



North Carolina Department of Cultural Resources
State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Pat McCrory
Secretary Susan Kluttz

Office of Archives and History
Deputy Secretary Kevin Cherry

July 17, 2014

MEMORANDUM

TO: Shelby Reap
Office of Human Environment
NCDOT Division of Highways

FROM: Ramona M. Bartos

Reap for Ramona M. Bartos

SUBJECT: Historic Structures Survey Report, Widening of John Street/Old Monroe Road (SR 1009)
From Trade Street to Wesley Chapel/Stout Road, U-4714, Mecklenburg & Union Counties,
ER 13-0879

Thank you for your June 10, 2014, letter transmitting the above-referenced report. We have reviewed the report and offer the following comments.

For the reasons outlined below, we believe the proposed **Matthews Commercial Historic District boundary expansion (MK3357 and MK3358) is not eligible for listing** in the National Register of Historic Places.

- To qualify as a boundary expansion, the area must have made a significant contribution to the history of Matthews' central business district and have historic integrity.
- The addition of the fence, stairs, and modern gazebo at the sidewalk edge has significantly altered the appearance of the property to the southeast.
- It is not clear if other gin-related buildings used to stand on the property in the now vacant area.
- No information is offered about what the auxiliary buildings were used for, and no case has been made for their importance.
- A case has not been made for the individual contribution of the 1957 store building to Matthews' downtown area and expanding the historic district's period of significance to include it would require such a claim. There has to be important history and/or architecture to add a very small number of buildings to a district.
- No context is offered in the report about why/how the post-1946 period in Matthews has historic significance.

We concur that the **Reid House (MK1191) is eligible for listing** in the National Register under Criterion C as a very good local representative example of the Queen Anne style. If the storage building/servants' quarters date from within 15-20 years of the house, then the building is a contributing resource to the historic setting for the house. If the building was built after 1910, we agree it is a noncontributing resource on the property.

We concur that the **Rowland - Clay House (MK2301) is eligible for listing** in the National Register under Criterion A for its association with the African American community in Matthews and represents the economic success of Charlie and Vivian Rowland to be able to purchase land and construct a house for themselves. The workshop to the rear of the house very likely contributes to the continuing history of the African American-owned parcel by the Clay family. The house may also qualify under Criterion C; however, more information about the interior integrity would be needed to make that judgment.

We concur that the **Banks H. Funderburk Store (UN0125) (Rock Store, local landmark) is eligible for listing** in the National Register under Criterion C for its intact picturesque architectural design using very distinctive ashlar rubble stone with raised joints. We are not certain that the stone is actually flint.

We agree that the **Sun Valley High School (UN1182) does not meet National Register criteria** due to changes to the setting and design of the historic school campus. The detached 1960 auditorium now has two large additions on either side. The rear modern additions to the main building do somewhat detract from the school's integrity. Other pre-1963 buildings to the southwest historically stood separately and they have been added on to the rear also. In addition to the post-1965 buildings, the original school building has been altered on the exterior. The alterations to the historic buildings and the new additions have lessened the integrity of the historic school sufficiently enough to result in the property not qualifying for the National Register.

The **Heywood - Killough House (UN0178) does not meet National Register criteria.** The application of synthetic siding, a modern rear addition, new windows, the replacement of the original porch with a Craftsman style porch, and extensive interior remodeling has significantly altered the appearance of this Queen Anne style house.

We believe that contrary to the finding of the report, the **Banks and Carolyn Funderburk House (UN1200) is eligible for listing** in the National Register under Criterion C for architecture as a good representative local example of a Split Level house. The sets of modern columns at the entrance to the living room do detract from the interior integrity of the house, but the excellent integrity of the rest of the main house block is more than enough for the house to have the distinctive characteristics of this house type.

Having reviewed the inventory of properties that were judged as not warranting further investigation, we would recommend additional study to more fully evaluate the following for National Register eligibility.

- No. 33 -- This hip-roofed concrete block house has a very distinctive exterior brick treatment, and the original metal windows are intact.
- No. 68 -- This house is also constructed of the stone found at the Funderburk Store, and it appears to have good integrity.
- No. 72 -- Other pyramidal cottages in the Mecklenburg/Union area have been listed in the Register or are designated as local landmarks, and I would like to know more about this house which appears to have relatively good integrity.

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

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-807-6579 or renee.gledhill-earley@ncdcr.gov. In all future communication concerning this project, please cite the above referenced tracking number.

cc: Mary Pope Furr, NCDOT

mpfurr@ncdot.gov

HISTORIC ARCHITECTURAL RESOURCES SURVEY REPORT

**WIDENING OF JOHN STREET/OLD MONROE ROAD (SR 1009) FROM TRADE STREET
TO WESLEY CHAPEL-STOUT ROAD IN THE TOWNS OF MATTHEWS, STALLINGS, AND
INDIAL TRAIL
MECKLENBURG AND UNION COUNTIES**

**NCDOT TIP No. U-4714
FA No. STPDA-1009(16)
WBS No. 39078.1.1
Limited Services Contract No. 7000014413**

Prepared for:

**North Carolina Department of Transportation, Human Environment Section
Raleigh, North Carolina**

Prepared by:

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

30 May 2014

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MATTSON, ALEXANDER AND ASSOCIATES, INC.

Frances Alexander

30 May 2014

Frances P. Alexander, M.A.

Date

Richard L. Mattson, Ph.D.

Date

North Carolina Department of Transportation

Date

MANAGEMENT SUMMARY

This North Carolina Department of Transportation (NCDOT) project is entitled, *Widening of John Street/Old Monroe Road (SR 1009) from Trade Street to Wesley Chapel-Stout Road in the towns of Matthews, Stallings, and Indian Trail*. The project is located in Mecklenburg and Union counties, North Carolina, and the TIP No. is U-4714. The project location is depicted in **Figure 1**. NCDOT proposes to widen John Street/Old Monroe Road from Trade Street in downtown Matthews, Mecklenburg County, to Wesley Chapel-Stout Road in Indian Trail, Union County. This report documents the historic properties located within the area of potential effects (APE) for the project.

In response to a request for input, architectural historians surveyed the entire APE, defined as the geographic area or areas within which a project may cause changes to the character or use of historic properties, if any such properties exist. Determined during the initial field survey, the APE extends for much of the project length the equivalent of one city block beyond the existing rights-of-way along John Street/Old Monroe Road. This boundary serves as an effective physical and visual buffer to the proposed road widening. This architectural resources survey consisted of background research into the historical and architectural development of the study area and a field survey of the APE. The APE boundary is shown on **Figures 2a-2i**. Photographs of the eighty-seven resources that did not merit further investigation are found in **Appendix A**. Resources identified during the field survey are shown on detailed maps of the APE located in **Appendix B**.

During the January 2014 survey of the APE, a total of ninety-six (96) resources built prior to 1965 were identified. These findings were presented to the North Carolina State Historic Preservation Office (NCHPO) on February 18, 2014. As noted above, eight-seven of the ninety-six surveyed properties did not warrant any further examination. Nine resources required intensive-level evaluation to determine National Register eligibility, including the Matthews National Register Commercial Historic District (MK1417) (National Register 1996). Following in-depth investigations, a boundary expansion was recommended for the historic district that encompassed two of the nine resources. Both of these surveyed properties are commercial buildings (MK3357 AND MK3358) located at 105 and 106 North Trade Street. The following four properties were recommended as individually eligible for the National Register: 1) Reid House (MK1191) (Study List 1987) (Local Landmark 1987); 2) Rowland-Clay House (MK2301) (Study List 2002) (Local Landmark 2005); 3) Banks H. Funderburk Store (UN0125) (Local Landmark 2003); and 4) Banks and Carolyn Funderburk House (UN1200). The Heywood-Killough House (UN0178) and Sun Valley High School (UN1182) were examined intensively and were evaluated as ineligible for the National Register because of loss of integrity.

