

HIGH POINT HISTORIC INDUSTRIAL ARCHITECTURE SURVEY

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INTRODUCTION

High Point, in Guilford County, North Carolina, developed around the crossroads of the North Carolina Railroad and the Great Fayetteville and Western Plank Road created in 1855. Like many other towns that owed their existence to the opportunities afforded by the railroad, High Point grew during the second half of the nineteenth century in all areas of community life – commerce, small industrial pursuits, housing, churches, and schools. By the end of the century, industries were growing in number and size, and during the first half of the twentieth century, these expanded until High Point was not only recognized as the Furniture Capital of the South, but also a leading center for hosiery manufacturing in the United States. After many years of industrial prosperity, the end of the twentieth century brought foreign competition from companies with much lower operating costs. As a result, many of High Point’s industries closed. Nevertheless, many of the city’s historic industrial buildings survive, and some of these are still home to active industries.

Past historic architectural surveys have captured both images and information on some of the industrial buildings. Seven were recorded by staff of North Carolina’s Historic Preservation Office (HPO) in 1974-1975. Two years later, when H. McKelden Smith conducted a county-wide survey, he recorded sixteen of High Point’s industrial properties and included them in his subsequent book, *Architectural Resources: An Inventory of Historic Architecture: High Point, Jamestown, Gibsonville, Guilford County*. Five of the sixteen properties recorded by Smith no longer survive. Additional survey and survey update work around the turn of the twenty-first century led to the publication in 2008 of Benjamin Briggs’s *The Architecture of High Point North Carolina: A History and Guide to the City’s Houses, Churches and Public Buildings*. Despite the parameters of the subtitle, Briggs’s book featured eleven industrial properties, four of which had not been previously surveyed. Three industrial properties – Tomlinson Chair Manufacturing Company Complex, the O. Arthur Kirkman Manufacturing Company Building, and Highland Cotton Mills – have been added to the National Register of Historic Places, the latter two as part of historic districts.

Although some attention has been paid to these properties since the 1970s, they represent only a small fraction of all historic industrial sites in High Point. By the early twenty-first century, many of the city’s factory buildings stood idle. With concern for the effect this has on High Point’s economy and knowledge that many of the vacant buildings could be rehabilitated for new uses, the City of High Point decided to undertake a survey that would record the city’s historic industrial buildings – both those that still function industrially and those that do not. Such a survey would provide the city with a much clearer understanding of the breadth and depth of High Point’s overall industrial history and identify those properties that warrant preservation and potential listing in the National Register. Thus, the city sought and was awarded a matching grant of federal historic preservation funds administered by the HPO. This survey, conducted by architectural historian Laura A. W. Phillips from winter through summer 2014, is the result.

METHODOLOGY

The project started with a reconnaissance survey. First, a preliminary review of secondary resources was undertaken to gain an overview of High Point's industrial history and the landscape of its industrial resources. Second, Sanborn maps for High Point were searched, and copies were made of all map sheets illustrating one or more industrial sites. This created a compendium of information on High Point's industrial properties over a period of nearly three-quarters of a century. The project benefited greatly from the long range of Sanborn maps – 1885, 1890, 1896, 1902, 1906, 1911, 1917, 1924, 1950, and 1956 – available for High Point covering almost all areas where industries were located. Data from the Sanborn maps helped not only in locating surviving resources, but also provided historical information that was used later, during the intensive survey process, as a research source in the study of particular properties. The maps provided a view of the industrial development of High Point by revealing when industrial buildings were erected, how they evolved, how they were used at different times, and when they disappeared from the landscape. The only difficulty with the Sanborn maps was the quarter-century gap between the 1924 and 1950 maps. However, in many cases, other sources were able to help fill this void. Especially helpful were period newspaper articles on file in the Heritage Research Room of the High Point Public Library and the ca. 1942 publication *Woodworking for War: Men – Materials – Machines Mobilized in High Point, N. C.* That publication provided photographs, annotated site plans, and myriad information on a number of High Point industries, six of which survive and were included in the present survey.

Next, industrial sites shown on the Sanborn maps were color-coded based on their use – furniture, textiles, other industries, and industrial warehouses. Then, the locations of all sites were transferred to current maps of the city printed at a scale of 1" = 200'. This proved difficult at times, because some street names have changed over time and some of the images on the earliest maps included only the facing street name and not the nearest cross street, while others indicated no street name at all. As an aid to navigation, the approximate locations of the current 24" by 36" maps were outlined and numbered on an overall city map, so that areas covered by a particular map could be found more easily. These steps allowed the consultant to identify the locations of all industrial properties up to 1956, the date of the last Sanborn map.

Locating historic industries dating from the years between 1956 and 1970 required a different strategy. For these properties, two alphabetical lists prepared by former *High Point Enterprise* editor Joe Exum Brown in 2001 and 2004 were used. These lists helped with the earlier industries, too. One list included furniture companies in High Point throughout the city's history and the other included hosiery and textile companies and their major suppliers from the same period. Brown compiled the lists using information from a variety of sources, including booklets on High Point produced by newspaper publisher J. J. Farriss from the end of the nineteenth century through the first two decades of the twentieth century; booklets published by the Chamber of Commerce in the middle decades of the twentieth century; High Point city directories; and F. J. Sizemore's *The Builders and the Buildings of a City: High Point, North Carolina* published in 1947. In most cases, Brown's lists provided the dates during which the companies were active. Sometimes additional historical information was given. Usually, the list of hosiery and textile companies provided addresses for the companies, so that it was not difficult, except where street names had changed, to mark those locations on current city maps. However, the list of furniture companies generally did not provide addresses. For these, city

directories were searched and then, as with the earlier industries, the locations were marked on current city maps in a color different from the colors used to identify the earlier sites.

After the considerable preliminary work was concluded, approximately 300 industrial sites marked on the maps were field-checked to determine the current status of each and to decide which ones merited intensive survey. This was done with the assistance of local preservation activist Dorothy Darr; Charles Simmons, a High Point resident with considerable knowledge of the city's historic industries; and local history enthusiast Bill Phillips.

Of the approximately 300 historic industrial sites field-checked, approximately half no longer survive. Of the extant properties, those selected for intensive survey exhibit some degree of physical integrity, and some historical information was known about many. A few retain little physical integrity but were included in the group to be surveyed because of their significance in High Point's history. The properties to be surveyed included both those that appeared to be potentially eligible for the National Register and those that probably would not be eligible based on their current physical integrity. The remaining industrial properties were not intensively surveyed because they exhibit low physical integrity and were not known to hold particular significance in High Point's industrial history. These properties were simply noted on the survey maps.

After the sites had been field-checked and a preliminary list of properties to be intensively surveyed had been made, HPO staff members Jessica Dockery and Ann Swallow met with the consultant in High Point on March 13, 2014. The meeting was held to discuss the project work to that point, take a brief tour of High Point's historic industrial sites, and discuss strategy for the next phase of work. Based on discussions at that meeting, the industrial sites were rechecked and more discriminating decisions were made as to which ones merited intensive survey. Sixty-nine were selected.

The intensive survey began with photographing all properties. The photographs were then digitally labeled and submitted to the HPO on a DVD and photo proof sheets were generated. Next, research was conducted on all properties and data was entered in the HPO's survey database. Labeled survey file folders were created for the sixty-nine properties, and for each, the database report form, GIS-generated map, photographic proof sheets, and copies of any research materials were added.

Next, additional research was conducted on High Point's overall industrial history. Based on this research and on the information gathered during the survey, a draft project report was prepared and submitted to the HPO and the City of High Point for review. After the draft report was reviewed, the final survey report was prepared.

In coordination with the HPO, the surveyed properties were evaluated using the National Register criteria to determine which ones appeared to be potentially eligible for the National Register and would, therefore, be recommended for placement on North Carolina's National Register Study List (Appendix A). When possible, interior photographs were made of those properties. A draft Study List presentation using PowerPoint software was prepared. As with the survey report, the draft was reviewed by HPO staff and, based on the review comments, the final presentation was prepared.

Copies of the final report and presentation, along with the completed survey files and the database and digital photos on CD/DVD were submitted to the HPO as the final project products. The City of High Point was presented with digital copies of the survey report, database reports, and survey photos.

At the conclusion of the project, a public information meeting was held in High Point to present the findings of the survey. The Study List was presented to North Carolina's National Register Advisory Committee at their October 2014 meeting.

HISTORIC CONTEXT: HIGH POINT INDUSTRY, LATE NINETEENTH CENTURY TO 2000

High Point grew up around the strategic 1855 crossing of the North Carolina Railroad and the Great Fayetteville and Western Plank Road. With a population of 250, the town was incorporated on May 26, 1859.¹ The fortuitous combination of an expanding rail system, access to raw materials, local capital, and ample leadership contributed to High Point's remarkable development as an industrial giant in North Carolina beginning in the late nineteenth century and continuing throughout most of the twentieth century.

Fluidity characterized much of High Point's industrial history. Some companies were active for many years, during which they often expanded their facilities as their need for space increased. Other industrial concerns were replaced by newer companies, which either utilized the older buildings or demolished them and built anew. Over time, a single facility could serve several companies in various industries.

EARLY DEVELOPMENT IN THE LATE NINETEENTH CENTURY

Perhaps the greatest long-term change for North Carolina after the Civil War was the coming of the Industrial Revolution to the state. Starting slowly after the war and increasing in pace toward the end of the nineteenth century, it moved the state away from a primarily agrarian economy with some small-scale, fairly isolated industries to a state where industry was seen as the source of economic salvation. By 1880, industry across the board in North Carolina had surpassed its prewar volume and prosperity. Industrialization continued to increase, spurred by the exhortations of newspapers across the state for a New South through the development of industry, natural resources, and railroads. A barrage of editorials and industrial editions spread the word and kept the pressure to industrialize alive. Expansion took place primarily in three industries – cotton textiles, tobacco, and furniture – but there was also a wide variety of other industrial endeavors.² Today, only two nineteenth-century industrial buildings remain in High Point.

The industries shown on the 1885 Sanborn maps for High Point were fairly typical of those found in towns in North Carolina's Piedmont during the late nineteenth century. They included two grist mills; a sash, door, and blind factory; a planing mill; a shuttle and spoke factory; a marble works, and two tobacco factories.³ Only one of those industrial buildings, the H. R. Welborn Tobacco Factory, survives. In 1884, H. R. Welborn built a four-story plug and twist tobacco factory at 214 North Main Street. The factory changed hands twice before being sold to Beeson Hardware Company in 1890.⁴ When the smaller tobacco factories in North Carolina, like Welborn's and its successors, could not compete with the state's larger factories, especially James B. Duke's American Tobacco Company, incorporated in 1890, they closed.⁵ After 1902, no tobacco factories were shown on High Point's Sanborn maps.

