1: Granville Loose Papers, p.28.]

Appendix C: Site Plan (1)

not to scale

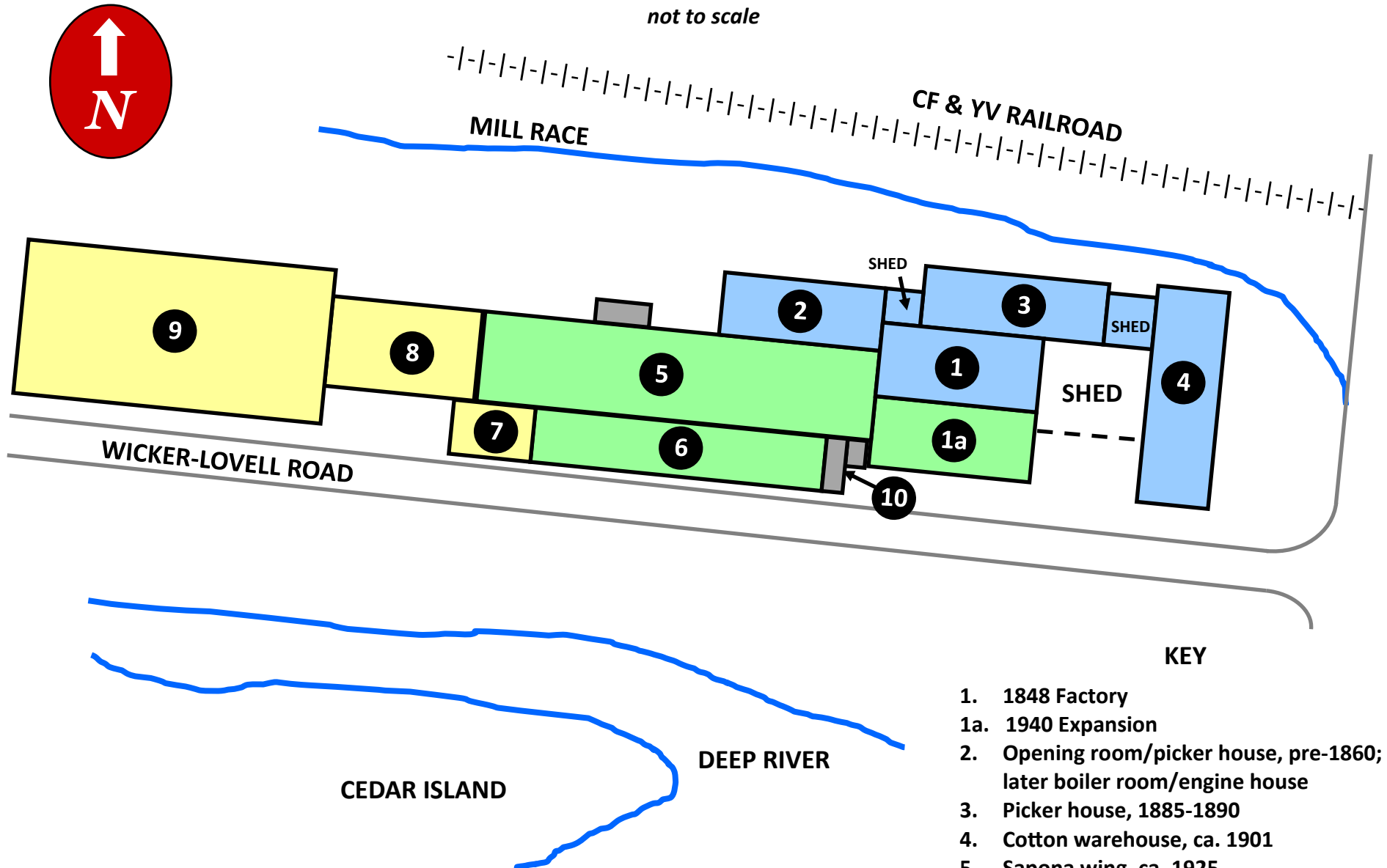


KEY

- | | | | |
|---------------------------|---------------|----------------------|---------------------------------------|
| A. Primary factory parcel | D. Dam parcel | 3. Main channel dam | 6. Mill race |
| B. Incorporated parcel | 1. Factory | 4. North channel dam | 7. Covered bridge footings & abutment |
| C. Incorporated parcel | 2. Deep River | 5. Cedar Island | |