Figure 1
Project Location Map

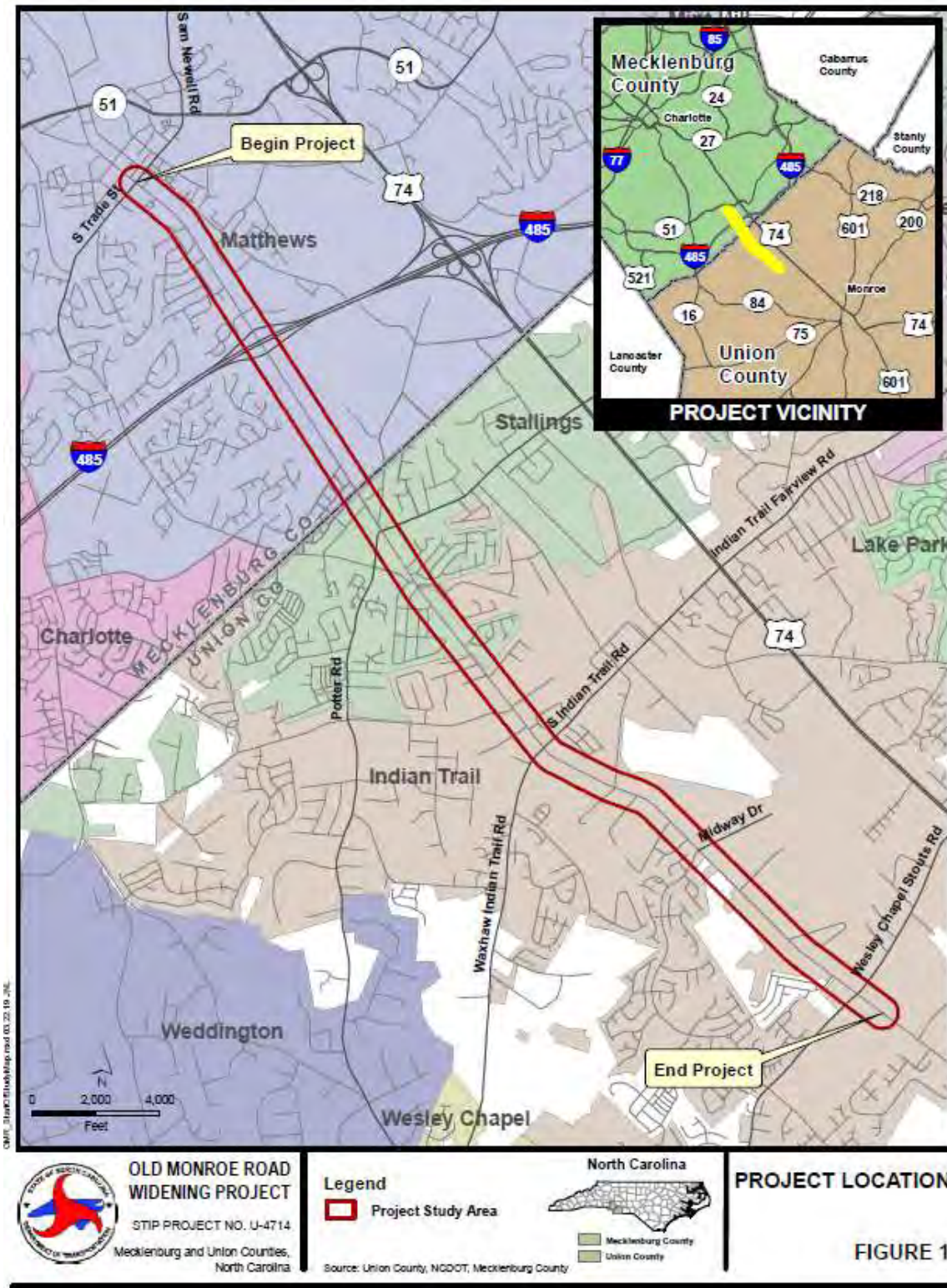


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I. INTRODUCTION

This North Carolina Department of Transportation (NCDOT) proposes to widen John Street/Old Monroe Road, from Trade Street in downtown Matthews to Wesley Chapel-Stout Road in Indian Trail. Located in both Mecklenburg and Union counties, the project is entitled, *Widening of John Street/Old Monroe Road (SR 1009) from Trade Street to Wesley Chapel-Stout Road in the towns of Matthews, Stallings, and Indian Trail*. The TIP No. is U-4714. This report documents the historic properties located within the area of potential effects (APE) for this project.

NCDOT conducted a survey and compiled this report in order to identify historic architectural resources located within the APE for the project. The survey is part of the environmental studies performed by NCDOT and documented by an environmental assessment (EA). This report is prepared as a technical appendix to the EA and as part of the documentation of compliance with the National Environmental Policy Act (NEPA) of 1969 and the National Historic Preservation Act of 1966, as amended. Section 106 of the NHPA requires federal agencies to take into account the effect of federally funded, licensed, or permitted projects on properties listed on or eligible for listing on the National Register of Historic Places and to afford the Advisory Council on Historic Preservation a reasonable opportunity to comment. This report is on file at NCDOT and is available for review by the public.

II. METHODOLOGY

The architectural survey for this federally-funded project was undertaken in accordance with the provisions of FHWA Technical Advisory T 6640.8A (Guidance for Preparing and Processing Environmental and Section 4(f) Documents) and the Secretary of the Interior's Standards and Guidelines for Archaeological and Historic Preservation (48 CFR 44716); 36 CFR Part 800; 36 CFR Part 60. This survey and report meet NCDOT and National Park Service guidelines.

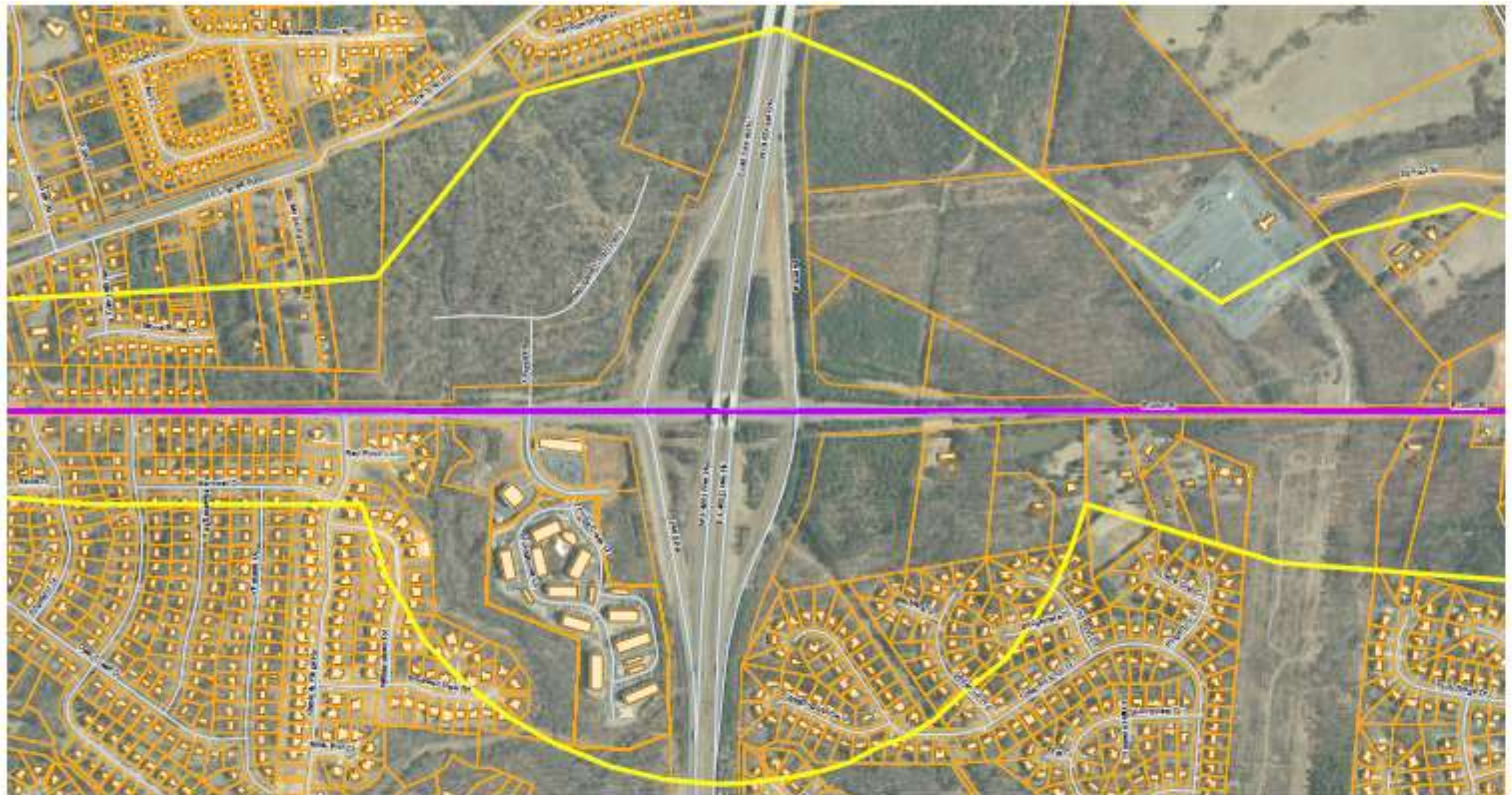
This survey was conducted with the following goals: 1) to determine the APE; 2) to identify all resources at least fifty years of age within the APE; and 3) to evaluate these resources according to the National Register of Historic Places criteria. The APE boundary is shown in **Figures 2a-2i**. Detailed APE maps showing the locations of the surveyed properties are found in **Appendix B**.

The APE was delineated during an initial field survey conducted in January 2014. This survey identified a total of ninety-six (96) resources that were built prior to 1965. These findings were presented to the North Carolina State Historic Preservation Office (NCHPO) on February 18, 2014. Nine resources required in-depth evaluation of eligibility, and these evaluations are contained within this report.