¹ Briggs, 31.

² Lefler and Newsome, 503, 506-508.

³ Sanborn map, 1885.

⁴ Briggs, 114.

⁵ Lefler and Newsome, 511.

Established in 1888, the High Point Furniture Factory was not only High Point's first furniture factory, but also North Carolina's.⁶ Only its 1905 office with an attached warehouse remains at 305 East Commerce Avenue. The Willowbrook Mill, High Point's first textile mill, was destroyed by fire before 1900.⁷ The Sanborn maps for 1890 and 1896 show additional furniture and textile firms. These included the High Point Chair Company, Empire Plaid Mills, Eagle Furniture Company, Home Furniture Company, Alma Furniture Company, Globe Furniture Company, and Tate Furniture Company.⁸ Of these, only the Alma Furniture Company remains, although the buildings shown on the 1896 map were later replaced by other buildings. In 1899, O. Arthur Kirkman built a factory next to the railroad to manufacture mattresses, pillows, box springs, and cots. Located at 507 West High Street, the two-story frame building sheathed with corrugated metal still stands.⁹ All these industries were located close to the center of High Point.

BECOMING AN INDUSTRIAL MECCA, 1900-1945

By the end of the nineteenth century it had become clear that the industrialization of High Point was well underway, and it was not long before the city became one of North Carolina's most prominent manufacturing centers. A variety of industries made their home in High Point, but it was in furniture and textiles and their support industries that the city excelled. In his 1900 and 1903 promotional books on High Point, J. J. Farriss asserted that there were thirty-three factories in town. In his 1907 book, when High Point's population had grown to 12,000, Farriss listed sixty-two manufacturing plants.¹⁰ Perhaps the most telling image of High Point's growing industrial prowess is Charles Hart's bird's-eye view published in 1913. In it, factories line the south side of the railroad tracks west of South Main Street and countless more spread out southward from the tracks along numerous streets to the east.¹¹ According to a Chamber of Commerce brochure, by 1922 High Point had forty-eight and one-half miles of railroad siding, thus allowing industries to locate farther from the main track.¹² Over time, High Point's industries spread farther from the city's commercial core.

Furniture

In the 1890s and first decade of the twentieth century, furniture manufacturing began to proliferate in High Point. Several factors contributed to this: 1) High Point was a transportation center; 2) it was situated near large hardwood forests; 3) the Southeast at that time provided a large, low-income market for cheap furniture; 4) cheap labor was available, especially after the closing of area tobacco factories; and 5) High Point possessed numerous resourceful leaders. After the success of the High Point Furniture Factory, new furniture factories were established in High Point every few months in the 1890s. In the early years, nearly all the new companies thrived whether they were well managed or not. According to *Furniture World*, "doctors,

⁶ Lefler and Newsome, 512.

⁷ Sizemore, 165.

⁸ Sanborn maps, 1890 and 1896.

⁹ West High Street Historic District National Register nomination, 5.

¹⁰ Sizemore, 123, 129-130.

¹¹ Hart, "Aero View of High Point."

¹² Sizemore, 141.

lawyers, merchants, teachers, everyone with a few thousand dollars commenced to organize companies to manufacture furniture. None of them knew anything about it, but they went ahead and built factories, installed machinery, and engaged a superintendent.” Reporting in 1899, the *High Point Enterprise* asserted that the town was “imbued with the manufacturing spirit.” In the first three years of the twentieth century, the number of furniture plants in High Point jumped from fourteen to thirty. By 1910, when nine more furniture factories had been added, the capital invested in High Point’s furniture industry amounted to more than one-third of North Carolina’s total investment in furniture manufacturing.¹³ Of the furniture factories established in High Point between 1888 and 1910, only the complexes of the High Point Furniture Factory at 305 East Commerce Avenue, Tomlinson Chair Manufacturing Company at 305-311 West High Street, O. A. Kirkman Manufacturing Company at 507 West High Street, Alma Desk Company at 700 West Green Drive, Myrtle Desk Company at 908-912 Taylor Avenue/801 Millis Street, and Marsh Furniture Company at 1001-1015 South Centennial Street survive in whole or in part. Tomlinson is the largest and best preserved of these. The buildings that currently make up the Alma and Myrtle facilities were built later. Only Marsh is still in operation. Founded by J. E. Marsh Sr. in 1906 and in operation by the Spring of 1907, Marsh Furniture Company manufactured hall racks, center tables, kitchen safes and cabinets, dressing tables, dressers, wardrobes, and bookcases in its early years. The company’s most popular product was the kitchen safe, and over time Marsh came to specialize in kitchen cabinets.¹⁴

Prior to World War I, the furniture produced in High Point was mostly of low and middle grades that were affordable to people of modest means. The market area included the South and Southeast. Almost immediately after the start of the war in 1914, orders for furniture were canceled and industrial activities stagnated. After the war, with expanded markets in other parts of the country, both the style and quality of the furniture produced in High Point improved, and thereafter High Point manufactured high-end as well as lower-priced furniture.¹⁵

Construction of new furniture factories leveled off in the 1920s.¹⁶ A well-preserved factory of the period is the Carolina Casket Company-Carrick Turning Works. Located at 812 Millis Street, it was built in 1929. During the 1930s, the Great Depression took its toll on furniture manufacturing in High Point, and nearly half of the city’s furniture factories closed.¹⁷ Some of these buildings were put to new use by other industries and often were overbuilt over time. Still others were demolished.

When the United States was drawn into World War II at the end of 1941, furniture orders dropped. Under a War Production Board order, beginning in November 1942, no more spring-containing furniture could be manufactured for civilian use. In addition to springs, any metal of a non-essential nature was eliminated from furniture construction.¹⁸ The furniture industry faced major obstacles not only in the lack of raw materials for uses other than the war effort, but also in the loss of available manpower.¹⁹ However, some High Point factories turned their manufacturing capabilities toward supporting the war effort. This not only helped the country, but also provided continued work for factory employees. A ca. 1942 publication, *Woodworking*

¹³ Thomas, 24, 26, 28.

¹⁴ Marsh Kitchens Company History.

¹⁵ Thomas, 27; Sizemore, 139.

¹⁶ Briggs, 48.

¹⁷ Briggs, 48.

¹⁸ *High Point Enterprise*, November 1, 1942.

¹⁹ *High Point Enterprise*, July 26, 1943.

for War: Men – Materials – Machines Mobilized in High Point, N.C., analyzed the facilities of a group of local factories that could be utilized to produce goods for the military. Of the twenty-three furniture and wood-working factories included in the publication, the buildings of six survive. They are the Alma Desk Company, Furniture City Upholstery Company at 1673 West English Road, Hayworth Roll and Panel Company at 630 West Green Drive, Marsh Furniture Company, Myrtle Desk Company, and Tomlinson Chair Manufacturing Company.²⁰

Furniture Support Industries

The impact of the furniture industry on High Point's economy went well beyond the manufacturing of furniture itself. Along with the furniture factories, numerous support industries were established. Among these were upholstery, bed springs and mattresses, boxes and crates, veneers, polish, paints, and mirrors. In addition, a large number of warehouses were necessary to hold manufacturing supplies and finished products. Representative of these support industries from the pre-World War II period are the Pittsburgh Plate Glass Company at 101 South Hamilton Street, Hayworth Roll and Panel Company, and the Lilly Company/Valspar Corporation at 1701-1809 West English Road.

Furniture Showrooms

High Point furniture manufacturers chose various ways to advertise their products. One way utilized the furniture showroom. Manufacturers initially built or maintained showrooms to display their own furniture. As furniture manufacturing in High Point expanded, manufacturers became interested in having showrooms that could display the products of several companies. There were several of these dedicated spaces in the city. One of the first, dating from ca. 1905, was located in the building at 300 West Broad Avenue. From 1906 through 1917, Sanborn maps indicate that while the first floor was used primarily as a wholesale grocery, the upper floors were used for furniture showrooms. In 1917, the second floor of the adjacent building at 308 West Broad Avenue was also being used for furniture showrooms. Another such building opened in 1909 on the east side of the 100 block of South Main Street, but it was destroyed around 1930.²¹ These showrooms hinted at High Point's future.

By 1924, the West Broad Avenue showrooms were no longer in operation. That was doubtless because in 1921 the ten-story Southern Furniture Exposition Building had opened at 209 South Main Street.²² Based on a design brought by manufacturer Charles F. Long from the Jamestown, New York, Furniture Exposition Building and then modified by Goldsboro architect and builder William P. Rose, the \$1 million building of classical design dominated High Point's downtown. Markets held twice a year displayed not only the furniture of High Point's manufacturers but also of manufacturers from throughout the South. By the late 1930s, it was obvious that more market space was needed, so High Point architects Voorhees and Everhart designed four additional stories, raising the building to fourteen floors in 1940.²³ With its large number of furniture manufacturers and twice-yearly furniture markets, High Point became known as the "Furniture Capital of the South." Today, the market – now known as the

²⁰ *Woodworking for War*, 10-13, 34-37, 46-49, 58-69, 86-93.

²¹ Sanborn maps, 1906, 1911, and 1917; Briggs, 48.

²² Sanborn map, 1924.

²³ Briggs, 48, 120.

International Furniture Market – brings together manufacturers’ representatives and buyers from throughout the United States and around the world. The market has expanded well beyond the confines of the 1921-1940 building to showrooms all over downtown High Point.

Textiles

As important as High Point’s furniture industry was, textiles became even more significant in the city’s economy. Hosiery mills were most prominent, but there were other types of textile mills as well.

Hosiery

John Hampton Adams and James Henry Millis were the leaders of the hosiery industry in High Point. In 1904, they established the first successful hosiery mill in the city at 401 West English Road. They called it the High Point Hosiery Mills.²⁴ The earliest buildings of that mill do not survive, but the two-story boarding and knitting building, constructed in 1922, does.²⁵ The High Point Hosiery Mills prospered, so Adams and Millis established a second hosiery mill in 1910 at 400 West English Road across from the High Point Hosiery Mills. Calling it the Piedmont Hosiery Mills, they first built two brick buildings. The larger of the two 1910 buildings, a three-story structure, remains. Around 1915, the company added another three-story building that survives, and ca. 1953, a large addition doubled the size of the 1910 building.

