

Historic Architectural Resources Survey Report
Phase II (Abridged)

ADDENDUM

Widening NC 16 (Providence Road)
from the Rea Road Extension in Union County
to South of the Charlotte Outer Loop in Mecklenburg County
TIP No. U-2510A

North Carolina Department of Transportation
Report Prepared by Mary Pope Furr and Christine Trebellas

December 1, 1995

Historic Architectural Resources Survey Report
Phase II (Abridged)

Mary Pope Furr **ADDENDUM** *12-1-95*

Date

Supervisor, Historic Architectural Resources Section
North Carolina Department of Transportation

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TIP No. U-2510A *12-1-95*
Date

Supervisor, Historic Architectural Resources Section
North Carolina Department of Transportation

Christine H. Trebellas *12-1-95*

Supervisor, Historic Architectural Resources Section Date
North Carolina Department of Transportation

North Carolina Department of Transportation
Report Prepared by Mary Pope Furr and Christine Trebellas

December 1, 1995

Christie Ingle 12-4-95
Investigator Date
North Carolina Department of Transportation

Mary Pope 12.4.95
Investigator Date
North Carolina Department of Transportation

Barbara H. Chubb 12-4-95
Supervisor, Historic Architectural Resources Section Date
North Carolina Department of Transportation

ADDENDUM

Widening NC 16 (Providence Road)
from the Rea Road Extension in Union County
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TIP No. U-2510A

Management Summary

Continuing advances in the planning process have resulted in a change in the scope of the subject project (TIP No. U-2510). The undertaking originally consisted of improving approximately eight miles of NC 16 (Providence Road) from NC 84 (Weddington Road) in Weddington, Union County, to the existing four lanes of NC 16 in Mecklenburg County. The Historic Architectural Resources Survey Report for this project, prepared by Suzanne S. Pickens and James R. Snodgrass for Greiner, Inc., evaluated structures within the APE (Area of Potential Effects) along NC 16 from NC 84 in Union County to the four-lane section of NC 16 in Mecklenburg County. Since the completion of their report, the project has been divided into two parts, U-2510 and U-2510A. U-2510 consists of widening NC 16 from the existing multi-lanes to north of the Charlotte Outer Loop in Mecklenburg County, while U-2510A continues widening NC 16 from south of the Charlotte Outer Loop to the Rea Road extension in Union County. This addendum re-evaluates several structures within the formerly proposed Weddington Historic District and addresses the expanded APE resulting in the creation of project U-2510A.

On October 18 and October 30, 1995, surveys of the proposed Weddington Historic District and the expanded APE were conducted. Four structures over fifty years of age were surveyed within the expanded APE. Two properties, the John Walker Matthews House and the Howard Family House, are considered eligible for the National Register under Criterion C, Architecture.

In 1993 Suzanne S. Pickens and James R. Snodgrass identified twenty properties in the proposed Weddington Historic District, which was within the original APE of the project. Since that time, five of these properties have been demolished. In a letter dated September 28, 1995, the State Historic Preservation Office (SHPO) concurred with NCDOT's determination that a National Register-eligible district no longer exists in Weddington due to the demolition and alteration of contributing structures. In that letter, SHPO considered only four of the contributing structures worthy of individual evaluation for National Register eligibility. Two of these properties, the William Hemby House and the Thomas-Wrenn House, are outside the APE, while the other two, the Matthews-Price House and the John Walker Matthews House, are evaluated within this report.

In a meeting with representatives from SHPO and NCDOT, SHPO concurred with NCDOT's determination that Building #4--House, located on NC 16 east of the intersection of NC 16 and SR 1316, was not eligible for listing on the National Register of Historic Places.