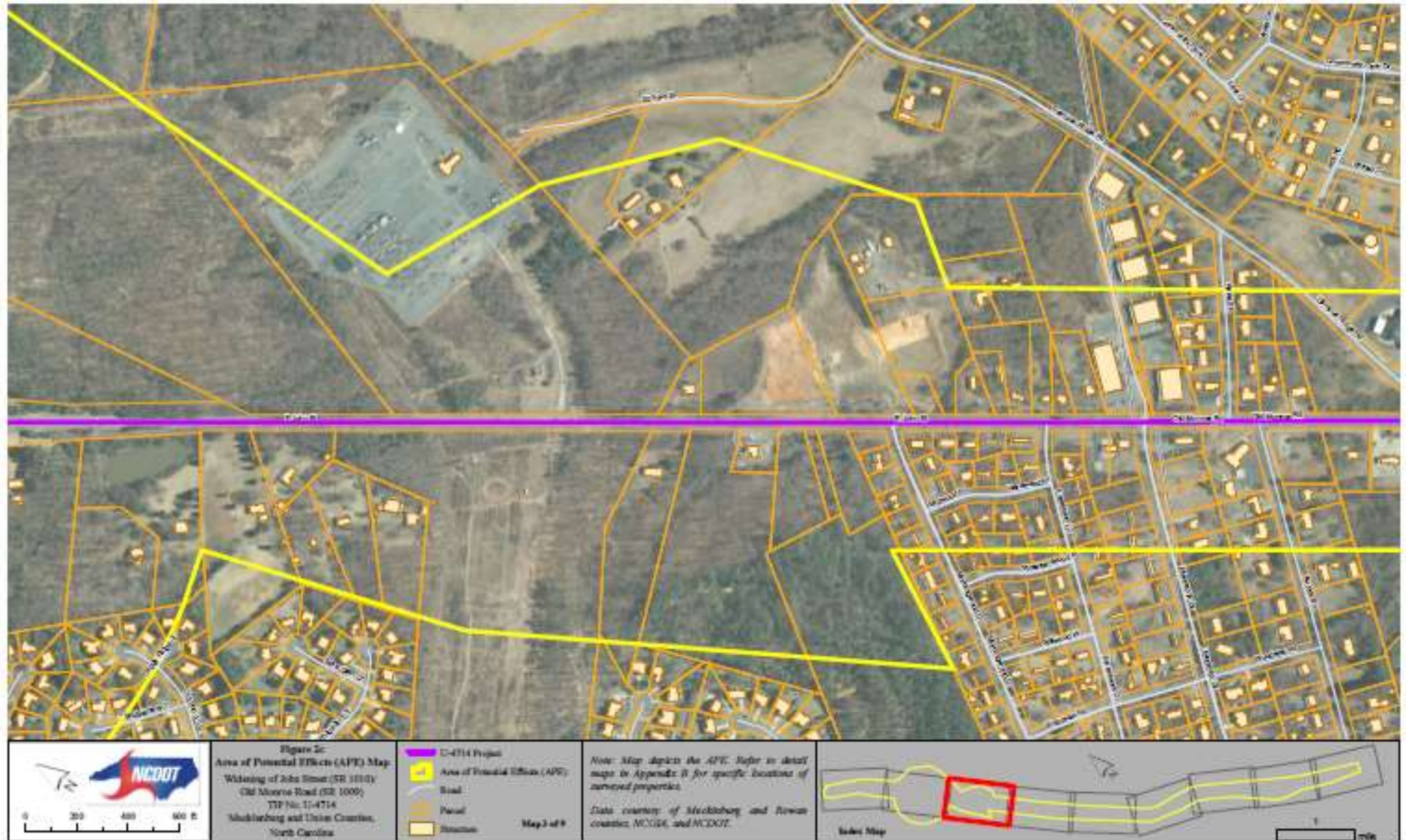
Background research was conducted to trace the architectural and historical development of the study area. Both primary and secondary sources were examined, including Mecklenburg County and Union County architectural survey files at the NCHPO in Raleigh. Sponsored by the NCHPO, architectural surveys of Union County were conducted between 1978 and 1989. These inventories were edited and compiled in the 1990 publication, *Sweet Union: An Architectural and Historical Survey of Union County, North Carolina* (Pickens 1990). In Mecklenburg County, the 2002 survey of historic African American resources provided information on the Tank Town community (later renamed Crestdale) in Matthews. The Charlotte-Mecklenburg Historic Landmarks Commission in Charlotte provided documentation on two local landmarks—the Rowland-Clay House and the Reid