In the years that followed their establishment of Piedmont Hosiery Mills, Adams and Millis built several other mills, two of which were in High Point. Both of those have been demolished. In 1928, Adams and James Edward Millis – son of James Henry Millis, who had died in 1913 – and their associates merged their multiple hosiery mills to form a new corporation named Adams-Millis.²⁶ It was the first company in High Point to be listed on the New York Stock Exchange. Adams-Millis’s first undertaking was the establishment of a full-fashioned hosiery mill at the northeast corner of West English Road and Pine Street adjacent to Piedmont Hosiery Mills. In 1928 they built a three-story reinforced concrete building that was raised to four stories in 1931, the same year they constructed a five-story addition.²⁷

Meanwhile, other hosiery mills were being erected at a steady pace in High Point prior to World War II. Crown Hosiery Mills at 420 S. Hamilton Street was built around 1913, but the original building was demolished after 1977. Only its remodeled buildings from ca. 1940 and 1955 remain.²⁸ In 1915, Willis H. Slane founded a mill to manufacture men’s and boys’ fancy hosiery. Slane Hosiery Mills occupied buildings at a couple of locations, including one that is now part of the High Point Paper Box Factory at 319 South Centennial Street. Slane later moved to a building at its present location at 309 South Centennial Street. That building may have been erected ca. 1930.²⁹ In 1916, R. T. Amos established Amos Hosiery Mills at 325 East Russell

²⁴ *E. S. C. Quarterly*, 14.

²⁵ Sanborn map, 1924.

²⁶ *E. S. C. Quarterly*, 15.

²⁷ *High Point Enterprise*, June 14, 1931.

²⁸ Taylor, Sanborn maps, 1924, 1950, 1956.

²⁹ Sanborn maps, 1917, 1924, 1950.

Avenue to manufacture men's, women's, and boys' hosiery. The original two-story building was greatly enlarged by additions constructed ca. 1922, ca. 1941, and ca. 1953.³⁰

Several other important hosiery mills established in the 1920s survive. Starting off the decade in 1920, J. Welch Harriss and J. Harriss Covington founded Harriss and Covington Hosiery Mills at what is now 300 Oak Street to produce men's hosiery. Harriss and Covington erected an impressive two-story building with a stylish façade not seen elsewhere High Point's hosiery mills. Several additions were built in 1924 and ca. 1953.³¹ Around the corner at 510 West Grimes Street, W. C. Covington founded Triangle Hosiery Mill to produce men's and boys' hosiery. By March 1929, a large two-story building had been erected. Additions to it were built in 1938 and 1961.³²

When Charles L. Amos established the Melrose Hosiery Mill in 1922 in the 1500 block of West English Road, he began operations in an old furniture warehouse located in the middle of the block bounded by the Southern Railway tracks, West English Road, West Point Avenue, and Phillips Avenue. As the mill grew, it consumed nearly the entire block. Initially the mill made a cheap grade of half hose, but as it expanded, it produced at least six grades of hosiery ranging from a very cheap grade to the finest-grade pure silk stockings. In 1929, Melrose had between 325 and 350 employees, sixty-five percent of whom were women. This was a phenomenal increase from the twenty-five workers employed by the mill only seven years earlier when it opened. By 1929 the original mill had been remodeled and expanded, and additional buildings were constructed. Amos was not only an industrialist, but also an entrepreneur and developer who had invested in the area that became known as the West End. Thus, he built several two-story buildings with commercial facades along West English Road. At least some of the first floors were rented out for commercial purposes, and the two-story section that is 1541 West English Road was an office that was likely used as the mill office. The second floors of all the buildings were used for various functions of the mill, and the rears of the buildings have multiple large windows and both pedestrian and loading doors suitable for mill usage. Immediately after World War II, Melrose Hosiery Mill constructed a large mill building at the northeast end of the block facing Phillips Avenue. The mill remained in operation until 1971.³³

All these and other hosiery mills were part of an expansion of the industry that saw one mill in 1904, five in 1915, ten in 1917, fourteen in 1923, and twenty-four in 1937. In 1926, High Point proclaimed itself the "Hosiery Capital of the South."³⁴

Other Textiles and Support Industries

In addition to hosiery mills, there were other textile mills that drove High Point's economy. Eleven High Point investors incorporated Pickett Cotton Mills on March 22, 1910. With 965 shares, Francis Marion Pickett was, by far, the largest shareholder. His brother, William Penn Pickett Jr., was next with 250 shares. The other nine held fifty or fewer shares each, reflecting the frequently practiced method of funding a new industrial company in which one or two held most of the shares, while the other –sometimes many other – investors held a

³⁰ Sanborn maps, 1917, 1924, 1950, 1956.

³¹ Brown, "Hosiery and Textile Companies," 8; Sanborn maps, 1917, 1924, 1950, 1956.

³² *High Point Enterprise*, May 24, 1953 and July 13, 1961.

³³ *High Point Enterprise*, March 28, 1929, February 15, 1949, January 22, 1971; Sanborn maps, 1917, 1924, 1950, 1956; *Mel-Rose-Glen*, January 1947; *E. S. C. Quarterly*, 15, 17.

³⁴ Taylor.

small number of shares each. Construction of the mill began on November 4, 1910, and took a year to complete. The prominent mill engineering firm of Lockwood, Green and Company, who had an office in Charlotte, designed the mill, and Fiske-Carter Construction Company built it. During its early years, Pickett Cotton Mills produced printed cloth, but by the 1930s, it had switched to the production of yarn, which supplied many of the local hosiery mills. At its peak, Pickett operated around the clock with three shifts and a total of 325 employees.³⁵ Located at 1200 Redding Drive, the main mill building, the cotton warehouse, and the office survive.

Highland Cotton Mills at 1014 Mill Avenue was an outgrowth of the enterprises of local industrialists and entrepreneurs John Hampton Adams and James Henry Mills. After establishing the High Point Hosiery Mills in 1904 and the Piedmont Hosiery Mills in 1910, they built Highland Cotton Mills in 1913. It manufactured knitting yarns that Adams and Millis could use in their own hosiery mills and sell to other hosiery mills. The mill proved to be highly successful, and the physical plant expanded several times. The company hired workers from near and far and built 175 mill houses on surrounding streets to house them, as well as a church and a community building. In 1915, Highland Cotton Mills employed nearly 100 workers, but ten years later that number had climbed to more than 450. Soon after building Highland Cotton Mills, Adams and Millis built the Cloverdale Dye Works nearby to dye the yarns produced by Highland. Cloverdale Dye Works no longer stands, but some of its mill houses do. Highland Cotton Mills operated until 1995, the last nine years under a different ownership.³⁶

A departure from various types of cotton textiles came with the construction of the Stehli Silk Mill in 1906 on the block bounded by East Green Drive, East Russell Avenue, Cable Street, and Park Street. High Pointers had invited Swiss silk weaver Emil J. Stehli to come to High Point to establish a silk mill there. He had already established a successful silk mill in Lancaster, Pennsylvania, in 1898. Initially the High Point silk mill was a throwing plant that converted raw silk imported from Japan into yarn, which was then sent to the Lancaster plant to be woven. In 1912, the company abandoned another plant in Paterson, New Jersey, and moved all its silk production machinery to High Point. This resulted in the Stehli Silk Mill in High Point becoming one of the largest plants in the world for the exclusive manufacture of broad silk. At that time the company had 600 employees who could produce six million yards of silk in one year. By 1918, the company had built four additions. The Stehli Silk Mill made a strong impression on the city of High Point not only by the silk it produced, but also as a model mill. The environment of the mill – both inside and out – was important to the management, and the Stehli workers were known to be the best-paid in High Point. Although the company weathered the Great Depression, it closed in 1935 because it could not compete with the newly developed and less expensive to produce synthetic fabrics such as rayon, nylon, Dacron, and other filament yarns. The following year, Burlington Mills purchased the silk mill and took over its operation. Operating as Klopman Mills, Burlington doubled the mill's size within twenty years. Today, only two buildings survive from the period of Stehli ownership – a two-story 1918 addition to the original mill and a 1914 building sandwiched between two later buildings constructed by Burlington.³⁷ Burlington had other mills in High Point besides the Stehli Silk Mill. One was the

³⁵ Briggs, 142; Sanborn maps, 1911, 1917, 1924, 1950, 1956; Postlmayr, 7-8.

³⁶ Phillips, Highland Cotton Mills Village Historic District, 45, 47.

³⁷ Sanborn maps, 1906, 1911, 1917, 1924, 1950, 1956; Sizemore, 200-201; *High Point Enterprise*, June 15, 1954, and December 19, 1976.

Hillcrest Throwing Plant, a long one-story structure located at 1327 Lincoln Drive. Established in 1938 to manufacture rayon throwings, the mill built several additions after 1956.³⁸

Other Industries

Although furniture and textiles were the most prominent industries in High Point, others have always played a role in the city's economy. Some of these manufacturing concerns supported the furniture and hosiery industries, but there were many others, as suggested by the listings of industries compiled by J. J. Farriss in his promotional booklets on High Point published from 1896 through 1918. Among these were companies that produced excelsior (fine curled wood shavings used primarily for stuffing and packing fragile items), lumber, baskets, coffins and caskets, buggies, wheels, street cars, marble products, organs, pianos, brooms, Coca-Cola and Chero-Cola drinks, dairy products, baked goods, concrete, brick, soap, ice and coal, paper boxes, twine, harnesses, cigars, and chemicals. There were also flour mills and machine shops for making and repairing machine parts for various purposes.³⁹ Many were built before World War II, but at least as many were built later.

In a city of many industries, paper materials and containers were essential for packing and shipping. Three companies established prior to World War II that manufactured these products were the High Point Paper Box Factory at 319 South Centennial Street, the Jiffy Manufacturing Company at 616 West Green Drive, and the Carolina Container Company at 901 Prospect Street. The oldest section of the High Point Paper Box Factory was constructed ca. 1910 and initially served as the plate glass warehouse of the Standard Mill Company. Around 1920, it became the finishing and shipping department of Slane Hosiery Mill, and later, probably around 1930, it became the manufacturing section of the High Point Paper Box Factory. Around the same time, a large, one-story addition used as the box warehouse was built facing East Russell Avenue. A second one-story addition constructed ca. 1953 to house more manufacturing space was built west of the first addition.⁴⁰ Plant No. 1 of the Jiffy Manufacturing Company produced cardboard and paper materials. Its two-story brick building on the Southern Railway tracks was built ca. 1930. An addition to the northeast side was built after 1956.⁴¹ The September 30, 1928, issue of the *High Point Enterprise* announced that the newly established Carolina Container Company would build a factory immediately. One hundred feet wide and 300 feet long, the one-story building was sandwiched between Prospect Street and a railroad spur for easy loading and unloading. The new factory was to have a yearly production of 600 carloads of corrugated shipping containers. Since the first section was built, Carolina Container Company has been tripled in length.⁴²

An industry of a totally different sort is the Perley A. Thomas Car Works located at 1408 Courtesy Road. Thomas moved to High Point in 1909 to become a chief engineer with the Southern Car Company. After that company closed, he opened his own plant on Commerce Avenue in 1916. Two years later, Thomas purchased the present site and began producing street car bodies. When automotive buses began to provide for a variety of transportation needs, streetcars faded from the urban scene. In response, Thomas's company ceased producing

³⁸ Sanborn maps, 1950 and 1956.