Properties Considered Eligible for the National Register of Historic Places

The John Walker Matthews House

The Howard Family House

Properties Considered Not Eligible for the National Register

The Matthews-Price House

Properties Determined Not To Be Eligible for the National Register

Building #4--House



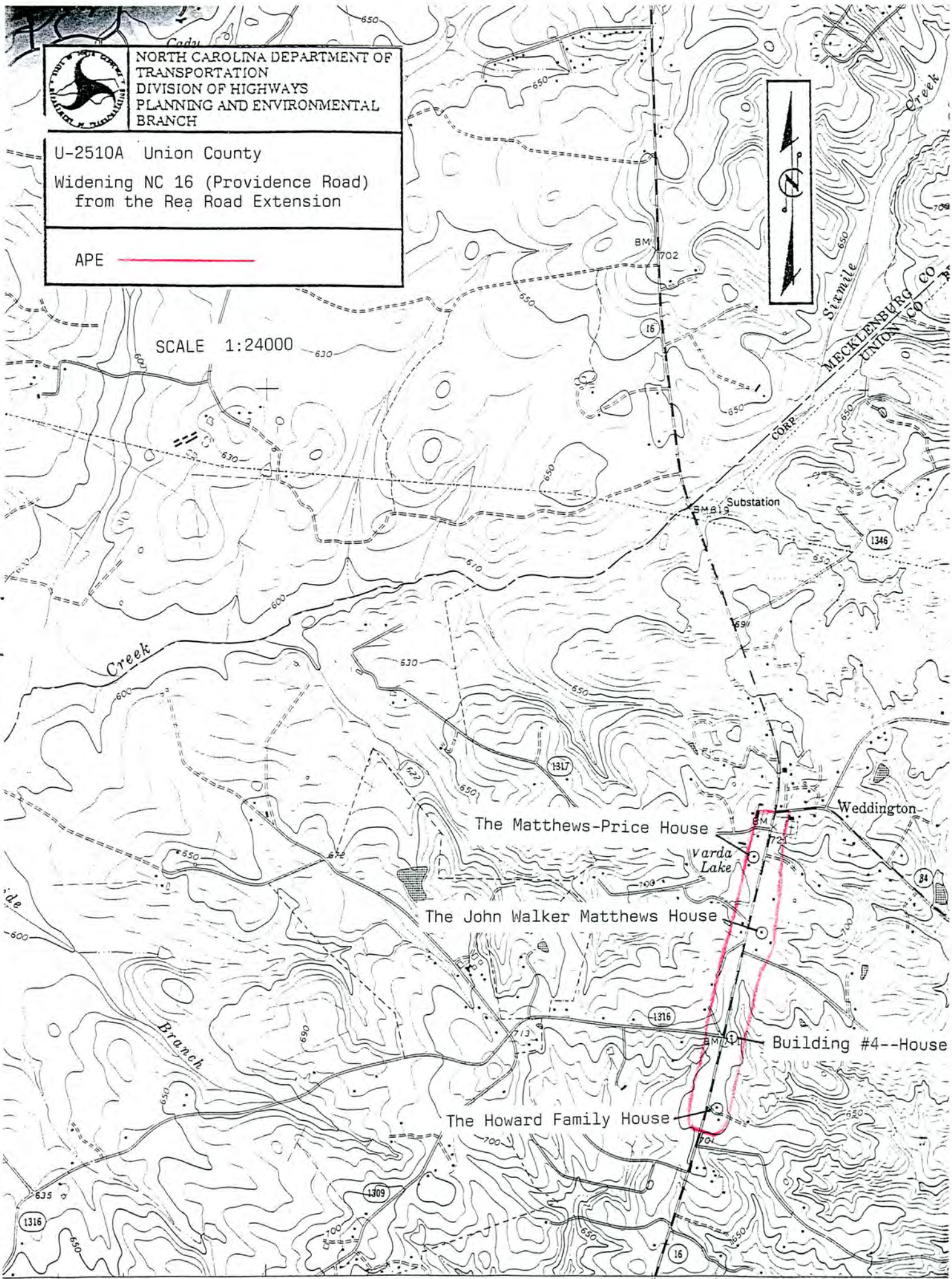
NORTH CAROLINA DEPARTMENT OF
TRANSPORTATION
DIVISION OF HIGHWAYS
PLANNING AND ENVIRONMENTAL
BRANCH

U-2510A Union County

Widening NC 16 (Providence Road)
from the Rea Road Extension

APE

SCALE 1:24000





Intersection of NC 16 and NC 84



Intersection of NC 16 and NC 84

Summary Results and Findings

Properties Considered Eligible for the National Register

The John Walker Matthews House

A. Location: The John Walker Matthews House is located on the east side of NC 16 (Providence Road), approximately 0.3 mile south of NC 84.

B. Date: ca. 1883

C. Description:

The John Walker Matthews House, built by John Walker and Martha Carolina Matthews around 1883, is a two-story, double-pile frame dwelling with several two-story gabled ells. An off-center pedimented dormer, along with the gabled roofline and the gazebo-like turret projecting from the porch, give the building an asymmetrical appearance characteristic of the Queen Anne style. Also representative of the Queen Anne style is the wraparound porch embellished with elaborate sawn woodwork. Narrow beaded boards sheath the portion of the house sheltered by the porches; weatherboard originally covered the rest of the exterior. The two tall interior chimneys have ornamental caps which also contribute to the decorative features of the house.

The interior of the house follows a center hall plan. According to Suzanne S. Pickens, the interior has been significantly remodeled. Other changes to the building include sheathing the gable ends and dormers with asbestos siding, and replacing the rough stone foundation of the house with a brick foundation.

Although a working farm at one time, the farm has since been subdivided into smaller parcels. Only a few agricultural outbuildings, including a barn and several sheds, remain on the property. A covered well also lies to the rear of the house.

D. Integrity:

Despite the addition of asbestos siding to the gables and dormers of the roof, the rebuilt foundation, and the replacement of two of the windows, the exterior retains much of its original integrity. The interior of the building, however, has been significantly remodeled.

E. Evaluation:

The John Walker Matthews House is evaluated within the historical and architectural contexts as established by Suzanne S. Pickens and James R. Snodgrass in their survey report for U-2510 as well as Suzanne S. Pickens' "Sweet Union:" An Architectural and Historical Survey of Union County, North Carolina.

Criterion A:

The John Walker Matthews property is considered not eligible for listing on the National Register under Criterion A. In particular, the property is not eligible under Criterion A, Agriculture. In order for a property to be eligible under this criterion on a local level, the property must have made significant contributions to the broad patterns of the history of agriculture and must have been directly involved with an important event, activity, or theme in agricultural development as recognized by the historic contexts of the area. In addition, the property must cogently reflect the period of time in which the important events took place.

According to the context developed by Suzanne S. Pickens and James R. Snodgrass, cotton emerged as the major cash crop in Union County after the Civil War. Many small farmers shifted from subsistence farming to the production of this crop, while others practiced diversified farming and produced small amounts of cotton for cash. If the John Walker Matthews property followed the pattern developed by the historical context of the area, the former farm would have produced cotton, and possibly small amounts of wheat, corn, and oats. The property, however, retains no outbuildings or field patterns which cogently reflect historic farm production. The land has been subdivided and developed while the few remaining outbuildings (currently used as storage sheds) are no longer used for commercial agricultural purposes. In addition, the property does not currently generate agricultural income; the present owners only raise small amounts of garden vegetables. As such, the John Walker Matthews House is not considered eligible for listing on the National Register under Criterion A, Agriculture.

Criterion B:

There are no persons of national, state, or local significance associated with the property. It is, therefore, not eligible under Criterion B.

Criterion C:

According to Suzanne S. Pickens, the John Walker House is "one of Union County's finest examples of Queen Anne ornamented farmhouses" (Pickens, 243). Although the building has been slightly altered, it still contains many details characteristic of the Queen Anne style, including

the structure's asymmetrical appearance, wraparound porch, and elaborate millwork. The house also contains decorative features unusual for the area, such as the gazebo-like turret projecting from the front porch. As an excellent example of Queen Anne architecture which has not undergone numerous character-altering changes, the house is eligible for listing on the National Register under Criterion C, Architecture.