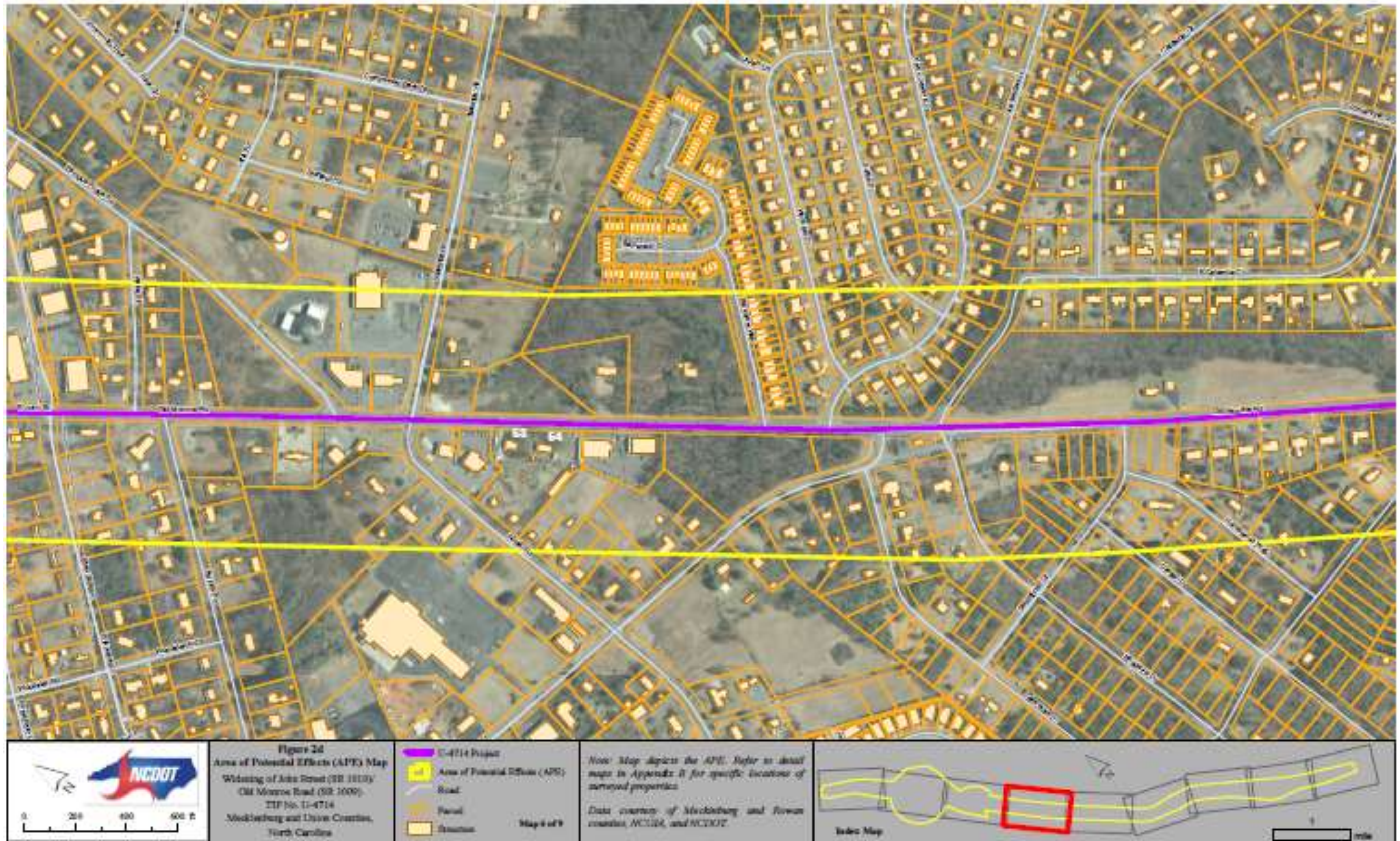


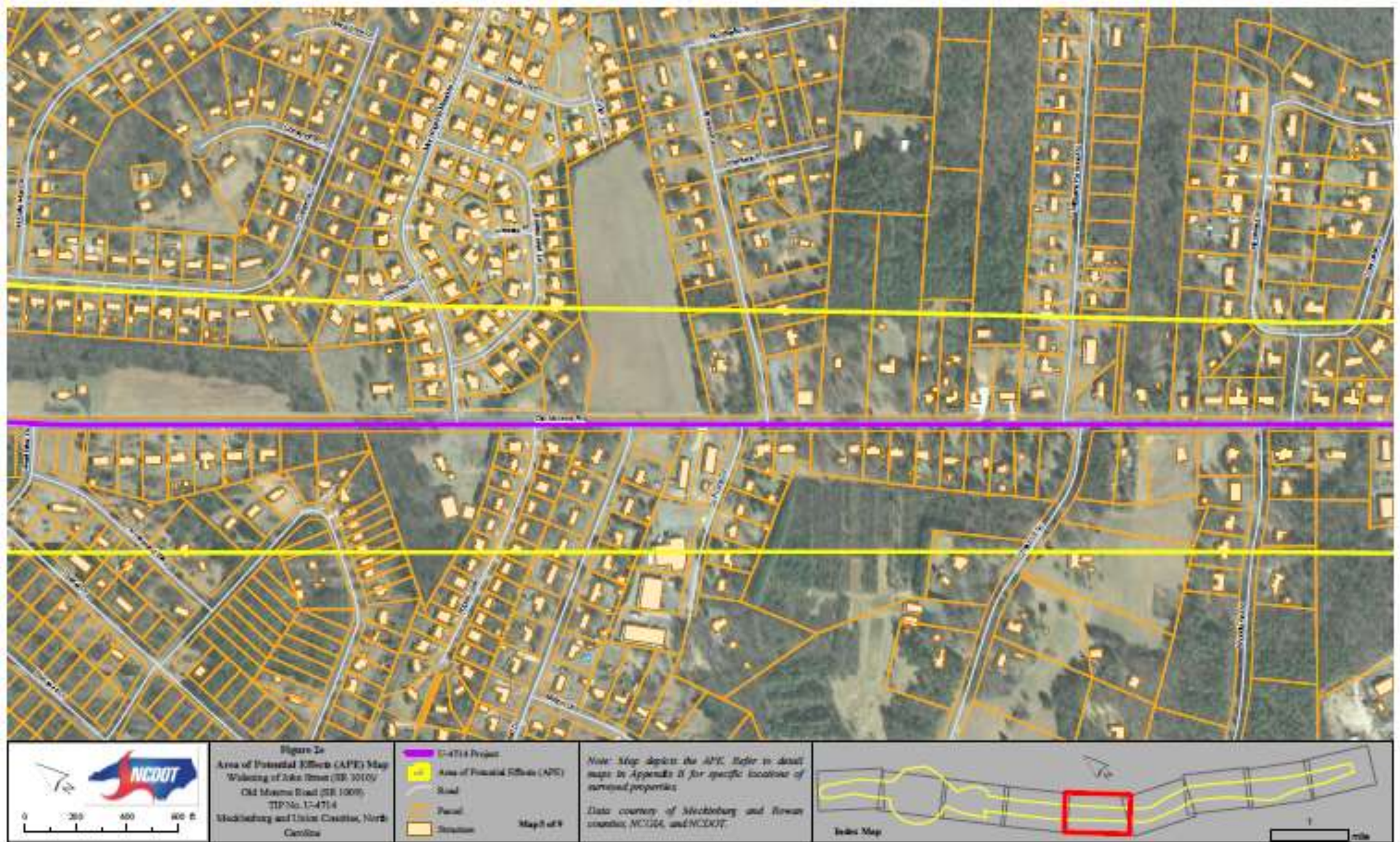
	<p>Figure 2a Area of Potential Effects (APE) Map Widening of John Street (SR 1010)/ Old Monroe Road (SR 1009) TIP No. U-4714 Mecklenburg and Union Counties, North Carolina</p>	<ul style="list-style-type: none"> U-4714 Project Area of Potential Effects (APE) Road Parcel Structure <p style="text-align: right;">Map 1 of 9</p>	<p><i>Note: Map depicts the APE. Refer to detail maps in Appendix B for specific locations of surveyed properties.</i></p> <p><i>Data courtesy of Mecklenburg and Rowan counties, NCGIA, and NCDOT.</i></p>	<p style="text-align: center;">Index Map</p>
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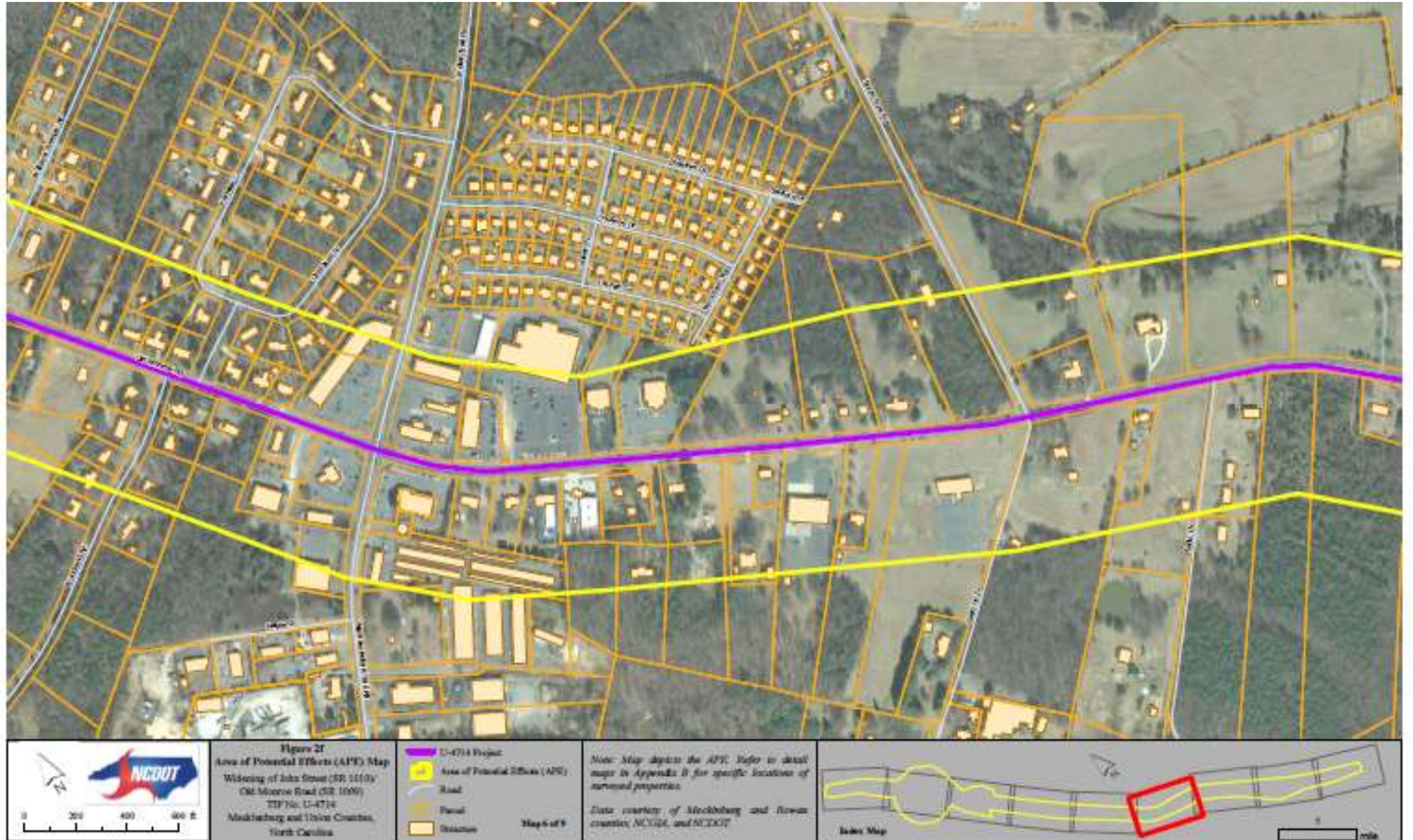