³⁹ Sizemore, 123-125, 130, 133-135, 137-138, 143.

⁴⁰ Sanborn maps, 1906, 1911, 1917, 1924, 1950, 1956.

⁴¹ Sanborn maps, 1924, 1950, 1956.

⁴² Sanborn maps, 1950, 1956.

streetcars and, instead, began building school buses. By 1949, the company employed 160 workers who turned out 225 school bus bodies a month. By the early 1960s, the Perley A. Thomas Car Works had gained a national reputation in the school bus business and, reflecting this, the company changed its name in 1972 to Thomas Built Buses. In addition to the company's long-term effect on High Point's economy, it has had a nationwide impact on transportation. Although under different ownership now, the company is still in production and in 2008 completed a \$10 million remodeling of its Courtesy Road manufacturing facilities.⁴³

POST WAR BOOM, 1945-1965

Once materials were again available and restrictions were lifted at the end of World War II, construction of all types boomed. This was especially true in the industrial world, where upgrades and new construction could finally proceed. In High Point, this took the form of the installation of new equipment, facilities improvement and expansion, and the construction of entirely new industrial plants. The boom was seen in all branches of industry. Although much of this activity took place near the center of town where industries had always been located, new industries often opted for the more available sites to the south and most often to the southeast of the Southern Railway tracks.

Several industries built anew almost immediately, during the second half of the 1940s. One of the most unusual was the Fli-Back Toy Factory at 710-718 West Green Drive. High Point salesman James E. Gibson founded the Fli-Back Company in 1931 to produce the Fli-Back paddle ball – a rubber ball attached to a wooden paddle by a rubber band. Eventually, the company manufactured numerous other toys in addition to the paddle ball. Starting in a shed behind Gibson's house, the company was so successful that it had to move to larger quarters four times in eight years. In 1945, the company was issued a permit to erect two factory buildings of brick, steel, and concrete construction on West Green Drive. One of these two-story buildings, which housed the enameling, drying, and assembling processes, survives.⁴⁴

Previously located on Grimes Street, Plymouth Hosiery Mills erected a new mill at 310 South Elm Street in 1946. Architect Tyson Ferree designed the two-story, reinforced-concrete, modernist building, and R. K. Stewart and Son built it. Plymouth manufactured children's, men's, and women's hose and anklets. By 1956, the building was occupied by Anvil Brand, an outgrowth of the 1899 High Point Overall Company that made a variety of sturdy work clothes.⁴⁵

R. K. Stewart was also the contractor for the Strickland Furniture Company factory, built in 1946. Located at what is now 1801 South College Drive, the one-story brick plant initially measured sixty feet wide by 810 feet long. Strickland manufactured desks, break fronts, secretaries, and other furniture. In 1950, the company went bankrupt, and in 1952, Sylvania Electric Products, Inc., purchased the property for manufacturing television cabinets. Sylvania used a straight-line production, in which unfinished lumber entered the building at one end and then went through a series of manufacturing operations down the long, narrow factory – without having to exit to another building – until the finished product, packed and ready to ship, exited the building at the other end. The factory's 200 employees were producing 300 to 400 cabinets a

⁴³ Company History; Company and Industry Milestones; Sanborn maps, 1924, 1950, 1956.

⁴⁴ *High Point Enterprise*, June 6, 1945, October 10, 1954, February 28, 1968; Tomlin, 126-130; Sanborn maps, 1950-1956.

⁴⁵ *High Point Enterprise*, August 18, 1946; Sanborn maps, 1950, 1956.

day, but in 1957, the company announced it would close due to a loss of consumer demand for fine wood cabinets.⁴⁶

In 1945, a fire had destroyed the W. A. Davis Milling Company. Apparently, it was soon rebuilt, as the 1950 Sanborn map shows a mill of steel-frame, fireproof construction built in 1947.⁴⁷ Located at 126 South Centennial Street, the former feed mill is visually striking because of its collection of eighteen tall, cylindrical grain elevators organized in three rows.

Several other industries probably date from the late 1940s. Among these are the Grand Rapids Varnish Corporation, located at 2431 West English Road, the High Point Boiler Tank Company at 2411 West English Road, and an Upholstery Materials Warehouse at 304 West Russell Avenue. All are one-story buildings.

The 1950s saw a greatly increased number of industrial buildings constructed. Mostly one-story structures, they represented a broad range of industries.

Approximately half of those recorded were related to furniture. For example, Snow Lumber Company built a complex of buildings in 1956 at what is now 200 East Market Center Drive. Incorporated in 1890, but with predecessor firms going back to 1872, Snow Lumber Company had long occupied an expansive site on East Commerce Avenue. By 1956, it was clear that the company had outgrown its center-city location, and by October of that year, the entire operation had moved to the present site.⁴⁸

New furniture factories of the period include the buildings erected by the James Furniture Company, later known as Thayer Coggan, Inc., at 800 Burton Avenue ca. 1950; by 1956 the company had built a two-story showroom at 2101 West English Road.⁴⁹ Miller Desk Company was founded in 1954, and a sprawling complex of buildings ensued at 1212 Lincoln Drive. For its first two decades in business, Miller Desk Company made knocked-down television cabinets, a forerunner of the idea of ready-to-assemble cabinets. From 1972 until 2006, when the company closed, it manufactured office furniture of all types.⁵⁰ Around 1953, a one-story building was constructed at 417 S. Wrenn Street for the manufacture of lamps.⁵¹

Several companies associated with furniture veneers were established in the late 1940s and 1950s. According to the Sanborn maps, an older section (no longer standing) of the Ritch Face Veneer-Regent Plywood Company stood by 1950 at 1330 Lincoln Drive. The present building, a one-story modernist structure with rounded brick corners and glass-block windows, was built ca. 1953. More than half a century later, it remains an active industry in the same family ownership.⁵² Two veneer warehouses were built on opposite sides of Potts Avenue in the early 1950s. Running north-south along the east side of both was a railroad track that made loading and unloading easy. The first to be built was the Jimmy Mitchell Veneer Warehouse, erected in 1951 at 613 Prospect Street. The second, located at 701 Prospect Street, was built ca. 1953. The one-story brick-veneered buildings are very similar, with broad gable roofs, loading entrances on Potts Avenue, and pedestrian entrances on Prospect Street.⁵³

⁴⁶ Sanborn maps, 1950, 1956; *High Point Enterprise*, August 18, 1946, April 1, 1950, March 17, 1952, January 24, 1957.

⁴⁷ *High Point Enterprise*, January 1, 1945; Sanborn maps, 1950, 1956.

⁴⁸ Sanborn map, 1956; Snow Lumber Company, 3-9.

⁴⁹ Sanborn map, 1956; City Directory, 1956.

⁵⁰ *High Point Enterprise*, March 7, 2006.

⁵¹ Sanborn maps, 1950, 1956.

⁵² Sanborn maps, 1950, 1956; Darrin Bullins Interview.

⁵³ Sanborn maps, 1950, 1956; *High Point Enterprise*, August 11, 1951.

Two upholstery companies were built along West Ward Avenue ca. 1953. These were the B & W Upholstery Company at 701 West Ward Avenue and the High Point Products Company at 1102 West Ward Avenue. Two foam rubber companies also were located on West Ward Avenue. The first was built ca. 1953 at 1104 West Ward Avenue.⁵⁴ The second, the Marsh-Armfield Company building, was erected at 651 West Ward Avenue in 1956 with an addition built in 1958 that doubled its size. The Marsh-Armfield Company was the High Point representative for the U. S. Rubber Company in sales and warehousing. The building's modernist façade reflects its mid-century construction date.⁵⁵

Many of High Point's industrial buildings of the 1950s represent a wide range of other sorts of operations. For example, a Metal Awning Factory was built at 418 West Kivett Drive ca. 1953.⁵⁶ The large, one-story, concrete-block building has a brick-veneered façade, a central entrance with a modern flair, and bands of windows. Fox Paper Company, with main offices in Cincinnati, erected buildings with bowstring-truss roofs at 1220 West Ward Avenue in 1952. Originally, a railroad spur ran between the two narrowly spaced buildings for ease of loading. The company manufactured a variety of paper products.⁵⁷

Piedmont Chemical Industries was established in 1938 on West English Road, but the first part of its complex at the southeast corner of Westchester Drive and Burton Avenue (331 Burton Avenue) was probably built around 1950. The company became known as a manufacturer of specialty chemicals for textile mills that had begun using polyester and other synthetic fibers to make clothing and other products. The company survived the decline of the textile industry in America at the end of the twentieth century by diversifying into such products as veterinary medicine, cosmetics, and fire-extinguisher foam.⁵⁸

Foundries were important in a place with so many industries as they needed new and replacement parts on a regular basis. Some industries had their own foundries, such as the High Point Metallic Bed Company, whose foundry at 1411 South Main Street is the only physical reminder of that company. Other foundries were independent. One such foundry was the Kellam Foundry, established in 1929. It occupied several locations over time and produced iron castings and other items. Its last building, located at 101 Amhurst Avenue, was erected around 1950.⁵⁹ The building's design is distinctive, with concrete block walls, contrasting red brick laid around large industrial windows, and a bowstring-truss roof with stepped parapet brick walls at the ends.

Geographically separate from most of the other industries in High Point, the Gibson Ice Cream Company is located at 1900 North Main Street. In 1944, S. D. Gibson Jr. sought a zoning variance to build a new dairy to replace the one he had at 781 North Main Street. He hoped to start construction by the first of 1945, but apparently had to wait until around 1950, when the Sanborn map showed "Ice Cream Mfg." with the note "From Plans." Largely hidden by additions on all sides, the original, central building is a stylish, Art Moderne, yellow brick structure. The plant had the capacity to produce 1.5 million gallons of ice cream annually and

⁵⁴ Sanborn maps, 1950, 1956.

⁵⁵ Sanborn map, 1956; *High Point Enterprise*, June 23, 1958.

⁵⁶ Sanborn maps, 1950, 1956.

⁵⁷ Sanborn maps, 1950, 1956; *High Point Enterprise*, July 13, 1952.

⁵⁸ Kimbrough.

⁵⁹ Sanborn maps, 1950, 1956; *High Point Enterprise*, January 14, 1962.

had a cold storage capacity of 25,000 gallons. Today, the facility is the Hunter Farms Dairy, which provides milk products across the Southeast.⁶⁰

Among the industrial buildings dating from the early 1960s was the joint Southern Seating headquarters and manufacturing facility of its subsidiary, Lampart Tables. It was erected south of town at 1200 Surrett Drive in 1963. Stanley Taylor founded Southern Seating in nearby Thomasville in 1946. Around 1965, soon after its new building in High Point was constructed, the company changed its name to U. S. Furniture Industries to reflect its expanded market. Lampart Tables made laminated table tops for both home and office.⁶¹ Now housing several different businesses, the building is a sprawling, one-story brick structure.