Appendix C: Site Plan (2)

not to scale



KEY

- 1. 1848 Factory
- 1a. 1940 Expansion
- 2. Opening room/picker house, pre-1860;
later boiler room/engine house
- 3. Picker house, 1885-1890
- 4. Cotton warehouse, ca. 1901
- 5. Sapona wing, ca. 1925
- 6. Jordan wing, ca. 1940
- 7. Loading Dock wing, ca. 1970
- 8. Cotton warehouse, ca. 1970
- 9. Cotton warehouse, ca. 1980
- 10. Miscellaneous additions

APPENDIX D: STATEMENT OF ARCHAEOLOGICAL POTENTIAL

Little or no archeological surveys have been conducted in eastern Randolph County or in the Deep River watershed. On the Uwharrie side of the county, extensive surveys were done in the 1970s in connection with proposed Asheboro water supply dams on Back Creek, Caraway Creek, and the Uwharrie River. The very first professional archeological excavation in the state was done in the Caraway Creek valley by Joffrey Coe in 1936, but was never pursued further, even though he hypothesized that the site was the actual location of the visit in 1701 by John Lawson to the Keyauwee Indians.

There are no sources that indicate any prehistoric contact between colonials and native Americans in eastern Randolph. While native American names survive around the Uwharrie, the name "Deep River" is found in documents from the 1740s, and not even Lawson gives it any other name. The Great Indian Trading Path or Occaneechi Trail entered the county at Julian, following the helpfully named modern road "Colonial Trading Path" to Old Red Cross Road, where it continued in a southwesterly direction across the county to the Painted Springs on Old US Highway 64 at the Davidson County line. In the vicinity of the Red Cross community, the Trading Path crossed another aboriginal trail called "Crafford's (or Crawford's) Path," which probably started to the north in modern Guilford or Rockingham, and ran south to the PeeDee River at Cheraw and Camden in South Carolina. Crafford's Path generally seems to have followed the present course of NC 22 to Franklinville, where "Crawford's Ford" crossed Deep River and continued south.

What is now White's Memorial Road branched off from Crawford's Road and ran slightly southwest to Cedar Falls, passing through the gap between two substantial hills toward another likely ford of Deep River. While inveterate property developer Herman Husband found and claimed the site "at the Cedar Falls" in the 1750s, no references to any settlement activity at the site has been found prior to the construction of the factory, circa 1835. In 1841 local residents petitioned the county to create a new public road from Asheboro to Cedar Falls and from Cedar Falls to New Salem. [Stewart R. Dunaway, Randolph County NC Road Records, Vol. 2, (2009) pages 67 and 73]. This road crossed the river at a ford until 1845, when the Justices of the county court appointed a committee "to contract for and superintend the Building a bridge across Deep River at Cedar Falls," with half the cost to be paid by the county, and half by local inhabitants. The bridge was "completed according to contract" on 7 August 1846, and the county authorized payment of \$736 to Henry B. Elliott (presumably the county's half of expenses). [Minutes of the Court of Pleas and Quarter Sessions, 4 Feb. 1845, 3 Feb. 1846 and 7 Aug. 1846, p.224]. This bridge was replaced by a concrete DOT bridge in the 1930s, and again in the 1980s, but the stone base of one support pillar in the middle of the river, and the abutment for the southern approach to the bridge, are still visible to the west of the modern bridge.

The head race to the mill is still partially in use as a source of water for the sprinkler system; it and the route of the Cape Fear and Yadkin Valley Railway are still clearly visible to the north of the factory complex.

The wheel house of the mill was substantially altered in the 1880s to install a turbine wheel in place of the original Cane Creek iron undershot or pitchback wheel. The tail race from the wheel house back to Deep River was channeled into a series of 24-inch concrete tiles when the present Deep River bridge was built. The open end of the tail race is still visible to the east of the intersection of White's Memorial and Cedar Falls Road, just southeast of the frame Office/former Post Office. The antebellum brick Company Store was sited just to the east of the Post

Office building, but was demolished in the early 1960s after a fire. No trace of it is now visible. On the hillside above the store was a wooden water tank used to fill steam locomotives which crossed the railroad trestle across White's Memorial Road. No trace of either is visible, although the water tank was filled by a conduit leading down the hillside from three springs located not far from the 1950s Cedar Falls School gym. This structure, located on River Rat Road, is now a community center; the adjoining classroom wing has been demolished. The springs are visible in the woods to the south. The site of the Cedar Falls Methodist Protestant Church was located somewhere on White's Memorial Road, near the junction with River Rat Road. Nothing is visible in the underbrush. The Cedar Falls Methodist Episcopal and Cedar Falls Baptist churches both survive on the south side of Deep River.