Criterion D:

The architectural component of the property is not likely to yield information important in the history of building technology; it is therefore not eligible for the National Register under Criterion D in that respect. For consideration of the eligibility of the archaeological component of this property, see the archaeology report.

F. Boundary Description:

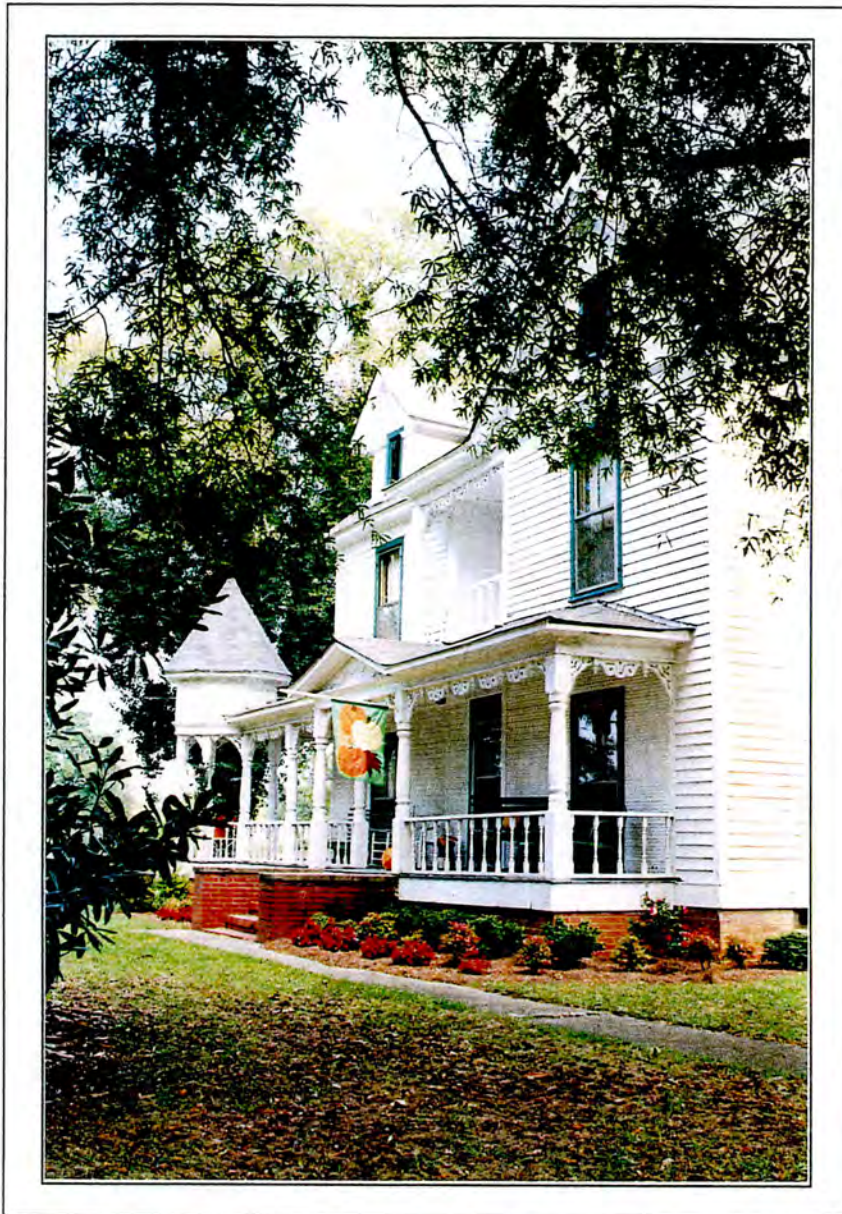
The proposed National Register boundary for the John Walker Matthews House has been drawn according to the guidelines of National Register Bulletin 21, "Defining Boundaries for National Register Properties." The eligible property includes the house and outbuildings immediately surrounding the house within an area defined by the current property line and tree line to the rear of the house.

The proposed boundary is outlined on the attached tax parcel map of the area, which is shown on Map 6-150, Parcel 77-D in the Union County Tax Map Office in Monroe. Beginning at the southwest corner of the John Walker Matthews property, the proposed National Register boundary extends east along the legal property line approximately 385 feet; thence north along the tree line approximately 474 feet; thence west along the legal property line approximately 385 feet; thence south along the edge of right of way on the east side of NC 16 approximately 474 feet to the beginning. The proposed National Register boundary encompasses approximately 4.19 acres.

G. Proposed National Register Boundary Justification:

The proposed National Register boundary for the John Walker Matthews House, which is considered eligible under Criterion C, Architecture, includes the house, outbuildings, and immediate grounds. The boundary follows the property line and tree line which define an area that preserves the landscape setting that has historically been associated with the house. The area behind the treeline is not included because it does not visually contribute to the area needed to preserve the landscape setting of the house or to maintain the historic integrity of the house. Adjoining parcels of farmland formerly associated with the

tract have been excluded because they have been subdivided and have lost their integrity. Right of way has not been included within the proposed National Register boundary for the John Walker Matthews House because 1) it is owned and maintained by the Department of Transportation and is not legally part of the property, 2) it does not contribute to the historic landscape characteristics of the property, and 3) it has been altered and will continue to be altered in the course of routine maintenance by NCDOT, and therefore no longer possesses the requisite integrity for eligibility.