In addition to these more recently established industrial firms, many earlier manufacturing companies expanded in the post-war years. Among these were Piedmont Hosiery Mills, Crown Hosiery Mills, Silver Knit Hosiery, Alma Desk Company, Stehli Silk Mill, Myrtle Desk Company, Highland Cotton Mills, High Point Paper Box Factory, Amos Hosiery Mills, Marsh Furniture Company, Carolina Spring Corporation/Silver Craft Furniture, Jiffy Manufacturing Company Plant No. 1, Marsh-Armfield Company, Perley A. Thomas Car Works/Thomas Built Buses, and the Lilly Company/Valspar Corporation.

LATE-TWENTIETH-CENTURY DECLINE

Industrial buildings of various types continued to be built in High Point through the 1960s, 1970s, and 1980s. Most of these were expansive, one-story brick buildings with most, if not all, functions – office, manufacturing, storage, packing, and shipping – under one roof. As the years progressed, most were constructed farther and farther from the commercial and industrial center of town, until some were built outside the city limits. With other means of transportation available, these industries were not as dependent on sites on, or close to, High Point's multiple railroad main lines and spurs.

However, beginning in the 1980s and increasingly with the passing years, many industries, and especially those aligned with furniture and hosiery, began to struggle to make a profit when faced with competition from foreign firms that had much cheaper operating costs. This was true not only in High Point, but in the rest of North Carolina, the Southeast, and the nation. While at least one news article still touted the importance of the furniture industry in High Point as late as 1990, other articles told a different story.⁶² The *High Point Enterprise* during those decades was replete with announcements of mill and factory closings. When Pickett Cotton Mills shut down in 1985, its president commented that "Last year there were 40 textile mills that went out of business."⁶³ A 2001 article pertaining to hosiery was particularly telling. In assessing hosiery's present situation in High Point, Judy Mendenhall, former president of the High Point Chamber of Commerce and (then) president of the High Point International Home Furnishings Market Authority, commented that the traditional industries, particularly hosiery, that were the strength of High Point had gone away. In the same article, James H. Millis, Jack Slane, and Robert T. Amos Jr., whose families were associated with some of High Point's largest mills, blamed the decline of the city's hosiery industry on cheap imports,

⁶⁰ Sanborn maps, 1950, 1956; *High Point Enterprise*, August 16, 1944; Hunter Farms Press Kit 2010.

⁶¹ Brown, *High Point Furniture Companies*, 46; Bradley Interview; Price Interview.

⁶² *High Point Enterprise*, June 10, 1990.

⁶³ *High Point Enterprise*, July 24, 1985.

cheaper labor, the trend away from dresses and pantyhose, purchases by larger outside companies, and a failure to keep up with technological advances in the industry.⁶⁴

Still, some long-time industries have managed to survive and, in some cases, thrive. Among these are Marsh Furniture Company, Slane Hosiery Mills, Ritch Face Veneer Company, Carolina Container Company, Thomas Built Buses, and Piedmont Chemical Industries.

The buildings of some of the companies that met their demise during this period have been converted to furniture showrooms or for use by other industries, while some have burned and/or been demolished. Still others stand underused or vacant, facing many challenges but also opportunities for the future.

⁶⁴ *High Point Enterprise*, September 9, 2001.

ARCHITECTURE CONTEXT: HIGH POINT'S INDUSTRIAL ARCHITECTURE, 1884-1965

This architecture context discusses the characteristics of various industrial construction types and identifies a limited number of known examples of each in High Point. Architectural style seen in High Point's industrial buildings also is addressed.

Industrial buildings, including those in High Point, tend to be no-nonsense, utilitarian structures where function is of the highest importance and style is of little consideration. There are limitations to a full understanding of the architectural history of High Point's industrial architecture because many of the city's industrial buildings have been lost and only buildings that survive can be studied. A progression of construction types can be considered only in the most general sense because they often overlap in time and can span long periods even after other forms have been introduced. Often one cannot identify, with certainty, the structural system of an industrial building based solely on its exterior appearance. In this survey, the interiors of most industrial buildings could not be seen, due both to project time constraints and to the inability to access the interiors of many buildings.

Over time, the building of industrial buildings in High Point followed a typical progression of construction systems as new and better methods continued to be developed across America. Light-frame construction was the method of choice for High Point's earliest industries, as it utilized construction methods commonly understood by local builders. Almost all of these buildings were later replaced by buildings using newer, sturdier, construction methods, so that how many once dotted the local landscape is not known. Throughout the first quarter of the twentieth century, most industrial buildings in High Point made use of the slow-burn, heavy-timber form of mill construction, which offered both greater physical stability and better fire resistance. Five known examples survive, and there may be others. Like the slow-burn, heavy-timber structural system, both steel construction and reinforced concrete construction offered greater protection from fires and the strength to accommodate the heavy machines that were central to various industries. However, these forms also allowed for more unobstructed working areas. Based on surviving examples, steel seems to have been more widely used than reinforced concrete. At the same time, many small industrial buildings of the mid-twentieth century utilized concrete-block construction. During the second half of the twentieth century, more and more buildings erected for industrial purposes were sprawling, one-story structures with flat roofs and largely windowless walls of brick veneer over steel structural systems. Countless numbers of these survive and are located south and east of the center city near the outskirts of town.

Style did not play a big role in the design of High Point's industrial buildings. In fact, few buildings showed much evidence of it at all. During the first quarter of the twentieth century some buildings exhibited stylish elements in the form of cornice shape and detailing and patterned brickwork. At least two buildings proudly displayed classical elements. During the mid-twentieth century, several buildings exhibited Art Moderne or other modernist designs. After the 1960s, style was largely ignored.

LIGHT-FRAME CONSTRUCTION

Most of High Point's earliest industrial buildings appear to have been of light-frame construction, meaning that their framing members were lighter in weight than those used in heavy-timber mill construction. These buildings either had exposed wood exteriors or their exteriors were sheathed with asphalt sheeting or corrugated sheet metal. Sheet metal, especially, formed a protective envelope around wood-framed structures.⁶⁵ Early photographs of the Alma Desk Company at 730 West Green Drive show that its buildings were frame with weatherboard siding. These buildings were later replaced or brick-veneered. The wood exterior sheathing of the 1899 O. A. Kirkman Manufacturing Company Building at 507 West High Street was protected by sheets of asphalt and then by corrugated metal. The ca. 1915 building at 713 West Green Drive looks much like the earlier Kirkman building with its corrugated metal sheathing. Over the years, the West Green Drive building was used by a variety of industries. All three of these buildings had or have front-facing gable roofs. Other frame industrial buildings from High Point's early years may have been brick-veneered later.

As with frame commercial buildings, frame industrial buildings were often the first built because the materials were widely available, the cost was moderate, and the time to construct was relatively short. Also like frame commercial buildings, however, frame industrial buildings were highly susceptible to fire damage or destruction. Thus, as soon as was feasible, owners turned to brick construction and, in the case of industrial buildings, to slow-burn, heavy-timber construction with brick walls.

SLOW-BURN, HEAVY-TIMBER CONSTRUCTION

The primary concerns expressed in the construction of industrial buildings were fire resistance, the ability to support the heavy weight of machinery, a layout that would enable production efficiency, and adequate light and ventilation. As early as 1832, a textile mill constructed in Rhode Island was designed specifically to resist fire and to burn slowly if ignited.⁶⁶ By the late nineteenth century, "slow-burning" construction, by then long used in textile mills, had become one of the standard methods of building construction for industrial buildings in general.⁶⁷ By the turn of the twentieth century in High Point, the construction design of industrial buildings had become standardized with slow-burn, heavy-timber construction. Standards imposed by both machinery manufacturers and insurance companies were manifested in designs by industrial engineers such as Daniel A. Tompkins, Stuart Cramer, and Lockwood, Greene, and Company. Heavy timbers were used for support posts and beams and thick wood floors were laid. Brick was used for outer walls and interior fire walls. Kalamein doors, which were galvanized-sheet-metal-clad, solid-core-wood doors that would automatically close in case of fire, were used to provide access between different parts of the building. Buildings had either low-gable or flat roofs. Projecting stair towers often included a water tank on the top floor, while some mills had a free-standing elevated tank that would supply an automatic sprinkler system. Water reservoirs were onsite. For additional protection against fire, engine and boiler rooms either projected from the main building or were separate from it. Natural light and ventilation were provided primarily by rows of large, operable windows –

⁶⁵ Bradley, 143.

⁶⁶ Harris, 911.

⁶⁷ Bradley, 129.

segmental-arched in older buildings – and sometimes also by a raised monitor roof rising from the center of the main roof and lined with operable windows.⁶⁸

Mills and factories of slow-burn, heavy-timber construction in High Point were usually two stories in height, but there were also buildings ranging from one to five stories. Known examples of this type of construction in High Point include the H. R. Welborn Tobacco Factory, Pickett Cotton Mills, Highland Cotton Mills, Carolina Casket Company-Carrick Turning Works, and Melrose Hosiery Mill. Doubtless there are others. Although it uses the slow-burn, heavy-timber construction of late-nineteenth- and early-twentieth-century industrial buildings, the ca. 1884 H. R. Welborn Tobacco Factory at 212 North Main Street is atypical in being a tall, narrow building – only three bays wide but four stories tall.

Pickett Cotton Mills at 1200 Redding Drive, designed by Lockwood, Green and Company and completed in 1911, is an excellent example of a mill that addressed the various requirements for proper mill construction. The two-story-with-basement building has a low-pitched gable roof with brick fire walls that project above the roof. The exterior is lined with supporting brick pilasters. Although the windows were largely bricked up with the installation of air-conditioning during the mid-twentieth century, originally they filled the spaces between the pilasters except for concrete spandrels that separated the windows vertically. At the center of the façade, a square tower with a pyramidal roof rises above the roofline. Inside the mill, heavy-timber round posts and beams support the floors. The boiler house is attached to the rear of the mill by a small pump room. A water tank once stood southwest of the boiler house, and a water reservoir, now infilled, was at the southwest corner of the property. The cotton warehouse stands behind and separate from the mill, another precaution against a mill fire.⁶⁹

The original 1913 building at Highland Cotton Mills, located at 1014 Mill Avenue, exemplifies the slow-burn, heavy-timber mill construction. The one-story-with-basement structure has thick, load-bearing brick walls, segmental-arched windows (now infilled with brick), a shallow gable roof – originally with a monitor – heavy-timber posts and beams, and dense wood floors. The machine shop was located at the rear corner of the building. As at Pickett Cotton Mills, Highland had a water tank, a reservoir, and a separate cotton warehouse.⁷⁰

Other good examples of slow-burn, heavy-timber frame construction are the Carolina Casket Company-Carrick Turning Works and Melrose Hosiery Mill. Located at 812 Millis Street, the Carolina Casket Company-Carrick Turning Works is a little-altered example built in 1929. The three-story building displays the characteristic load-bearing brick walls with large windows, shallow gable roof, and heavy-timber interior posts and beams. The Melrose Hosiery Mill, which nearly fills the 1500 block of West English Road, dates from the 1920s. Its two earliest buildings are two stories, have load-bearing brick walls, large windows, a shallow gable roof with a monitor running along the ridge, and heavy-timber posts and beams on the interior.