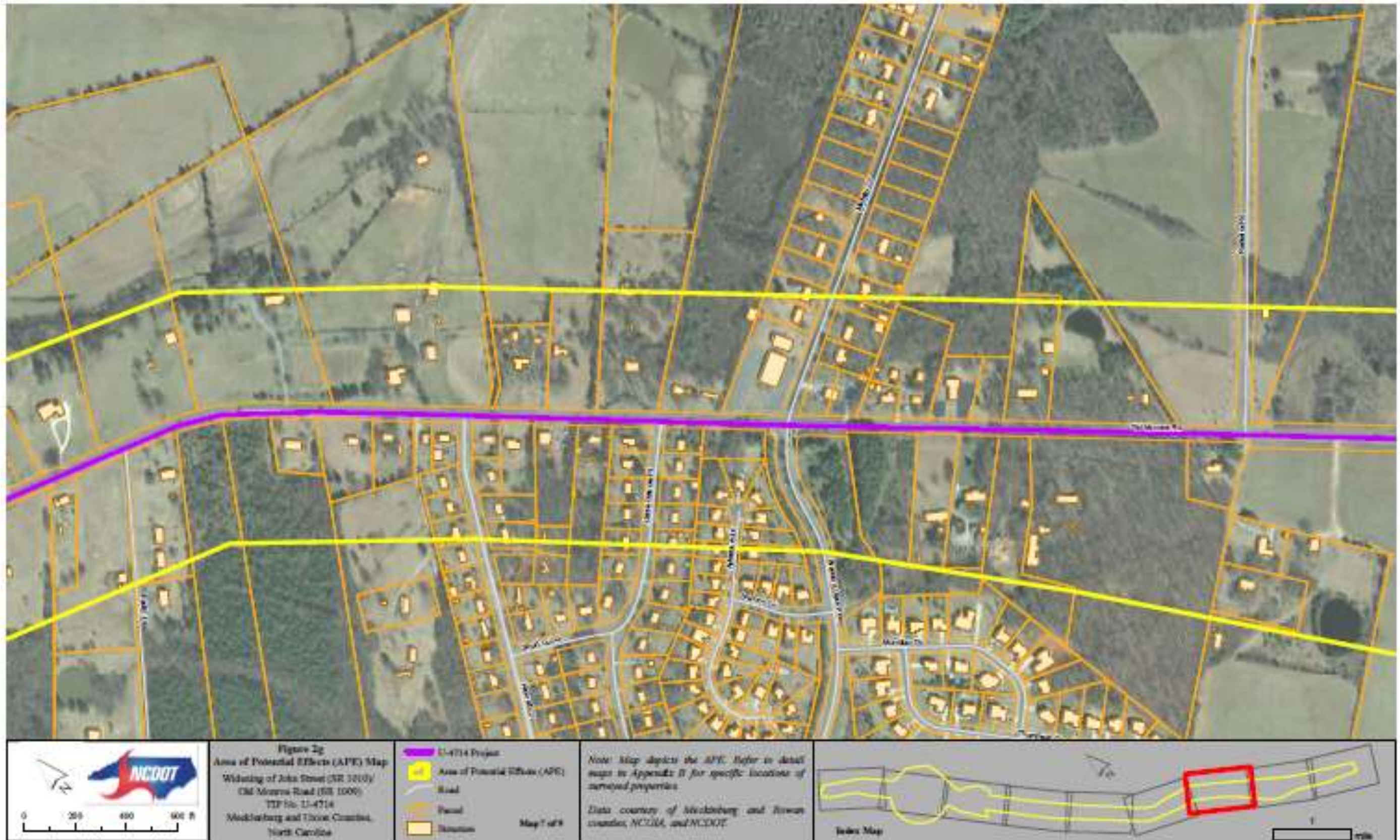
	<p>Figure 2b Area of Potential Effects (APE) Map Widening of John Street (SR 1009) Old Monroe Road (SR 1009) TIP No. U-4714 Mecklenburg and Union Counties, North Carolina</p>	<p>U-4714 Project Area of Potential Effects (APE) Road Parcel Structure</p>	<p><i>Note: Map depicts the APE. Refer to detail maps in Appendix B for specific locations of surveyed properties.</i></p> <p>Data courtesy of Mecklenburg and Rowan counties, NCCDA, and NCDOT</p>	
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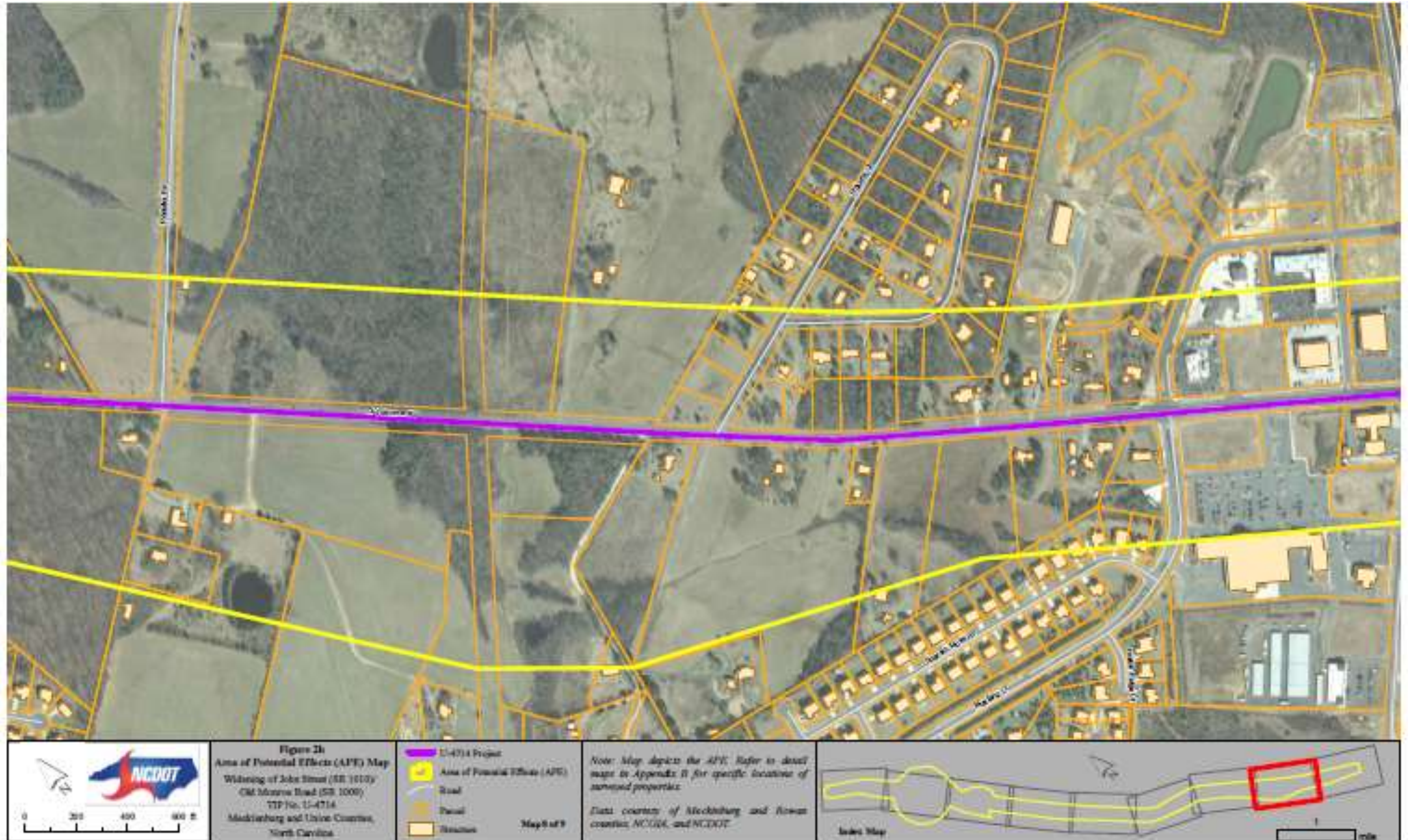


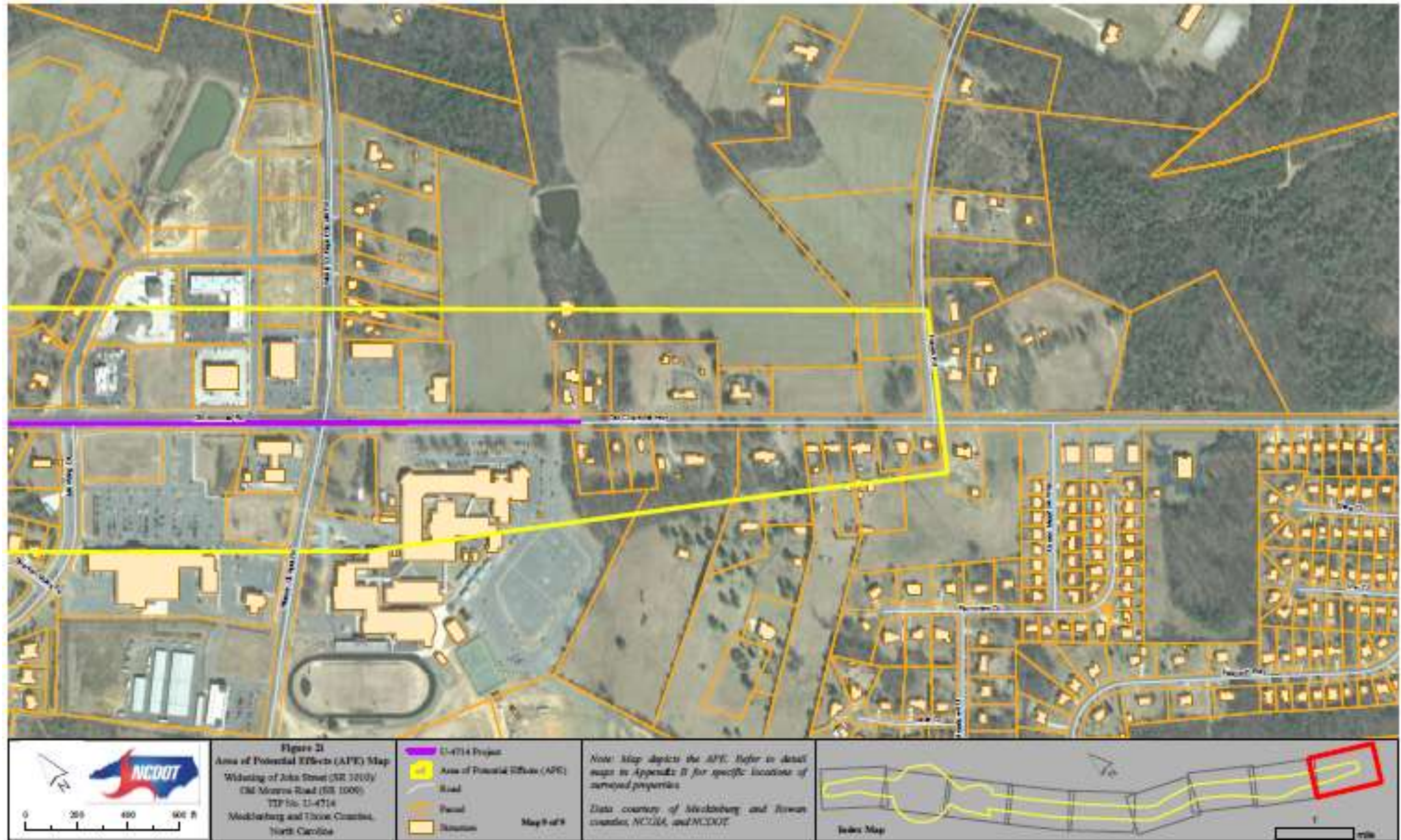












House—both located in Matthews. Ms. Paul Lester, President of the Matthews Historical Foundation, and Ms. Mary Norton Kratt, Mecklenburg County historian and author, provided useful information on the Reid House, the Matthews Commercial Historic District, as well as the general development of Matthews. Property owners and other local historians offered data on the histories of other resources. Mr. Donald S. Hughes, Director of Facilities, Union County Public Schools, provided documentation on the construction and expansion of the county high schools, particularly Sun Valley High School which is located within the APE.