The John Walker Matthews House--Facade



The John Walker Matthews House--facade



The John Walker Matthews House--rear face





The John Walker Matthews House--Covered Well

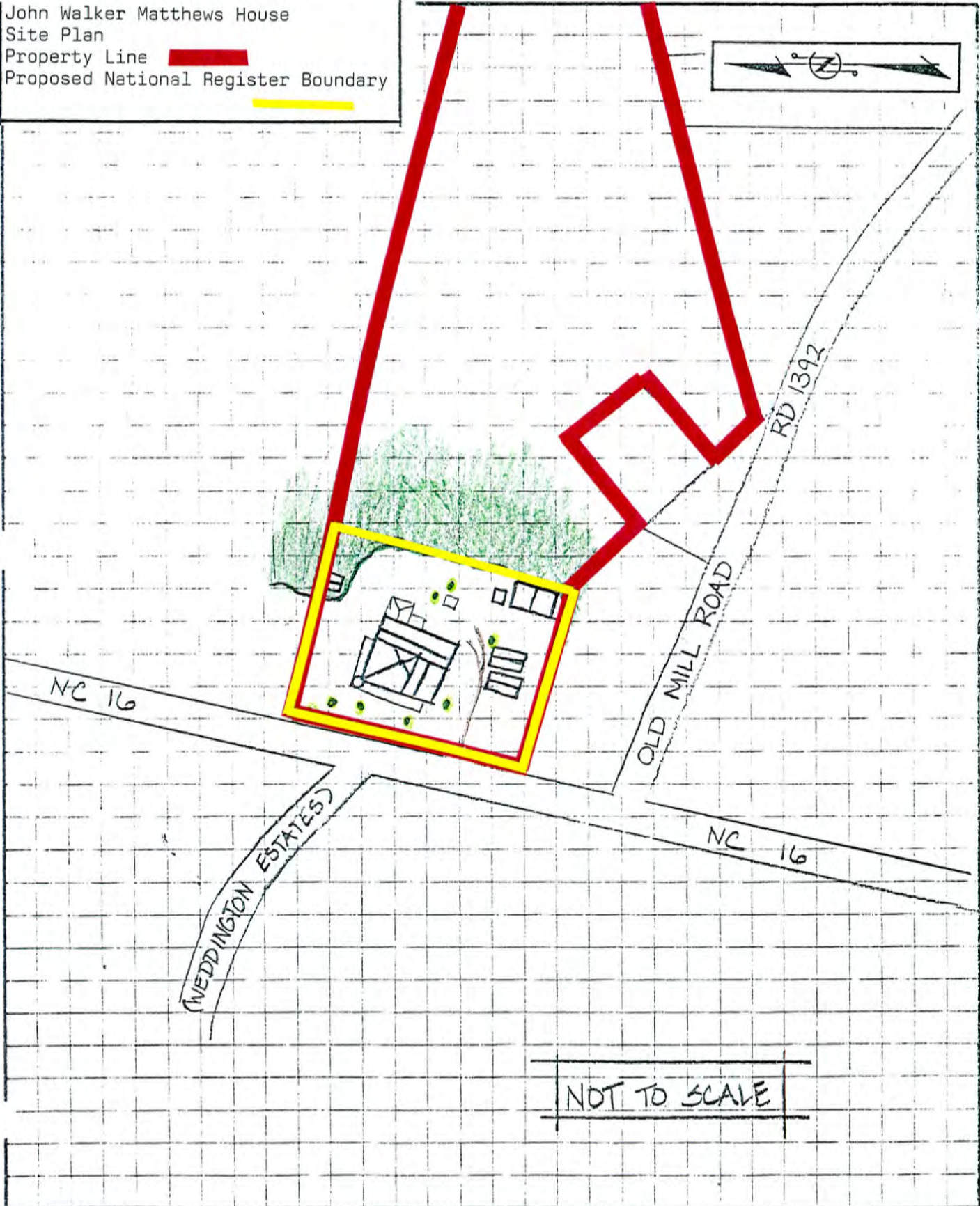
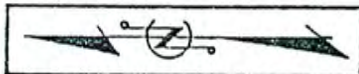


The John Walker Matthews House--Outbuildings



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John Walker Matthews House
Site Plan
Property Line 
Proposed National Register Boundary 



The Howard Family House

A. Location: The Howard Family House is located on the east side of NC 16 (Providence Road) approximately 0.3 mile south of SR 1316.

B. Date: originally built in 1865; remodeled extensively in 1906.

C. Description:

In 1865 Samuel Blythe Howard and his wife Margaret (Oliver) Howard built the Howard Family House. The two-story, double-pile dwelling had at least one rear ell and a two-story porch with lattice work and sawn railings. In 1906 Samuel Howard's son, Charlton Oliver Howard, Sr., remodeled the house for his wife, Ada Belle (Potts) Howard. The present structure contains the form of the 1865 house and the applied decorative elements from the 1906 alterations. Several subsequent additions to the rear of the building give the side and rear faces an asymmetrical appearance which contrasts with the symmetry of the facade.

The Howard Family House contains many features characteristic of the Queen Anne and Colonial Revival styles, which were popular in North Carolina in the late nineteenth and early twentieth centuries. The slate roof, the gabled roofline, the elaborately sawn bargeboards, and the wraparound porch indicate the influence of the Queen Anne style. Colonial Revival elements appear in the Ionic columns of the porch, the Doric columns flanking the front and side entrances, and in the centrally placed Palladian-style window--the focus of the facade. This Palladian motif also reappears in the windows of the front gables. Opaque glass sidelights, fluted pilasters, applied sawn ornamentation, and free-standing Doric columns decorate the front and side entries of the house and add to the Colonial Revival style features of the structure.

The interior of the house contains Colonial Revival elements as well. Ionic columns and pilasters decorate the Colonial Revival mantelpiece and mirrored overmantel in the parlor. Ionic columns also support the overmantel in the dining room, which consists of a mirror topped by a cabinet with diamond pattern leaded glass doors.

D. Integrity:

Despite several additions to the rear of the building, the house retains a high degree of integrity.

E. Evaluation:

The Howard Family House is evaluated within the historical and architectural contexts as established by Suzanne S. Pickens and James R. Snodgrass in their survey report for U-2510, as well as Suzanne S. Pickens' "Sweet Union: An Architectural and Historical Survey of Union County, North Carolina."