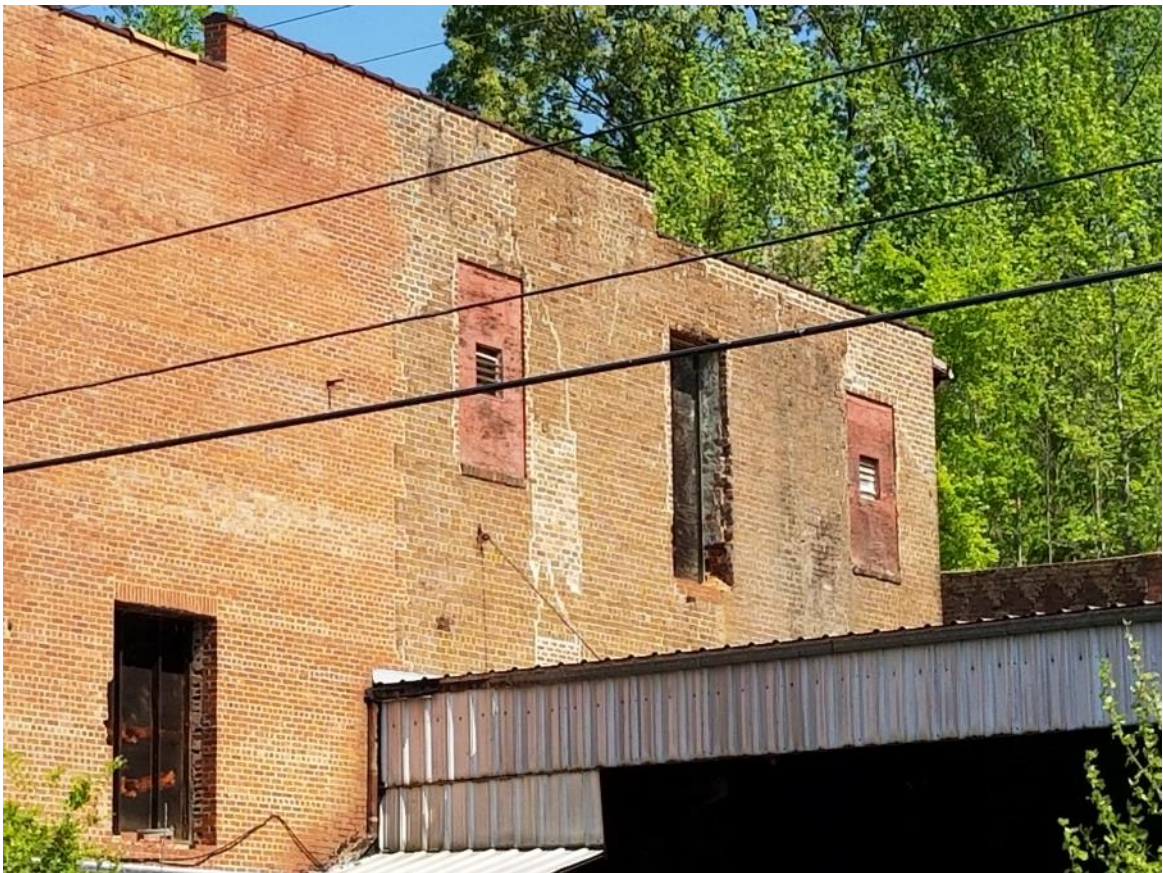
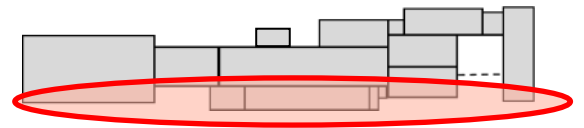
Numerous houses for mill workers were once built and managed by the corporation; these were largely sold off when the Jordan family sold out to Dixie Yarns. More than a dozen houses were situated on the two hillsides behind and to the east of the factory; fewer than four remain. Houses on the south side of the river were sold into private ownership before those to the north. Traces of foundations can be seen in the woods around the factory, but not on the property owned by Randolph Heritage. At the southwest corner of the intersection of Wicker-Lovell Road and James Ray Drive (1331 Wicker Lovell) is a building now used as an automobile service garage, but originally built as a movie theater for the Cedar Falls community. It still features a pressed-metal ornamental ceiling. Behind it (1187 James Ray Drive) is a structure originally built circa 1920 as a school, but later moved to this site and converted into a residence. It was known locally as the "Wood School" as opposite to the "Brick School" built by the county in the 1940s.