III. PHYSICAL ENVIRONMENT

The proposed project area is located within southern Mecklenburg and western Union counties in the southern Piedmont region of North Carolina. The project area cuts through the booming southeastern outskirts of suburban Charlotte. Since the 1960s, suburban residential and commercial developments have swallowed up farmsteads and crossroads hamlets that once characterized this area. Only a small number of farms, churches, and stores established here in the nineteenth and early twentieth centuries survive. The two-lane road, John Street/Old Charlotte Highway, historically linked Monroe, the county seat of Union County, with Charlotte, the seat of neighboring Mecklenburg County to the west. Much of the traffic between the two cities now follows multiple-lane Independence Boulevard (US 74), which was constructed in the 1940s and 1950s as an urban expressway. However, John Street/Old Charlotte Highway remains a busy roadway and has attracted a great deal of construction since the 1960s. Single-family ranch houses, as well as schools, churches, and shopping centers now line the road and congregate at major intersections. The east end of the project terminates near Sun Valley High School, which opened in 1961 to meet the demands of a rapidly growing suburban population. The project's western terminus is in the town of Matthews. Although the town has expanded dramatically in recent decades, its historic core, oriented to North Trade Street, remains substantially intact. The Matthews Commercial Historic District (National Register 1996), reflects the town's railroad-related, commercial development in the late nineteenth and early twentieth centuries and extends into the APE for this project.

IV. PROPERTY EVALUATIONS OF ELIGIBILITY

Nos. 1, 6-7 Matthews Commercial Historic District (MK1417) (National Register 1996) and Proposed National Register Boundary Expansion (MK3357, MK3358) (PIN 21501304)
157-195 and 156-196 North Trade Street; 118 East Charles Street; 105-106 North Trade Street
Matthews, Mecklenburg County



Summary Statement of Significance

The 1996 National Register nomination stated that the Matthews Commercial Historic District was one of the most impressive small-town commercial districts remaining in Mecklenburg County. As such, the district was listed in the National Register under both Criterion A for commerce and Criterion C for architecture. The district was remarkably intact with ten of its eleven resources contributing to its historic character. The only noncontributing building was a concrete-block utility building hidden behind the contributing resources that form the streetscape along North Trade Street. The nine primary buildings within the district were built for and housed businesses operated by several of the most prosperous entrepreneurs in Matthews and illustrate the rail-generated commercial importance of Matthews during the late nineteenth and early twentieth centuries. Ellison James Funderburk and his three sons had interests that included general merchandise and dry goods stores, a blacksmith shop, and a grist mill. Everard Jefferson Heath was a banker, cotton buyer, and wholesale and retail merchant, and Thomas Jefferson Renfrow owned a general store that specialized in hardware and farm supplies. All these historic enterprises have continued well past the middle of the twentieth century, and several have been carried on by successive generations of the founding families. The period of significance for the historic district extends from the 1880s to 1946, the fifty-year cut-off at the time the National Register nomination was completed (Brown and Mattson, Alexander and Associates, Inc. 1996).

Physical Description (Plates 1-10) (Figures 3-4)

The Matthews Commercial Historic District comprises part of the 100 block of North Trade Street, south of the railroad tracks, an alley that defines the western edge of the district, and a section of East Charles Street. Trade Street serves as the town's principal commercial street, and the rows of mainly attached, brick commercial buildings are found on both the east and west sides of the street. The buildings were constructed in the late nineteenth and early twentieth centuries when Matthews emerged as a small trading center and entrepot along the Central Carolina Railroad. Comprising approximately 2.5 acres and portions of two blocks, the Matthews Commercial Historic District has eleven resources (ten contributing and one noncontributing), all of which lie within the APE for the project.

The earliest surviving buildings in the district include the large and prominently sited, two-story, brick Heath and Reid General Store (1888). The architecturally distinctive, brick building stands

two stories tall with corbeled, brick pendants, a bracketed, wood cornice, and hooded windows on the second story. A second store facing East Charles Street is almost identical in its detailing to Heath and Reid and is probably a contemporary with the general store. The East Charles Street store has a symmetrical, six-bay façade with segmental-arched, two-over-two light windows.

All but two of the buildings in the historic district erected over the next fifty years followed these precedents. The one-story and two-story, brick buildings were typical of small-town commercial architecture with modest forms of detailing that included decorative parapets and brickwork, wood storefronts, and bracketed cornices. Most of the other buildings date to circa 1900, including the two-story, brick building at 189 North Trade. This commercial structure has recessed, vertical panels ornamenting the cornice, a bracketed cornice, and segmental-arched, second-story windows. To the south are two one-story buildings owned by the Funderburk brothers. Each building has a narrow façade with intact storefronts. A one-story, brick building (1890s), situated in an alley called Library Lane, was also owned by the Funderburks. The building originally served as a grist mill and blacksmith shop. Renfrow Hardware Store, across the street on the east side of Trade, is notable for its remarkably intact interior with original hardwood floors, display shelves, and counters. Divided into three sections, the original building at the north end (circa 1900) has a brick exterior, a wood storefront with a bracketed cornice, and corbeled pendants beneath the flat parapet. Adjoining the south elevation is a second, nearly identical store built soon after the first. Finally, a large addition was constructed to the south in the 1930s. This section has a dark-red brick exterior and seven bays divided among three storefronts which are unified by a stepped parapet in the center and flanking flat parapets. The side parapets are punctuated by cast-stone caps that project above the roof line. Decorative brickwork visually creates name panels ornamented with concrete corner blocks.

With its Neoclassical Revival styling and its setback from the street, the one story, brick-veneered U.S. Post Office (1939) is the most unusual building in the district. The building has a symmetrical façade, continuous stone cornice, and a tall, stepped parapet with stone coping. The central entrance has a lunette transom and is flanked by granite, Tuscan columns and narrow windows.

Also unusual in the district is the narrow, frame, one-story building with a false-front parapet. Situated south of Renfrow's, the 1892 building was erected as the town post office. The building has an L-shaped extension at the rear that appears to have been used for residential purposes. The 1892 post office is a rare surviving example of frame commercial architecture from the late nineteenth century.

There are also two ancillary buildings behind 195 North Trade Street. One is a small, windowless, brick structure that was used for storage or as a pump house. The building dates to the early twentieth century. Nearby is a circa 1970, concrete-block building that is the only noncontributing resource in the historic district.

During the historic period, commercial development extended south of the historic district boundary to the intersection of Trade and John streets. However, the boundary was drawn to exclude five Trade Street properties (two on the west side and three on the east) from the district. On the west side of Trade, a modern, brick, Colonial Revival bank building (1970s) and the early twentieth century town hotel were both eliminated from the district. The hotel no longer had sufficient integrity for eligibility, having lost its upper story in a fire and having new storefronts cut into what was once a party wall with a long demolished building on the corner.

The boundary excluded two frame auxiliary buildings (mid-1920s) that were originally part of a cotton gin complex spanning both the east and west sides of the aptly named Cotton Gin Alley. (The gin was destroyed during Hurricane Hugo.) The alley parallels Trade Street one block to the east, and the two cotton gin buildings sit at the back of the lot next to the 1892 post office. The property, which extends from Trade to Cotton Gin Alley, is now used as the town farmers market. The cotton gin buildings appear to have been left out of the district because the nomination focused primarily on the masonry storefronts on Trade and Charles streets.

The one-story, brick commercial building (1957) next door was also omitted from the historic district because the building postdated the period of significance. The commercial building has a flat parapet lined with terra cotta coping and an angled, recessed entrance with metal-sash display windows and door. The cotton gin buildings have gable roofs, corrugated-metal or board-and-batten siding, and six-over-six light, double-hung, wood-sash windows. The cotton gin buildings and the brick store share the same tax parcel and are recommended for inclusion in an expanded historic district. The corner building is modern, having been erected after the earlier building on the site was lost in a mid-1960s fire (Kratt 2014).