Criterion A:

The Howard Family House is considered not eligible for listing on the National Register under Criterion A. In particular, the property is not eligible under Criterion A, Agriculture. In order for a property to be eligible under this criterion on a local level, the property must have made significant contributions to the broad patterns of the history of agriculture and must have been directly involved with an important event, activity, or theme in agricultural development as recognized by the historic contexts of the area. In addition, the property must cogently reflect the period of time in which the important events took place.

Like many post-bellum farmers in Union County, Samuel Blythe Howard practiced diversified farming, raising livestock, oats, Indian corn, wheat, and a small amount of cotton in 1880. The Howard Family property, however, retains no outbuildings or field patterns which reflect this historic farm production. The former farm has been subdivided and developed, and has subsequently lost historic landscape characteristics associated with the farm. Moreover, the property is no longer a working farm and several of the remaining outbuildings (currently used for storage) have been altered so that their integrity has been compromised. The Howard Family property, therefore, is not eligible for the National Register under Criterion A, Agriculture.

Criterion B:

There are no persons of national, state, or local significance associated with the property. It is, therefore, not eligible under Criterion B.

Criterion C:

According to Suzanne S. Pickens, the Howard Family House is "one of the county's most outstanding examples of turn-of-the-century architecture" (Pickens, 244). Although the building has several additions to the rear, none of them greatly alter the character of the structure. The house still retains many features characteristic of the Queen Anne and Colonial Revival styles, including the gabled roofline, wraparound porch, elaborate millwork, Ionic and Doric columns, the Palladian-style windows, and the mantels in the parlor and dining room. As an excellent example of turn-of-the-century architecture in Union

County which has not undergone numerous character-altering changes, the house is eligible for listing on the National Register under Criterion C, Architecture.

Criterion D:

The architectural component of the property is not likely to yield information important in the history of building technology; it is therefore not eligible for the National Register under Criterion D in that respect. For consideration of the eligibility of the archaeological component of this property, see the archaeology report.

F. Boundary Description:

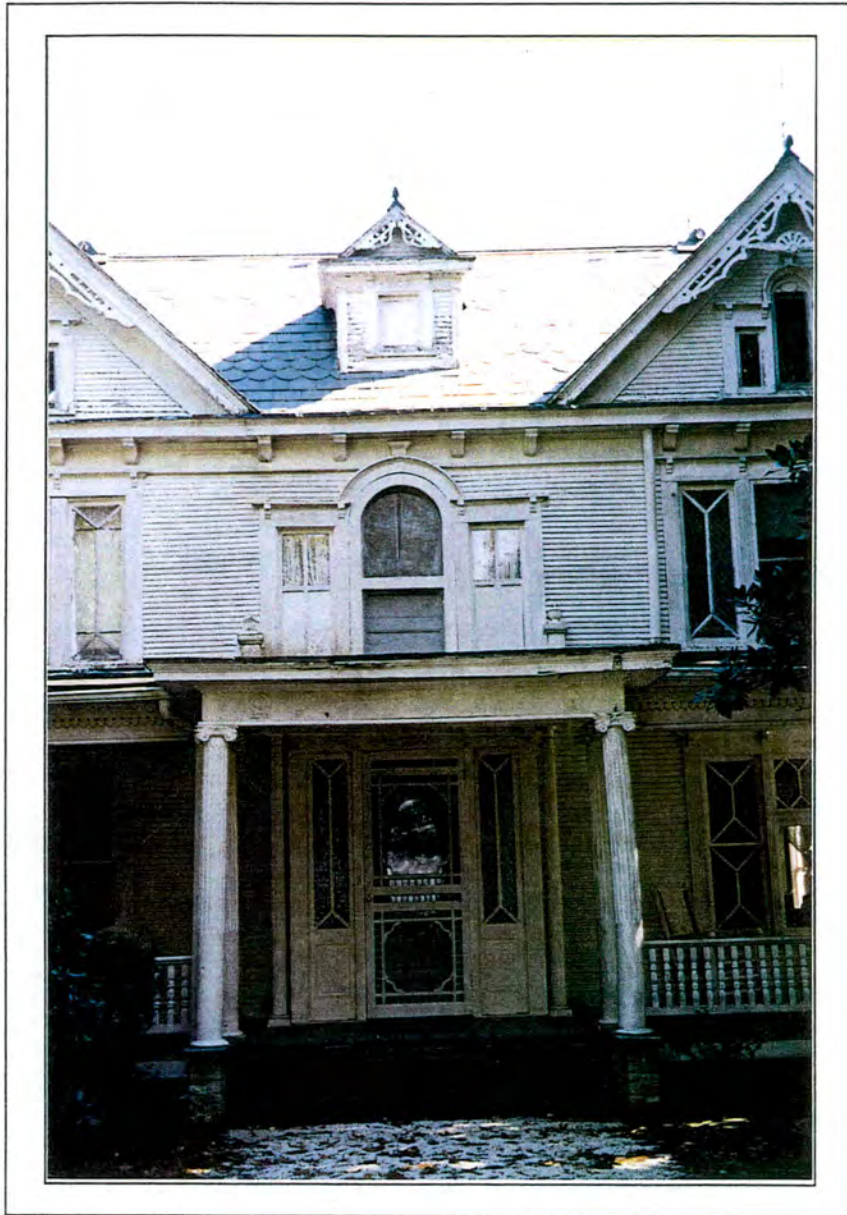
The proposed National Register boundary for the Howard Family House has been drawn according to the guidelines of National Register Bulletin 21, "Defining Boundaries for National Register Properties." The eligible property is the legal property currently associated with the Howard Family House, which includes the house, outbuildings, and historic landscape features.