No other cultural or archeological sites are known.

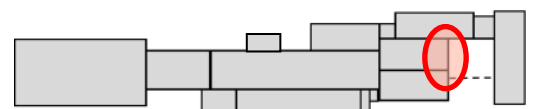
Cedar Falls Manufacturing Company



South Elevation looking west



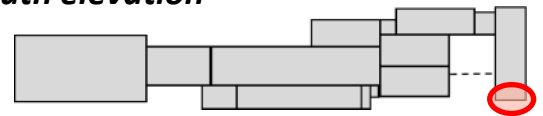
1848 Factory (rear) and 1940 expansion detail, east elevation



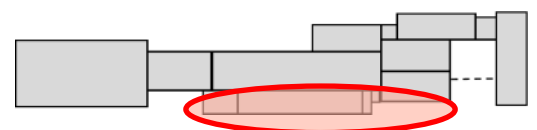
Cedar Falls Manufacturing Company



1890 cotton warehouse and office, south elevation



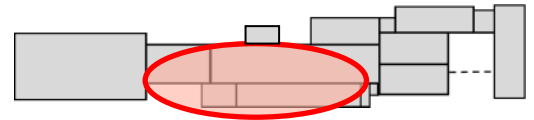
1940 Jordan expansion and ca. 1950 Jordan wing, south elevation



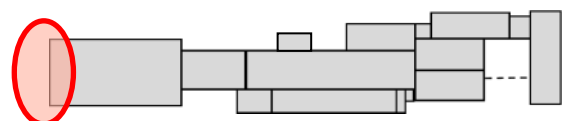
Cedar Falls Manufacturing Company



Loading Dock wing, ca. 1970; Jordan Wing, ca. 1950; and Sapona wing, 1925 (rear), south elevation looking east.



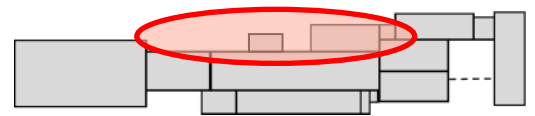
Cotton warehouse wing, ca. 1980 west elevation looking east.



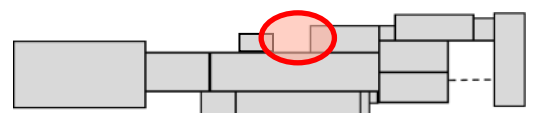
Cedar Falls Manufacturing Company



Cotton warehouse wing, ca. 1980 and Sapona wing, 1925, north elevation looking east.



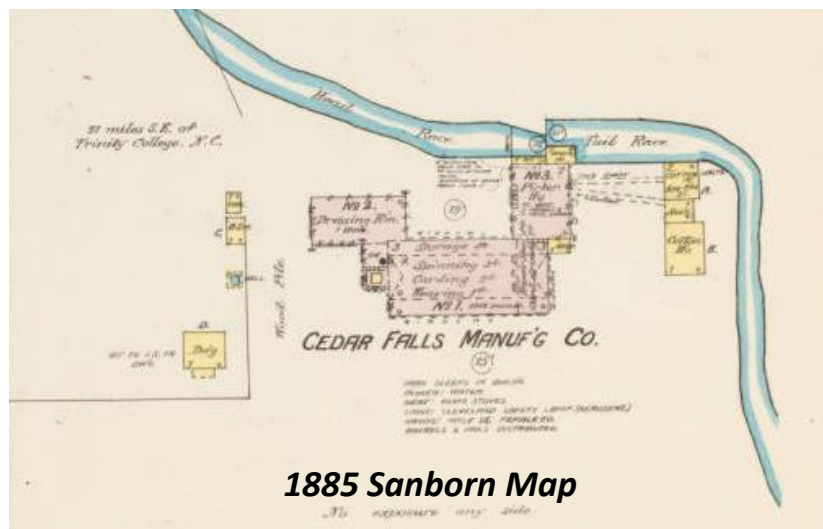
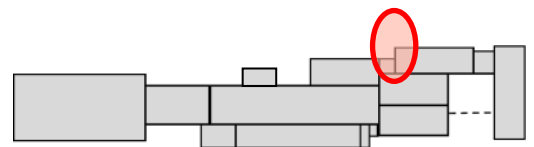
Sapona wing detail north elevation.