STEEL CONSTRUCTION

In North Carolina, there was a slow transition from the slow-burn, heavy-timber mill construction to steel structural systems, and some examples of the earlier construction type are

⁶⁸ Fearnbach, Asheboro Hosiery Mills and Cranford Furniture Company Complex, 26-27; Glass, 38.

⁶⁹ Sanborn maps, 1911, 1917.

⁷⁰ Sanborn map, 1917.

known to date from as late as the 1940s.⁷¹ However, the final construction date of a slow-burn heavy-timber mill building in High Point is not known.

Steel, as well as cast iron and wrought iron, was being used in industrial buildings in America during the last two decades of the nineteenth century. The earliest use of steel construction in an industrial building in High Point is not known. However, by the turn of the twentieth century, handbooks codifying iron and steel construction in mill buildings were available, and standardized construction methods emerged. Steel had many advantages. Its tensile and compressive strength gave the stability and spans desired in industrial buildings, while its elastic nature allowed it to withstand the pounding of mill and factory machinery without fracturing. There were other advantages, too. Steel-framed buildings could be erected relatively quickly from factory-fabricated parts. Because steel framing members could be smaller in section than heavy timbers, they were lighter in weight, took up less room, and obstructed less daylight from windows, monitors, and skylights. In some buildings, steel was used selectively, taking advantage of its strength without adding the cost of an entire steel frame. Load-bearing brick walls were often used with steel trusses for smaller buildings to lower the cost of construction, but brick curtain walls that were self-supporting but not load-bearing were also used.⁷² Both full steel construction and selective steel construction were used in High Point.

Two variations of steel construction can be seen at Highland Cotton Mills, where the earliest, 1913, mill was of heavy-timber frame construction. When the second mill was built ca. 1920, it used small-in-diameter steel columns where heavy-timber support posts would have been placed in an earlier time, but retained the use of heavy-timber overhead beams. However, when an addition was built to the ca. 1920 mill around 1930, steel I-beams were used along with steel columns.⁷³

A good example in High Point of a different form of selective steel construction is seen in the ca. 1950 Kellam Foundry at 101 Amhurst Avenue. The interior of the one-story building with brick and concrete-block walls shows the use of steel bowstring trusses supporting the curved roof. In a bowstring truss, a curved upper chord meets a straight bottom chord at the ends, and diagonal braces connect the upper and lower chords between the two ends. As seen at Kellam Foundry, the use of a bowstring truss roof allows for wide-open space within the building unencumbered by support posts. The ca. 1953 High Point Products Company Building at 1102 West Ward Avenue provides another example of the use of a bowstring truss roof. Here, the ends of the trusses rest on brick pilasters seen only on the interior of the building.

REINFORCED CONCRETE CONSTRUCTION

Reinforced concrete, which was adopted for industrial buildings in the United States at the beginning of the twentieth century, provided another construction option for industrialists. Concrete embedded with steel reinforcement remained a popular choice for industrial buildings until the mid-twentieth century. Reinforced concrete possessed great tensile and compressive strength, it had three times the working strength of the best brickwork, and its use made extra-large windows possible for maximum daylight and ventilation. The lack of joints in monolithic

⁷¹ Fearnbach, Asheboro Hosiery Mills and Cranford Furniture Company Complex, 28.

⁷² Bradley, 144-147.

⁷³ Phillips, Highland Cotton Mills Village Historic District, 22.

construction and concrete's weight allowed it to absorb and deaden vibration. In addition, reinforced concrete was economical and fireproof.⁷⁴

As with steel construction, reinforced concrete could also be used in different ways and in whole or in part. Civil engineer C. A. P. Turner developed an improved form of floor construction in which beams could be eliminated if reinforcement (steel) was placed in floor slabs that extended from column to column. He called this "flat slab" construction. He then promoted his "Mushroom System," of columns and flooring, named for the shape of the column heads. In this system, the reinforcement within the concrete columns tied in with the reinforcement within the slab floor. Typically, rows of hefty mushroom columns rise from the concrete floor to the concrete ceiling with square "drop panels" above the column heads. The exterior walls open up to expansive windows interrupted on each floor only by concrete pilasters with angled heads and a low concrete or brick panel running along with wall beneath the windows.⁷⁵

An excellent example of the Mushroom System in High Point is found in the Adams-Millis Full-Fashioned Hosiery Mill at 410 West English Road. Built in 1928 with a large addition in 1931, the two parts are four and five stories, respectively. On some floors, the Mushroom System remains extraordinarily intact. Concrete floors and ceilings, where the imprint of the board forms used to pour the concrete are evident, rows of mushroom columns that are heavier on the first floor than on upper floors and that rise to the square drop panels between the column cap and the ceiling, and pairs of steel-frame industrial windows that almost completely fill the exterior walls are visible. Between each two sets of windows is a concrete pilaster with an angled head and beneath the windows and between the pilasters are low brick panels.

Plymouth Hosiery Mills at 310 South Elm Street is a reinforced concrete building that does not use the Mushroom System. A 1946 newspaper photograph shows the building under construction.⁷⁶ Designed by High Point architect Tyson Ferree, the two-story Modernist building with flat roof is surrounded by broad bands of concrete at the base, between floors, and at cornice level. Within the bands, the exterior walls are filled with large, steel-frame industrial windows that wrap around the corners and are separated by vertical panels of patterned brick veneer.

Numerous small industrial buildings at mid-century were constructed of concrete blocks without any reinforced concrete. Examples include the 1953 Hosiery Finishing Building at 608 West Ward Avenue and the ca. 1953 building at 105 Whittier Avenue.

POST-1960 INDUSTRIAL BUILDINGS

Most industrial buildings erected in High Point beginning in the mid-1950s were one-story, brick-veneer-over-frame-or-steel structures, some quite expansive. In the 1950s, many of these buildings still had windows running down both sides, as exemplified by the B & W Upholstery Company at 701 West Ward Avenue and the Metal Awning Factory at 418 West Kivett Drive, both built ca. 1953. However, other buildings, such as the 1956 Marsh-Armfield Company and its 1958 addition were already eliminating windows. With the advent of air conditioning in industrial buildings during the mid-twentieth century, windows were no longer

⁷⁴ Bradley, 155-156.

⁷⁵ Bradley, 158-159; Macolmson, 137.

⁷⁶ *High Point Enterprise*, August 18, 1946.

needed for light and ventilation. As the century progressed, High Point's industrial buildings became more and more like brick-veneered boxes with flat roofs and windowless, or nearly windowless, walls. With these buildings, an area of the façade was delineated with a different treatment from the rest of the building to indicate the location of the office.

STYLE

Architectural style was not high on the list of High Point industrialists' interests when building their mills and factories. Rather, building strength, layout, and functionality topped their concerns. After all, these buildings were structural workhorses meant to house a multitude of manufacturing processes. Nevertheless, a few buildings exhibit minimal stylistic embellishments while style plays a larger role in the physical appearance of several others.

The earliest form of stylistic embellishment for industrial buildings in High Point was the use of brick cornice corbeling, which took several forms and gave a hint of the Italianate style. The best example is seen in the ca. 1910 industrial building at 308 West Broad Avenue. There, corbeled dentils form the building cornice, and plain corbeling carries across the top of the first story. The cornice of the ca. 1930 Slane Hosiery Mills at 309 South Centennial Street has deep corbeling running between the wall pilasters. Although not really corbeling, a related band of sawtooth-laid bricks at cornice height and a second band of the same across the stepped parapet highlight the ca. 1905 High Point Furniture Company Office and Warehouse at 305 East Commerce Avenue.

The 1920s witnessed several buildings making use of shaped parapets to achieve stylistic interest. Perhaps the best example is the 1927 building of the Tomlinson Furniture Company Complex at 305-311 West High Street. The building has a cast-stone cornice, above which rises a cast-stone-edged parapet that steps upward to a central peak. The Tomlinson Building also has an impressive entrance with a classical surround. The window directly above the entrance evokes the Baroque with its cast-stone, crosssetted surround with a tall, narrow keystone at the top and curvilinear base. The cast-stone parapet of the 1922 Boarding and Knitting Building of the High Point Hosiery Mills at 401 West English Drive rises to a peak in four places. A brick-outlined diamond shape is beneath each peak. At the Giant Furniture Company Factory-Silver Knit Hosiery Mills at 401-419 South Hamilton Street, the two corner entrances are headed by a shallow stepped parapet. This is echoed by a small parapet step that rises above each buttress-like wall pilaster.

The stuccoed and cast-stone façade of the main, ca. 1920, building at Harriss and Covington Hosiery Mills at 300 Oak Street is remarkably stylish for an industrial building, using classical motifs to achieve a sophisticated façade. Against the largely plain façade with windows and window spandrels slightly recessed behind plain pilasters pop a band of exaggerated dentils along the edge of the stepped parapet cornice and an entrance surround with a dentil band between scrolled-plume capitals.

Built around 1930, the two-story buildings at 1525-1547 West English Road that are part of the Melrose Hosiery Mill have facades designed to look like commercial rather than industrial buildings. Each façade is different, but all reflect the standard commercial style of the period with patterned brickwork, tapestry brick, pilasters, and contrasting cast-stone details.

When the five-story addition to the Adams-Millis Full-Fashioned Hosiery Mill was built at 410 West English Road in 1931 and, at the same time, the fourth floor of the 1928 building was added, a hint of the Art Deco style was introduced to add to the modernity of the buildings. This

was accomplished by adding vertical incised lines – the center line longer than the flanking lines – at the top of each concrete pilaster, along with small, brick, projecting rectangles and diamonds and faceted caps.