The proposed boundary is outlined on the attached tax parcel map of the area, shown on Map 6-153, Parcel 13, in the Union County Tax Map Office in Monroe. Beginning at the southwest corner of the Howard Family property, follow the legal property boundary approximately 482 feet east; thence north along the legal property boundary approximately 97 feet; thence east along the legal property boundary approximately 191 feet; thence north along the legal property boundary approximately 271 feet; thence west along the legal property boundary approximately 649 feet; thence south along the edge of existing right of way of NC 16 approximately 449 feet to the beginning. The proposed National Register boundary as described is the legal property boundary associated with the Howard Family House and contains approximately 5.88 acres.

G. Proposed National Register Boundary Justification:

The proposed National Register boundary for the Howard Family House, which is considered eligible under Criterion C, Architecture, includes the house, associated outbuildings, and historic landscape features. The boundary includes the grounds of the house in order to preserve the landscape setting (trees) that has historically been associated with the property since the construction of the house in 1865, and that today serves to maintain the historic integrity of the property. Adjoining parcels of farmland formerly associated with the tract have been excluded because they have been subdivided, are being used for various modern purposes, and have lost their integrity. The edge of right of way

on the east side of NC 16 has been chosen as the western border of the proposed National Register boundary because 1) right of way is owned and maintained by the North Carolina Department of Transportation and is not legally part of the property, 2) it does not contribute to the historic landscape characteristics of the property, and 3) it has been altered and will continue to be altered in the course of routine maintenance by NCDOT and therefore no longer possesses the requisite integrity required for eligibility.