Plate 1. Matthews Commercial Historic District, Funderburk Brothers Dry Goods Store (Left), E. J. Funderburk General Merchandise Store (Center), Commercial Building at 189 North Trade Street (Center Right), and 1939 Post Office (Right), Looking Northwest.



Plate 2. Matthews Commercial Historic District, Heath and Reid General Store (Far Left) and Renfrow Hardware Store, Looking Northeast.



Plate 3. Matthews Commercial Historic District, Heath and Reid General Store (Left) and Renfrow Hardware Store, Looking Northeast.



Plate 4. Matthews Commercial Historic District, West Side of North Trade Street, 1939 Post Office (Far Right), Looking Southwest.



Plate 5. Matthews Commercial Historic District, 1892 Post Office and Proposed Expansion Area, Site of Cotton Gin Auxiliary Buildings Behind Fence and 1957 Commercial Building, Looking Southeast from North Trade Street.



Plate 6. Matthews Commercial Historic District, Proposed Expansion, Cotton Gin Auxiliary Buildings, Looking East from North Trade Street.



Plate 7. Matthews Commercial Historic District, Proposed Expansion, Cotton Gin Auxiliary Buildings, Looking Northeast.



Plate 8. Matthews Commercial Historic District, Proposed Expansion, Cotton Gin Auxiliary Buildings, Rear (East) Elevation, Looking Northwest.



Plate 9. Matthews Commercial Historic District, Proposed Expansion, 1957 Commercial Building at 106 North Trade Street and Modern Building at Corner, Looking Southeast.



Plate 10. Matthews Commercial Historic District, Proposed Expansion, 1957
Commercial Building at 106 North Trade Street, Side (North) Elevation, Looking Southwest.

Historical Background

The town of Matthews emerged after the 1874 completion of the Central Carolina Railroad. Built to connect the port of Wilmington with Charlotte, the route of the rail line went through a stagecoach stop known as Fullwood's Store. The stop was selected as the location for a rail depot, and the area quickly attracted retail and service enterprises. In 1875, the name of the local post office was changed to Matthews in honor of one of the railroad company board members, and when incorporated in 1879, the town had 200 residents. Proximity to the rail line made Matthews an entrepot and market town for surrounding farms, most of which grew cotton as a cash crop. General stores, hardware and farm supply stores, a grist mill, a cotton gin, a blacksmith shop, and a post office were all found in Matthews by the late nineteenth century, illustrating the types of businesses needed to serve the region. Trade Street, which crosses the railroad just north of the historic district, became the main business corridor of the new town. Although most initial commercial construction was frame, these stores were soon replaced by more substantial brick structures that were both more fireproof than wood buildings and asserted an up-to-date prosperity. Between the late 1880s and the turn of the twentieth century, local businessmen erected masonry structures to house their businesses. The 1892 post office is the only frame commercial building on Trade to survive. Matthews was not unique in the architectural character of its commercial district. Such one- and two-story, brick commercial buildings fronting directly on main streets defined business districts in the small towns of Mecklenburg County and the state from the late nineteenth through the mid-twentieth century. By the postwar period, however, highway improvements and suburbanization spurred the construction of automobile-oriented shopping centers and regional malls, drawing customers away from historic town centers. The consequent lack of demand spared many of these central business districts from demolitions and

redevelopment, and a number, including the Matthews Commercial Historic District, survive intact (Brown and Mattson, Alexander and Associates, Inc. 1996).

National Register Criteria Evaluation

The Matthews Commercial Historic District was listed in the National Register in 1996, and for purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), the historic district remains **eligible** for the National Register under Criterion A for commerce and under Criterion C for architecture. The period of significance for the listed district extends from the 1880s to 1946.

As a result of the survey for this project, the principal investigators recommend that the boundary of the Matthews Commercial Historic District be expanded to encompass the properties at 105 and 106 North Trade Street (Resource Nos. 6-7). Resource No. 6 are two frame auxiliary buildings (105 North Trade Street) associated with the cotton gin that once stood on Cotton Gin Alley, one block east of Trade Street. The boundary expansion would also encompass a one-story, brick commercial building (Resource No. 7 at 106 North Trade Street) that dates to 1957 and fronts directly on Trade Street. This store shares the tax parcel (PIN 21501304) with the cotton gin buildings. This parcel abuts the southern edge of the existing historic district boundary on the east side of North Trade Street.

The properties within the small area of expansion would contribute under the existing areas of significance. The cotton gin buildings and the commercial building illustrate the types and scale of retail trade and agricultural processing already exemplified within the existing historic district. However, the proposed boundary expansion would require that the period of significance be extended to 1964, the current fifty-year cut-off date, so that the 1957 commercial building would be a contributing resource.

Integrity

The Matthews Commercial Historic District has not changed significantly since its 1996 National Register listing under Criteria A and C. The historic district retains its integrity of location, feeling, setting, and association. The district occupies its historic location on the principal commercial street in Matthews, just south of the rail corridor that spurred the development of the town. The frame and brick commercial buildings that provide the setting, feeling, and association for the district all remain intact with no modern intrusions. The Matthews Commercial Historic District also retains its integrity of design, materials, and workmanship. All eleven resources that comprise the historic district (ten contributing, one noncontributing) lie within the APE, and all are well preserved and generally unchanged since the nomination. The contributing resources are one- and two-story, frame or brick commercial buildings constructed between the late 1880s and the late 1930s. The only noncontributing resource is a one-story, concrete-block building that sits behind the contributing buildings on North Trade Street and thus does not detract from the streetscape. Built circa 1970, this building is noncontributing because it postdates the period of significance.

The resources within the proposed boundary expansion also retain the seven aspects of integrity. The two frame buildings associated with the cotton gin and the 1950s, brick commercial building all occupy their original locations along Trade Street and retain their integrity of setting, feeling, and association within the commercial district of Matthews. The buildings also possess integrity of

design, materials, and workmanship. The simple, frame cotton gin buildings retain their original board-and-batten or corrugated-metal sidings, double-hung, wood-sash windows, and gable roofs. The masonry store is also well preserved with its brick façade, concrete-block side and rear elevations, and its metal-sash storefront.

Criterion A

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

The additional commercial properties contribute to the significance of the Matthews Commercial Historic District under Criterion A for commerce. The historic district has commercial importance as the town's principal business center from the 1880s to 1946. The three newly surveyed resources are a store and two cotton gin buildings that are similar in design, scale, materials, and function to those found within the existing district. The three also exemplify the role the Matthews Commercial Historic District played as a retail and service center for area farmers. Although postdating the nominated period of significance, the 1957 store illustrates the persistence of small-scale retail operations on small-town main streets into the postwar period before suburban shopping centers became the predominant form of retail commerce. The period of significance would need to be extended to 1964, the current fifty-year cut-off date, so that the store would be a contributing resource.

Criterion B

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

These properties are not eligible under Criterion B because they are not associated with individuals whose activities were demonstrably important within a local, state, or national historic context.

Criterion C

The three commercial buildings are **eligible** for the National Register under Criterion C (design/construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2)

represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction (National Park Service, *National Register Bulletin 15*: 17).

The Matthews Commercial Historic District was listed in the National Register under Criterion C because the masonry and frame buildings on Trade Street, south of the railroad, formed a locally significant collection of commercial architecture dating from the 1880s to 1946. The additional store and cotton gin buildings on the east side of Trade would add to the architectural significance and cohesion of the district.

Criterion D

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

The resources within the proposed amended boundary are not eligible under Criterion D because they are not likely to yield any new information pertaining to the history of building design or technology