After World War II, a new interest in modern design was expressed in some of High Point's industrial buildings. Two one-story buildings exhibit the streamlined Art Moderne style. Both buildings use a stripped down design with rounded corners. The ca. 1950 Gibson Ice Cream Company at 1900 North Main Street also includes two vertical façade panels in a contrasting brick color, each with projecting and receding pilasters that rise above the wall and are topped by rectangular or rounded concrete caps. The ca. 1953 Ritch Face Veneer/Regent Plywood Company building at 1330 Lincoln Drive has rounded corners and glass-block windows and entrance sidelights. Projecting from either side of the entrance are two brick walls, each with a small glass-block window, that support a metal canopy with a flat roof and projecting horizontal bands around the frieze.

Two other industrial buildings exhibit mid-twentieth-century modernist design. One is the two-story Plymouth Hosiery Mills, built in 1946 at 310 South Elm Street. Here, modern horizontality is emphasized by the use of long concrete bands at the base, middle, and top of the building that cross over the vertical red brick pilasters. Large, multipaned windows fill the walls between the brick verticals and the concrete horizontals and wrap around the corners of the building.

The other building of modernist design is the 1956 Marsh-Armfield Company building at 651 West Ward Avenue. It is the two-story front office section that carries the stylistic detailing. Horizontality is emphasized with the asymmetrical façade and flat roof. The entrance, which is to the right of center, has a wood-enframed, double-leaf glass door with a fluted surround with mitered corners. Sheltering the entrance is a flat, metal, cantilevered canopy with horizontal projecting and receding bands around the edges. The entrance is flanked by two horizontal bands of paired windows, each with four horizontal lights, separated by a vertical brick panel. A narrow surround encompasses the paired windows and central brick panel, adding to the horizontality. The second-story windows are in a long band of five pairs of windows and four vertical brick dividers, the whole with a narrow surround. The projecting, one-story loading dock at the east end of the façade has a flat roof with a band around the top of the wall like that around the entrance canopy. A suspended flat canopy shelters the loading area.

The most historically stylish building related to industry in High Point is the 1921 Southern Furniture Exposition Building at 209 South Main Street. While not a manufacturing facility, it has played a pivotal role the city's furniture industry since its construction. The South Main Street façade of the ten-story building, later enlarged to fourteen stories, is sheathed with glazed white tiles with terra cotta details. Expressing the 1920s classicism often used for commercial buildings, it is replete with richly detailed classical motifs. Among these, seen in the makeup of two heavy cornices, are triglyphs and metopes and bands of palmettes, dentils, eggs and darts, and scrolled palmette brackets.

Although not surveyed, the one-story industrial buildings in High Point from the last decades of the twentieth century appear, for the most part, to be styleless.

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APPENDIX A: STUDY LIST RECOMMENDATIONS

Several considerations guided the selection of properties recommended for placement on North Carolina's National Register Study List from the sixty-nine that were intensively surveyed as part of the High Point Historic Industrial Architecture Survey. First, the National Register criteria were considered. Then, the significance and integrity of properties already listed in the National Register and included on the Study List served as a standard when evaluating the potential National Register eligibility of the properties currently surveyed. All sixty-nine surveyed properties possess some level of physical integrity, and many also possessed some known history. These two factors – architectural integrity and known history – were evaluated for each property being considered for recommendation to the Study List. Of the two, architectural integrity proved to be the stronger consideration. There were several reasons for this. For example, a few properties were found to be highly significant in terms of their place in High Point's industrial history but had been so remodeled that they no longer exhibit their appearance during their period of significance. Other industrial buildings and complexes represent only a small part of their original, historically significant, industrial complex, either due to loss of historic fabric or to substantial additional construction within the past fifty years.

Ultimately, the buildings or complexes that rose to the top of the pool of surveyed properties in the selection of those to be recommended for addition to the Study List exhibit at least one of the two following characteristics. They possess historical significance as part of High Point's industrial history and retain sufficient architectural integrity to physically represent that history, and/or they represent certain types or periods of industrial buildings and/or industrial construction methods and are largely intact.

The following properties are listed in the National Register:

Tomlinson Chair Manufacturing Company Complex
O. Arthur Kirkman Manufacturing Company Building
Highland Cotton Mills

The following properties are on the Study List:

Pickett Cotton Mills
Southern Furniture Exposition Building
Myrtle Desk Company

The following properties are recommended for placement on the Study List. They are listed chronologically. In addition to the name, location, and date(s) of construction and major additions, the applicable National Register criteria are listed for each. An asterisk (*) denotes that interiors were not seen. Some interiors were not seen because the buildings are no longer in use and access was not currently possible. Others were not seen because they are active industries and arrangements to see the interiors could not be made or access was denied. These are proposed for the Study List despite a lack of information about their interiors because of their historical importance, their intact exteriors, and their assorted uses to the present that suggest that their interiors are likely to have been minimally altered over the last fifty years. It is

recommended that Study List notification letters for these properties include the qualification that listing in the National Register would be dependent on their interiors remaining largely intact.

***Hayworth Roll and Panel Company**

630 West Green Drive
ca. 1906, ca. 1920, ca. 1940, ca. 1953, ca. 1970
A, C

***Marsh Furniture Company**

1000-1015 South Centennial Street
1907, ca. 1940, ca. 1950, ca. 1953, post 1956
A

Piedmont Hosiery Mills/Adams-Millis Full-Fashioned Hosiery Mill

400-410 West English Road
1910, ca. 1915, 1928, 1931, ca. 1953
A, C

Melrose Hosiery Mill

1501-1547 West English Road, 105-109 South West Point Avenue, and 101 Phillips Avenue
ca. 1922, 1929, ca. 1930, 1947
A, C

Carolina Casket Company-Carrick Turning Works

812 Millis Street
1929
C

Prospect Street Historic District

East side Prospect Street between Potts Avenue and West Market Center Drive
ca. 1929-post 1956
A, C

Jimmy Mitchell Veneer Warehouse
613 Prospect Street, 1951

*Veneer Warehouse
701 Prospect Street, 1953

*Carolina Container Company
901 Prospect Street, ca. 1929, ca. 1950, post 1956

Slane Hosiery Mills

309 South Centennial Street
ca. 1930
C

Furniture City Upholstery Company/Dallas Inc.

1673 West English Road
1932, ca. 1945, post 1956
A, C

***Grand Rapids Varnish Corporation**

2431 West English Road
ca. 1948
C

Ritch Face Veneer/Regent Plywood Company

1130 Lincoln Drive
ca. 1948, ca. 1953, ca. 1970, 1980s
A, C

Kellam Foundry

101 Amhurst Avenue
ca. 1950
C

James Manufacturing Company-Thayer Coggin, Inc.

800 Burton Avenue
ca. 1950, 1970s

High Point Products Company

1102 West Ward Avenue
ca. 1953
C

***Metal Awning Factory**

418 West Kivett Drive
ca. 1953
C

***Snow Lumber Company**

200 East Market Center Drive
1956
A, C

***Marsh-Armfield Company**

651 West Ward Street
1956, 1958
C

APPENDIX B: SURVEYED SITES

- GF0173 **Tomlinson Chair Manufacturing Company Complex**
305-311 West High Street
- GF0222 **Piedmont Hosiery Mills – Adams-Millis Full Fashioned Hosiery Mill**
400-410 West English Road
- GF0492 **Crown Hosiery Mills**
420 South Hamilton Street
- GF0576 **Industrial and Commercial Building**
308 West Broad Avenue
- GF0630 **High Point Furniture Company Office and Warehouse**
305 East Commerce Avenue
- GF1593 **Hall Printing Company**
135 South Hamilton Street
- GF1604 **Pickett Cotton Mills**
1200 Redding Drive
- GF1994 **Giant Furniture Company Factory-Silver Knit Hosiery Mills**
401-419 South Hamilton Street
- GF1996 **Alma Desk Company**
700 West Green Drive
- GF2006 **Slane Hosiery Mills**
309 South Centennial Street
- GF2022 **Southern Furniture Exposition Building**
209 South Main Street
- GF2046 **Stehli Silk Mills-Burlington Mills**
657 East Russell Avenue
- GF2264 **Mytle Desk Company**
908-912 Taylor Avenue, 801 Millis Street
- GF2987 **O. Arthur Kirkman Manufacturing Company Building**
507 West High Street
- GF3266 **Highland Cotton Mills**
1014 Mill Avenue
- GF8761 **W. A. Davis Milling Company**
126 South Centennial Street
- GF8762 **Pittsburgh Plate Glass Company**
101 South Hamilton Street
- GF8763 **High Point Paper Box Factory**
319 South Centennial Street
- GF8764 **Kellam Foundry**
509 Park Street
- GF8765 **Amos Hosiery Mills**
325 East Russell Avenue
- GF8766 **Lamp Manufacturing Building**
417 South Wren Street
- GF8767 **Thomas Mills**

319 East Grimes Avenue
GF8768 **Industrial Building**
423 Manning Street

GF8769 **Marsh Furniture Company**
1001-1015 South Centennial Street

GF8770 **Snow Lumber Company**
200 East Market Center Drive

GF8771 **High Point Metallic Bed Company Foundry**
1411 South Main Street

GF8772 **Minnesota Mining and Manufacturing Company Building**
1501 South Main Street

GF8773 **Strickland Furniture Company-Sylvania Television Plant**
1801 South College Drive

GF8774 **U. S. Furniture Industries and Lampart Tables Factory**
1200 Surrett Drive

GF8775 **Crestwood Furniture Company**
2400 South College Drive

GF8776 **H. R. Welborn Tobacco Factory-Beason Hardware Company**
212 North Main Street

GF8777 **High Point Hosiery Mills, Boarding and Knitting Building**
401 West English Road

GF8778 **Metal Awning Factory**
418 West Kivett Drive

GF8779 **Grand Rapids Varnish Corporation**
2431 West English Road

GF8780 **High Point Boiler Tank Company**
2411 West English Road

GF8781 **Industrial Building**
2406 West English Road

GF8782 **Piedmont Chemical Industries**
331 Burton Avenue

GF8783 **James Manufacturing Company-Thayer Coggin Inc.**
800 Burton Avenue

GF8784 **Fox Paper Company**
1220 West Ward Avenue

GF8785 **Ritch Face Veneer/Regent Plywood Company**
1130 Lincoln Drive

GF8786 **Melrose Hosiery Mill**
1501-1547 West English Road

GF8787 **Carolina Casket Company-Carrick Turning Works**
812 Millis Street

GF8788 **Carolina Spring Corporation/Silver Craft Furniture Company**
928 Millis Street