The Howard Family House--Facade



The Howard Family House--Facade



The Howard Family House--Tree-lined Road and Drive



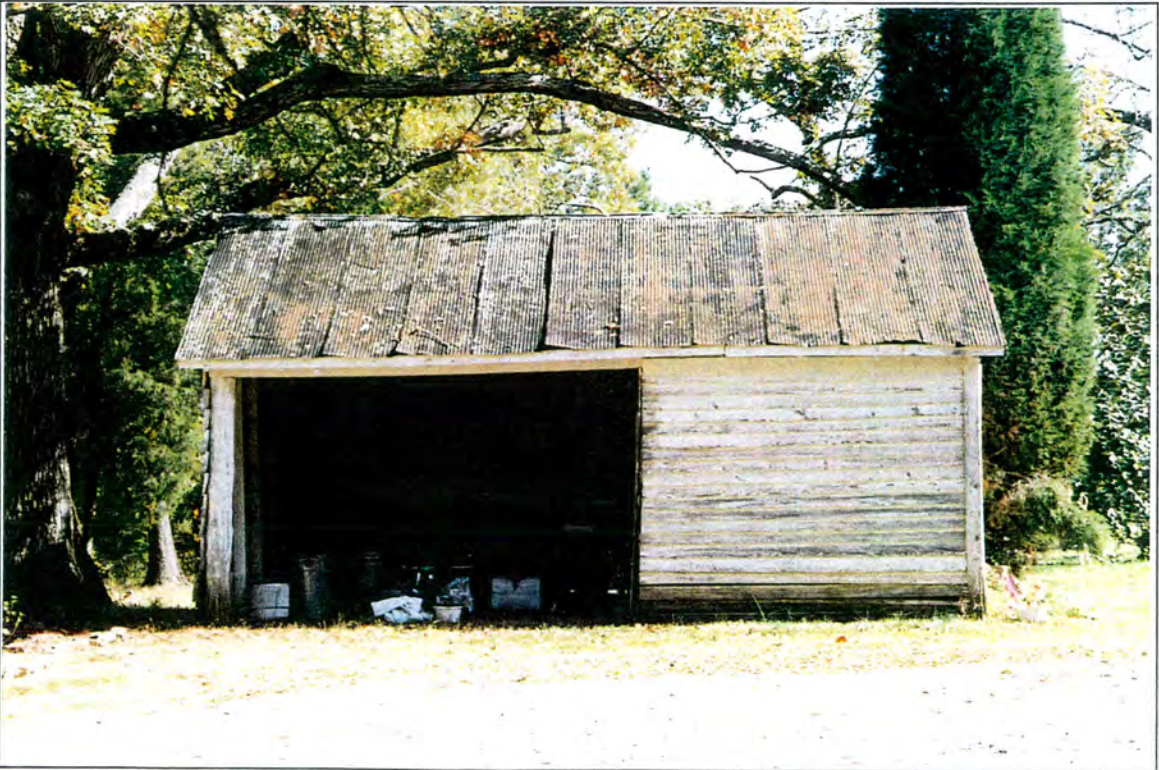
The Howard Family House--South Face



The Howard Family House--North Face



The Howard Family House--Rear Face



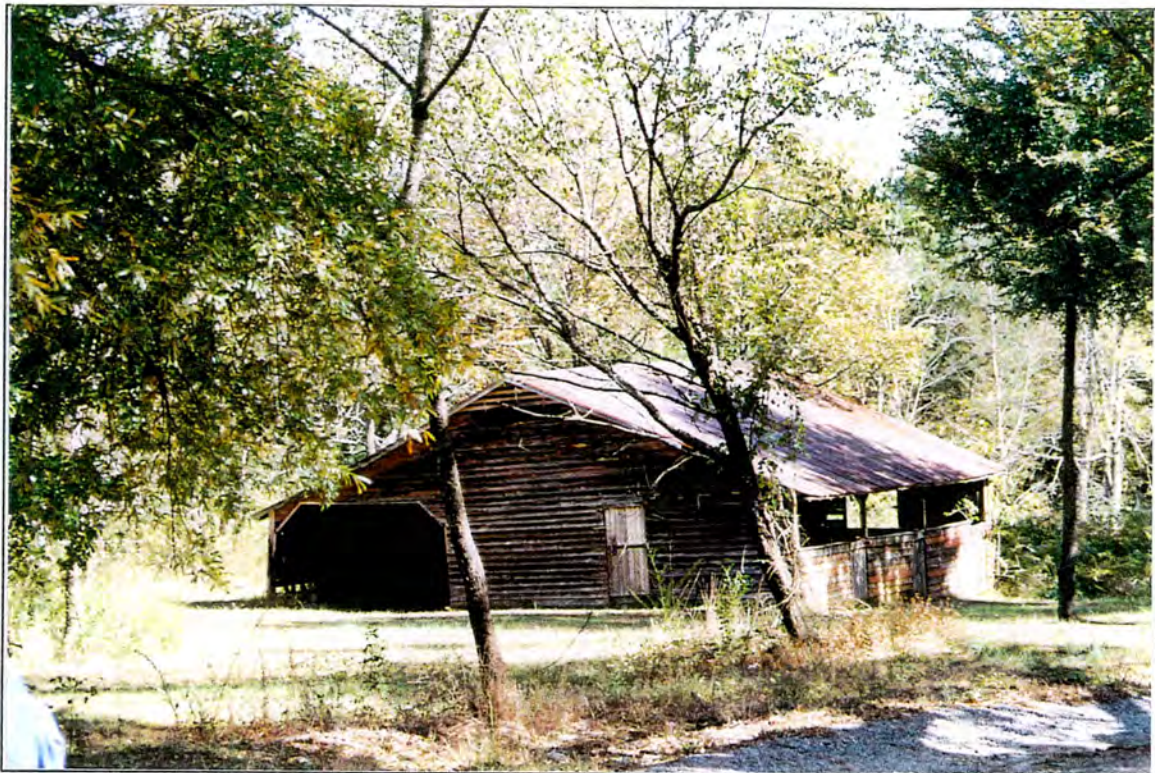
The Howard Family House--Outbuilding



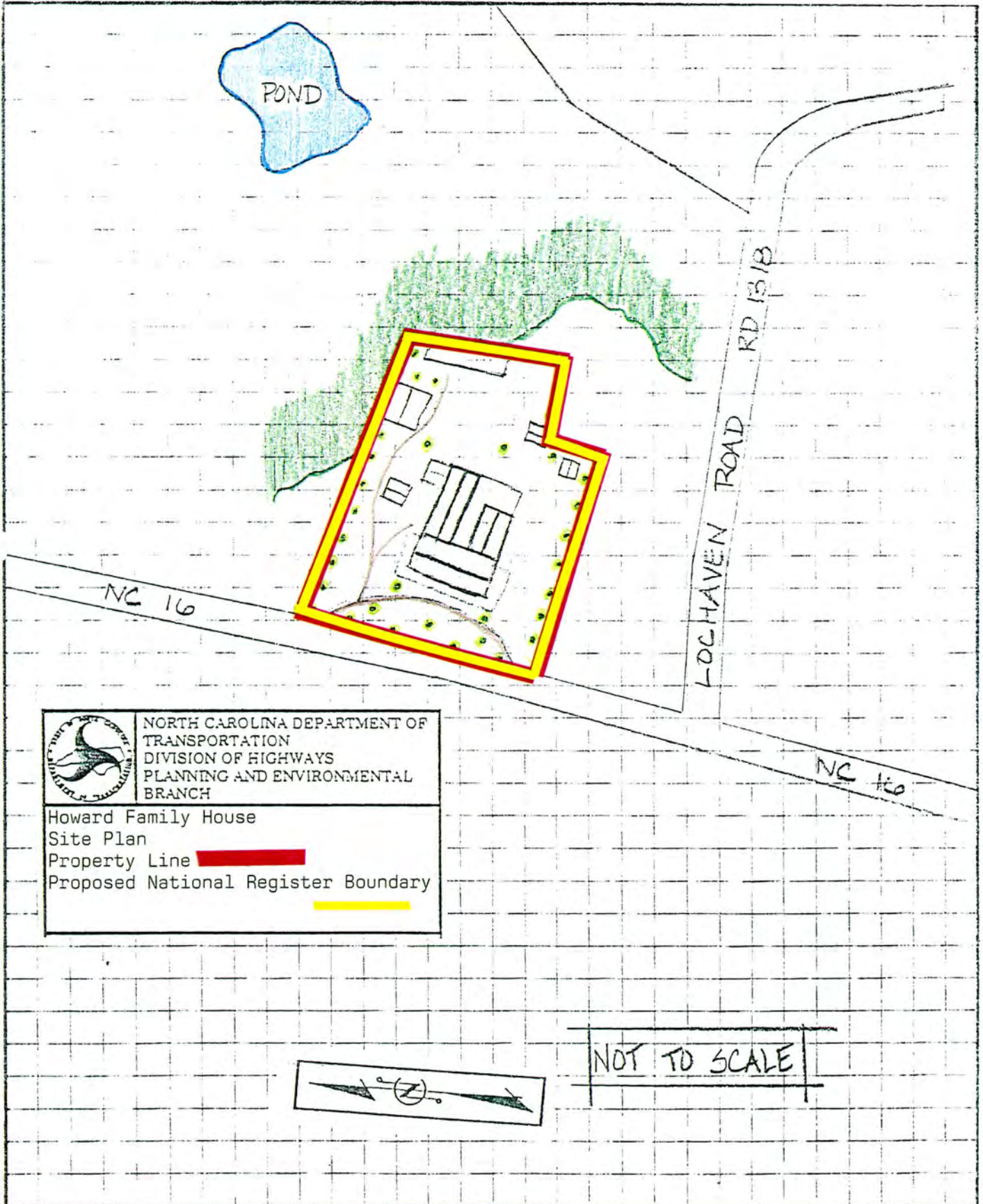
The Howard Family House--Outbuilding




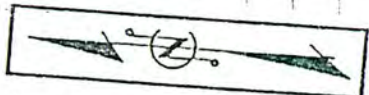
The Howard Family House--Outbuilding



The Howard Family House--Outbuilding



| | |
|--|--|
|  | NORTH CAROLINA DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS PLANNING AND ENVIRONMENTAL BRANCH |
| Howard Family House Site Plan Property Line ██████████ Proposed National Register Boundary ██████████ | |