Cedar Falls Manufacturing Company



Picker house and wheel house ca. 1885, north elevation



1885 Sanborn Map

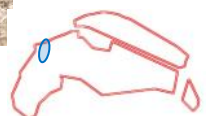
Cedar Falls Manufacturing Company



Main dam, Deep River south channel.



North channel dam and mill race head.





Ca. 1846 covered bridge footings



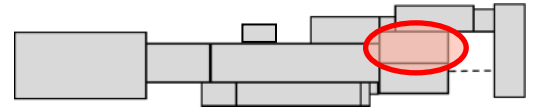
Deep River at Eastern tip of Cedar Island



Cedar Falls Manufacturing Company — Historical Images



1848 Factory.

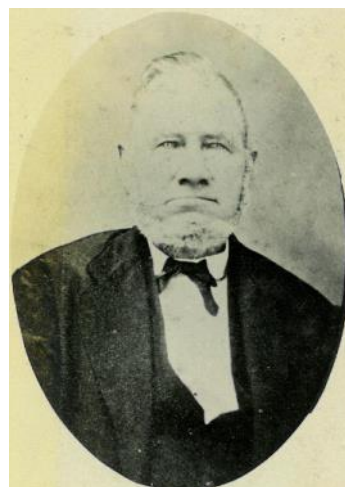
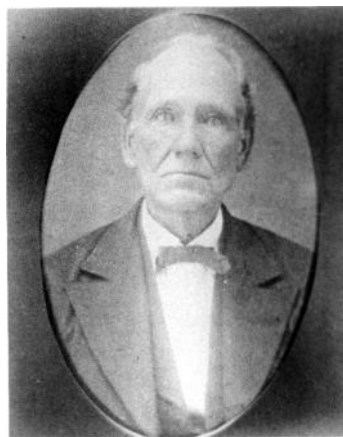


Henry Branson Elliott; Elliott's home, which he moved from Cedar Falls to Asheboro in the 1850s; It became the Central Hotel and was demolished in the 1950s.

Cedar Falls Manufacturing Company — Historical Images



Cedar Falls cotton warehouse workers, 1901

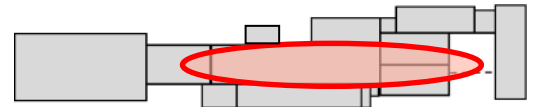


O.R. Cox (left); George Makepeace (right top); George Henry Makepeace

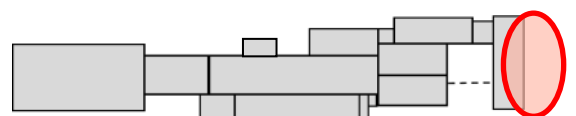
Cedar Falls Manufacturing Company — Historical Images



Cedar Falls covered bridge, 1930, showing 1848 factory and 1925 Sapona wing.



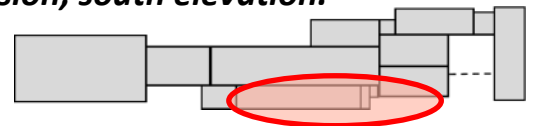
1901 Cotton warehouse and railroad trestle, south and east views.



Cedar Falls Manufacturing Company — Historical Images



1950 Jordan wing (left) and 1940 Jordan expansion, south elevation.



Sen. B. Everett Jordan with Sen. Sam Ervin, Rep. Harold Cooley and President John F. Kennedy (NCPEDIA); Dr. Henry W. Jordan and D. Everett Jordan.