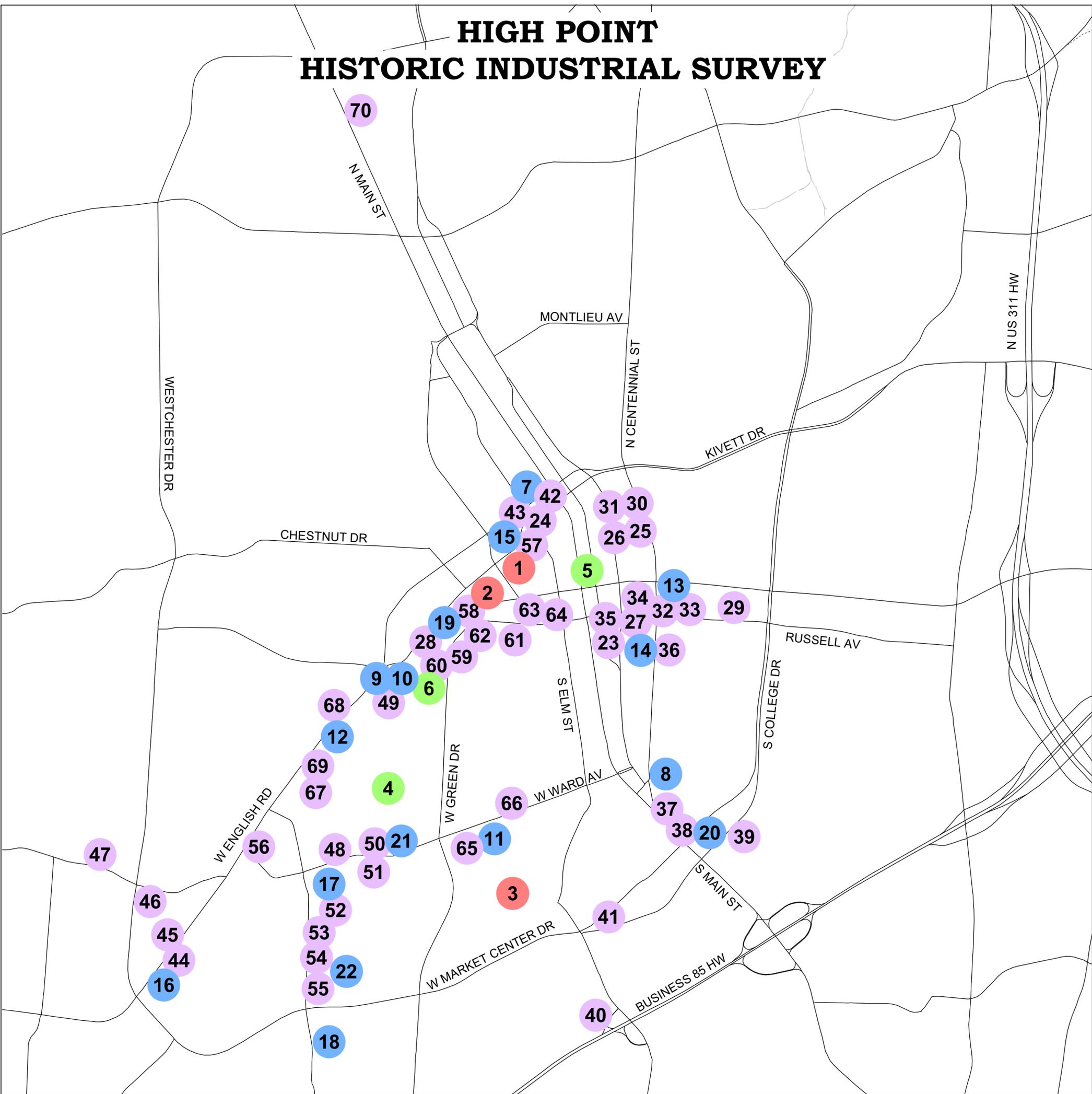
GF8789 **High Point Products Company**
1102 West Ward Avenue

GF8790 **Industrial Building**

1104 West Ward Avenue
GF8791 **Miller Desk Company**
1212 Lincoln Drive
GF8792 **Burlington Mills Hillcrest Throwing Plant**
1327 Lincoln Drive
GF8793 **Jimmy Mitchell Veneer Warehouse**
613 Prospect Street
GF8794 **Veneer Warehouse**
701 Prospect Street
GF8795 **Carolina Container Company**
901 Prospect Street.
GF8796 **Kellam Foundry**
101 Amhurst Avenue
GF8797 **James Manufacturing Company Showroom**
107 Whittier Avenue (2101 West English Road)
GF8798 **Furniture Showroom Building**
300 West Broad Avenue
GF8799 **Jiffy Manufacturing Company, Plant No. 1**
616 West Green Drive
GF8800 **Hayworth Roll and Panel Company**
630 West Green Drive
GF8801 **Industrial Building**
713 West Green Drive
GF8802 **Fli-Back Toy Factory**
710-718 West Green Drive
GF8803 **Triangle Hosiery Mill**
510 West Grimes Avenue
GF8804 **Harriss and Covington Hosiery Mills**
300 Oak Street
GF8805 **Upholstery Materials Warehouse**
304 West Russell Avenue
GF8806 **Plymouth Hosiery Mills**
310 South Elm Street
GF8807 **B & W Upholstery Company**
701 West Ward Avenue
GF8808 **Marsh-Armfield Company**
651 West Ward Avenue
GF8809 **Hosiery Finishing Building**
608 West Ward Avenue
GF8813 **Perley A. Thomas Car Works**
1408 Courtesy Road
GF8814 **Building**
1650 West English Road
GF8815 **Furniture City Upholstery Company-Dallas, Inc.**
1673 West English Road
GF8816 **The Lilly Company-Valspar Corporation**

1701-1809 West English Road
GF8817 **Gibson Ice Cream Company**
1900 North Main Street

HIGH POINT HISTORIC INDUSTRIAL SURVEY



Legend

- Properties on National Register
- Properties on Study List
- Properties recommended for placement on Study List
- Properties surveyed

Surveyed Sites

- 1) Tomlinson Chair Manufacturing Company, 305-311 West High Street
- 2) O. Arthur Kirkman Manufacturing Company Building, 507 West High Street
- 3) Highland Cotton Mills, 1014 Mill Avenue
- 4) Pickett Cotton Mills, 1200 Redding Drive
- 5) Southern Furniture Exposition Building, 209 South Main Street
- 6) Myrtle Desk Company, 908-912 Taylor Avenue, 801 Millis Street
- 7) Piedmont Hosiery Mills/Adams-Millis Hosiery Mill, 400-410 West English Road
- 8) Marsh Furniture Company Complex, 1001-1015 South Centennial Street
- 9) Melrose Hosiery Mill, 1501-1547 West English Road
- 10) Carrick Turning Works, 812 Millis Street
- 11) Marsh-Armfield Company Building, 651 West Ward Street
- 12) Furniture City Upholstery Company/Dallas Inc., 1673 West English Road
- 13) Slane Hosiery Mills, 309 South Centennial Street
- 14) Industrial Building, 423 Manning Street
- 15) Metal Awning Factory, 418 West Kivett Drive
- 16) Grand Rapids Varnish Corporation, 2431 West English Road
- 17) Ritch Face Veneer/Regent Plywood Company, 1330 Lincoln Drive
- 18) Kellam Foundry, 101 Amhurst Avenue
- 19) Hayworth Roll and Panel Company, 630 West Green Drive
- 20) Snow Lumber Company, 200 East Market Center Drive
- 21) High Point Products Company, 1102 West Ward Avenue
- 22) Prospect Street Historic District, 613, 701 & 901 Prospect Street
- 23) Crown Hosiery Mills, 420 South Hamilton Street
- 24) Industrial and Commercial Building, 308 West Broad Avenue
- 25) High Point Furniture Company Office and Warehouse, 305 East Commerce Avenue
- 26) Hall Printing Company, 135 South Hamilton Street
- 27) Giant Furniture Company Factory-Silver Knit Hosiery Mills, 401-419 South Hamilton Street
- 28) Alma Desk Company, 700 West Green Drive
- 29) Stehli Silk Mills-Burlington Mills, 657 East Russell Avenue
- 30) W. A. Davis Milling Company, 126 South Centennial Street
- 31) Pittsburgh Plate Glass Company, 101 South Hamilton Street
- 32) High Point Paper Box Factory, 319 South Centennial Street
- 33) Kellam Foundry, 509 Park Street
- 34) Amos Hosiery Mills, 325 East Russell Avenue
- 35) Lamp Manufacturing Building, 417 South Wrenn Street
- 36) Thomas Mills, 319 East Grimes Avenue
- 37) High Point Metallic Bed Company Foundry, 1411 South Main Street
- 38) Minnesota Mining and Manufacturing Company Building, 1501 South Main Street
- 39) Strickland Furniture Company-Sylvania Television Plant, 1801 South College Drive
- 40) U. S. Furniture Industries and Lampart Tables Factory, 1200 Surret Drive
- 41) Crestwood Furniture Company, 2400 South College Drive
- 42) H. R. Welborn Tobacco Factory-Beason Hardware Company, 212 North Main Street
- 43) High Point Hosiery Mills, Boarding and Knitting Building, 401 West English Road
- 44) High Point Boiler Tank Company, 2411 West English Road
- 45) Industrial Building, 2406 West English Road
- 46) Piedmont Chemical Industries, 331 Burton Avenue
- 47) James Furniture Factory, 800 Burton Avenue
- 48) Fox Paper Company, 1220 West Ward Avenue
- 49) Carolina Spring Corporation/Silver Craft Furniture Company, 928 Millis Street
- 50) Industrial Building, 1104 West Ward Avenue
- 51) Miller Desk Inc., 1212 Lincoln Drive
- 52) Burlington Mills Hillcrest Throwing Plant, 1327 Lincoln Drive
- 53) Jimmy Mitchell Veneer Warehouse, 613 Prospect Street
- 54) Veneer Warehouse, 701 Prospect Street
- 55) Carolina Container Company, 901 Prospect Street
- 56) Industrial Building, 107 Whittier Avenue (2101 English Road)
- 57) Furniture Showroom Building, 300 West Broad Avenue
- 58) Jiffy Manufacturing Company, Plant No. , 616 West Green Drive
- 59) Industrial Building, 713 West Green Drive
- 60) Fil-Back Toy Factory, 710-718 West Green Drive
- 61) Triangle Hosiery Mill, 510 West Grimes Avenue
- 62) Harris and Covington Hosiery Mills, 300 Oak Street
- 63) Upholstery Materials Warehouse, 304 West Russell Avenue
- 64) Plymouth Hosiery Mills, 310 South Elm Street
- 65) B & W Upholstery Company, 701 West Ward Avenue
- 66) Hosiery Finishing Building, 608 West Ward Avenue
- 67) Perley A. Thomas Car Works, 1408 Courtesy Road
- 68) Industrial Building, 1650 West English Road
- 69) The Lilly Company-Valspar Corporation, 1701-1809 West English Road
- 70) Gibson Ice Cream Company, 1900 North Main Street



Scale: 1" = 1,250'