NOT TO SCALE

Properties Considered Not Eligible for the National Register

The Matthews-Price House

- A. Location: The Matthews-Price House is located on the west side of NC 16 (Providence Road) approximately 0.2 mile south of NC 84 (Weddington Road).
- B. Date: late nineteenth century; extensively remodeled in the 1940s and in the late 1960s and early 1970s.
- C. Description:
According to local tradition, this late nineteenth-century farmhouse was built by N.M.S. "Stitt" Matthews and his wife Mary. In 1904 Matthews transferred the property to Andrew Joseph Price and J. D. Hemby, Price's business associate. The farmhouse apparently remained in the Price Family until 1945, when V. S. Hunter acquired property. Hunter then sold the dwelling in the late 1940s to Jean and Grace Varda, who extensively remodeled the house and removed the front porch. In the late 1960s James and Joyce Smith bought the property and subsequently added the current front porch to the structure.

The Matthews-Price House is currently a two-story, single pile, central-hall dwelling with two two-story rear ells and a two-story front porch. Several one-story additions, as well as a connector between the two-story ells, are located to the rear of the building. The gables of the two-story ells, like the gables of the main structure, have boxed cornice returns. Two small dormers, decorated with pilasters, dentil friezes, and pediments, appear out of place on the low-pitch gable roof and may be part of the later additions to the building.

The addition of the two-story porch, built in the late 1960s and early 1970s, greatly altered the facade of the building. Turned posts and sawn brackets support a dentil frieze and pediment on both stories of the porch. The pediments emphasize the doorways, which are flanked by sidelights and inset panels. The main entry also contains a transom and a door composed of multicolored rectangular glass panes around a central rectangular pane of glass--an element characteristic of the Queen Anne style popular in the late nineteenth century.

Few outbuildings of the farm remain. A heavily restored log structure, possibly a barn at one time, stands to the south of the house. A gable-roofed frame structure lies to the rear of the house, along with a covered well and an incinerator. To the west of the house is a relatively modern turkey barn.

D. Integrity:

The Matthews-Price House has undergone numerous character-altering changes. The interior of the building was extensively remodeled in the late 1940s while the exterior has been significantly altered by the addition of the porch in the late 1960s and early 1970s.

E. Evaluation:

The Matthews-Price House is evaluated within the historical and architectural contexts as established by Suzanne S. Pickens and James R. Snodgrass in their survey report for U-2510, as well as Suzanne S. Pickens' "Sweet Union:" An Architectural and Historical Survey of Union County, North Carolina.

Criterion A:

The Matthews-Price House is considered not eligible for listing on the National Register under Criterion A. In particular, the property is not eligible under Criterion A, Agriculture. In order for a property to be eligible under this criterion on a local level, the property must have made significant contributions to the broad patterns of the history of agriculture and must have been directly involved with an important event, activity, or theme in agricultural development as recognized by the historic contexts of the area. In addition, the property must cogently reflect the period of time in which the important events took place.

If the Matthews-Price property followed the pattern established by the historic agricultural context for the area, the former farm would have produced cotton, and possibly small amounts of wheat, corn, and oats. The property, however, does not retain any field patterns or landscapes indicative of this historic agricultural production. In addition, the Matthews-Price property is no longer a working farm and the remaining outbuildings have been altered so that their integrity has been compromised. Moreover, no agricultural outbuildings remain which cogently reflect historic farming practices. The property, therefore, is not eligible for the National Register under Criterion A, Agriculture.

Criterion B:

There are no persons of national, state, or local significance associated with the property. It is, therefore, not eligible under Criterion B.

Criterion C:

The Matthews-Price House is a typical late nineteenth century farmhouse which has undergone numerous character-altering changes. As such, it does not retain the integrity necessary for inclusion in the National

Register. There are other examples of turn of the century architecture throughout Union County, including the Howard Family House and the John Walker Matthews House, that retain a higher level of integrity and set the standard for eligibility for farmhouses of this era. The property, therefore, is not eligible for listing on the National Register under Criterion C, Architecture.

Criterion D:

The architectural component of the property is not likely to yield information important in the history of building technology; it is therefore not eligible for the National Register under Criterion D in that respect. For consideration of the eligibility of the archaeological component of this property, see the archaeology report.



The Matthews-Price House--Facade



The Matthews-Price House--North Face



The Matthews-Price House--Rear Face



The Matthews-Price House--Outbuilding and Incinerator



The Matthews-Price House--Covered Well



The Matthews-Price House--Log Structure



The Matthews-Price House--Log Structure

Properties Determined Not To Be Eligible for the
National Register

Building #4--House



CONCURRENCE FORM
FOR
PROPERTIES NOT ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES

Brief Project Description

Widen NC 16 from Rea Rd extension to S. of
the Charlotte Outer Loop (Mecklenburg Co)

On 11-7-95, representatives of the

- North Carolina Department of Transportation (NCDOT)
- Federal Highway Administration (FHWA)
- North Carolina State Historic Preservation Office (SHPO)
- Other _____

reviewed the subject project at

- A scoping meeting
- Historic architectural resources photograph review session/consultation
- Other _____

All parties present agreed

- there are no properties over fifty years old within the project's area of potential effect.
- there are no properties less than fifty years old which are considered to meet Criterion Consideration G within the project's area of potential effect.
- there are properties over fifty years old (list attached) within the project's area of potential effect but based on the historical information available and the photographs of each property, properties identified as bdg # 4 - house are considered not eligible for the National Register and no further evaluation of them is necessary.
- there are no National Register-listed properties within the project's area of potential effect.

Signed:

Christa Neelus 11-7-95
Representative, NCDOT Date

Roy C. Shetton 11/3/95
FHWA, for the Division Administrator, or other Federal Agency Date

Debra Bevin 11/2/95
Representative, SHPO Date

David K. Wood, Deputy 11/9/95
State Historic Preservation Officer Date