National Register Boundary Description and Justification

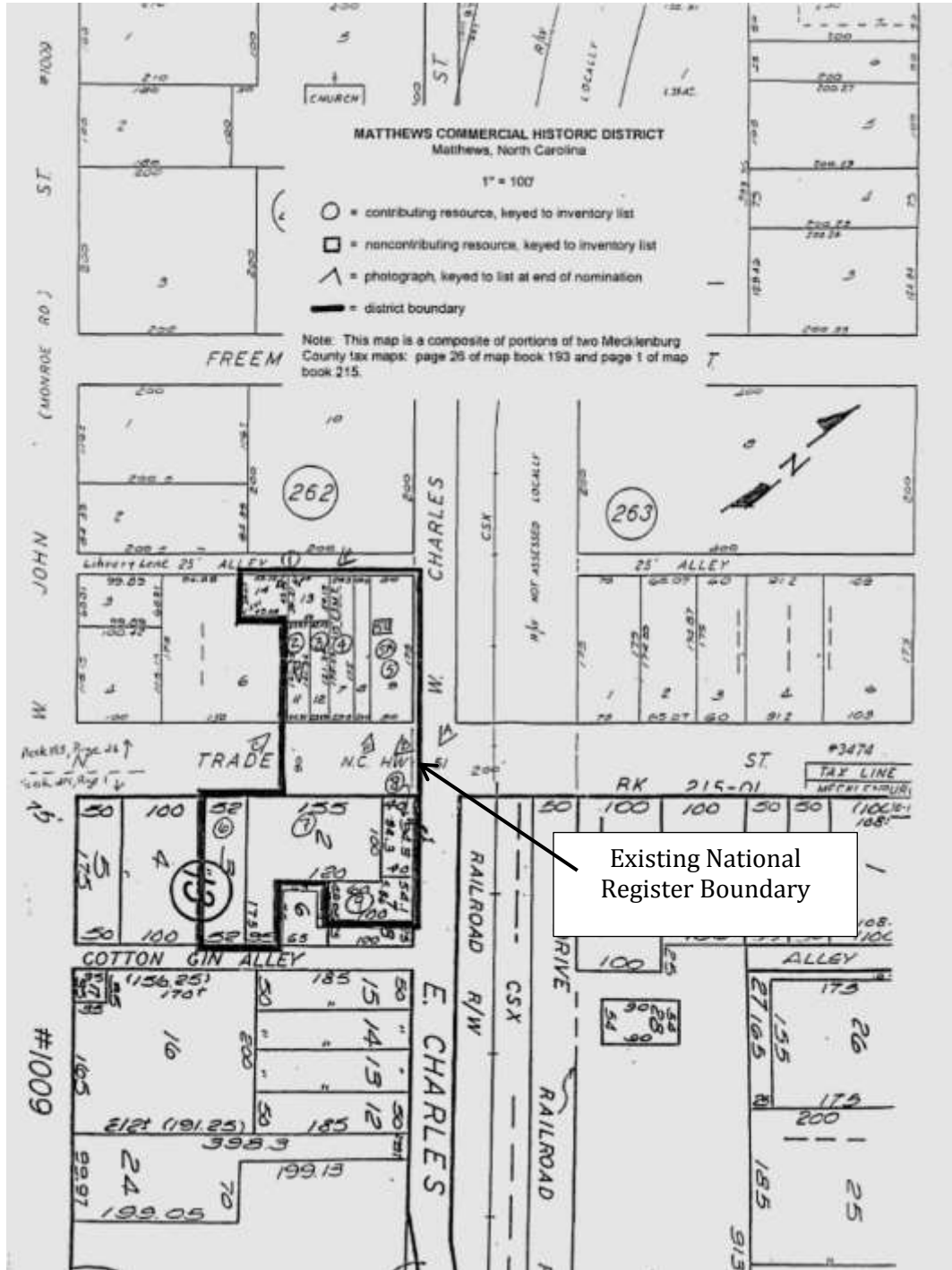
The Matthews Commercial Historic District encompasses buildings on both the east and west sides of Trade Street, south of the railroad corridor and north of the intersection with John Street. The district also includes an alley that defines the western border as well as a section of East Charles Street. Comprising approximately 2.5 acres and portions of two blocks, the Matthews Commercial Historic District has eleven resources (ten contributing and one noncontributing), all of which are located within the APE for this project. The ten contributing resources remain contributing, and the one noncontributing resource, built circa 1970, is still considered noncontributing. The existing National Register boundary is shown on **Figure 3**.

The proposed National Register boundary amendment to the Matthews Commercial Historic District encompasses three commercial buildings which sit on one tax parcel (PIN 21501304) of roughly 0.40 acres. The area of expansion abuts the south side of the existing historic district. The three properties would contribute to the commercial and architectural significance of the historic district within an amended period of significance. The expanded boundary would add no noncontributing resources to the district. Depicted in **Figure 4**, the recommended boundary amendment would conform to the tax parcel on which the store and cotton gin buildings sit.

The proposed National Register boundary amendment for the Matthews Commercial Historic District has been drawn according to the guidelines of *National Register Bulletin 21, Defining Boundaries for National Register Properties*.

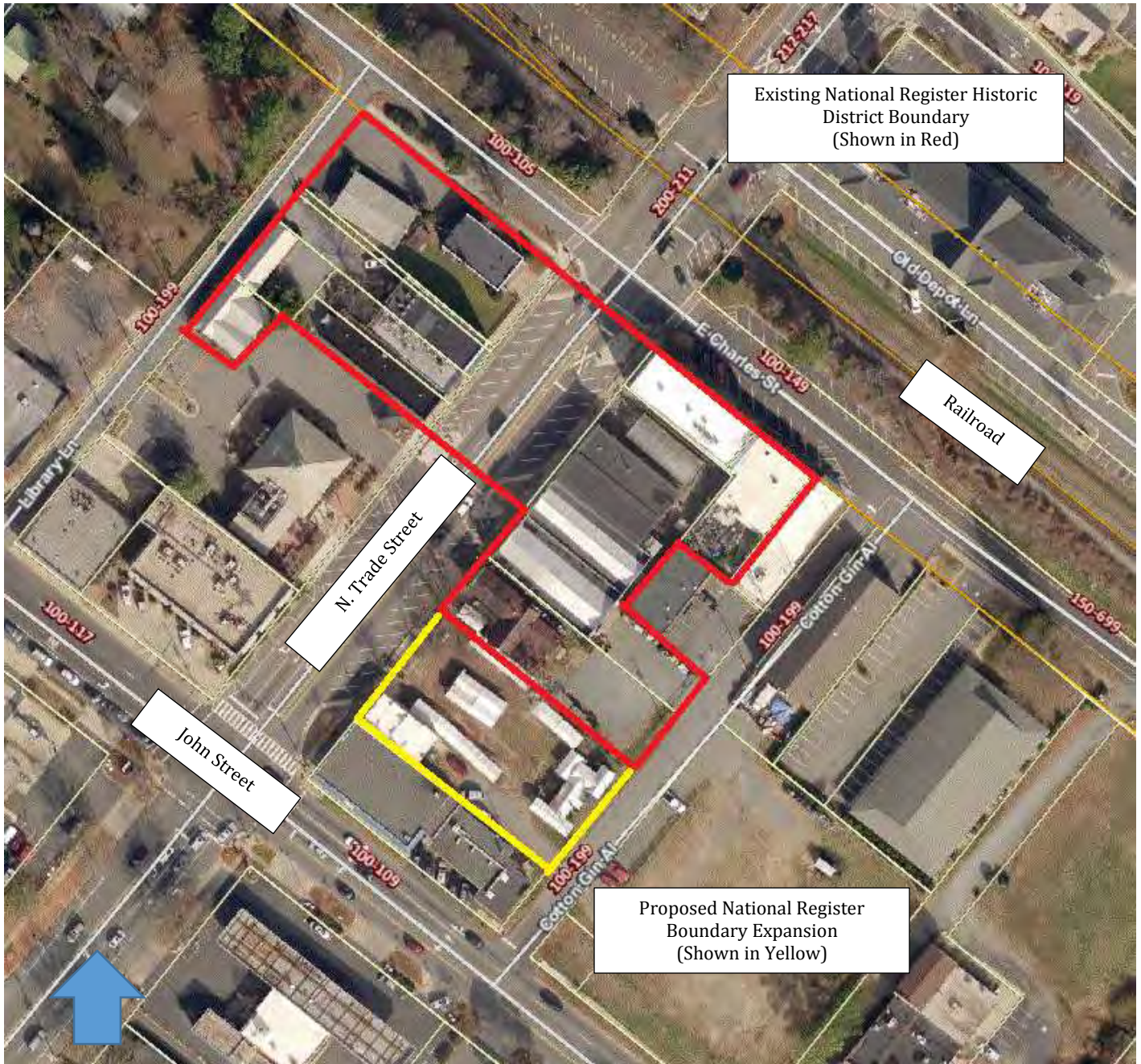
Figure 3

**Matthews Commercial Historic District
National Register Boundary**



Source: Brown and Mattson, Alexander and Associates, Inc. 1996

Figure 4
Matthews Commercial Historic District
Proposed National Register Boundary Expansion



Source: Mecklenburg County Tax Map

Scale: 1" = 125'

**No. 3 Reid House (MK1191) (Study List 1987)
(Local Landmark 1987) (PIN 19326201)**
134 West John Street
Matthews, Mecklenburg County



Physical Description (Plates 11-18) (Figure 5)

The 1890 Reid House is a remarkably intact and elaborate expression of the Queen Anne style in the town of Matthews. The house is located one block west of the town's historic commercial core and faces southwest towards West John Street. The spacious house lot measures approximately 134 feet by 200 feet. To the rear of this lot stands a frame storage building (circa 1925), which may have been built as servant's quarters, and a 1975 gazebo. Now vinyl sided, the storage building has a side-gable roof and two batten doors in the south elevation. The entrances are sheltered by bracketed, front-gable canopies. The two garage bays in the west elevation have canted corners and double-leaf, batten doors with upper lights. The modern gazebo is octagonal in plan with a turned-post balustrade, a pagoda-style roof, and picturesque detailing.

The one-story, frame Reid House displays an array of picturesque elements. Capped by a cross-gable roof, the house has a consciously irregular form with a corner tower capped by a polygonal roof and decorative ironwork. The cross gables are sheathed in diagonal beaded boards. The southeast corner of the house projects forward as a large, three-sided bay. The front porch extends across three bays of the façade, encompassing the entrance and flanking window bays. Originally a wraparound porch, the portion that wrapped around the side (west) elevation was removed in the 1920s to create a bathroom addition. The porch has fluted chamfered posts, curvilinear sawnwork brackets with a pinwheel design, a frieze with sawnwork panels and turned pendants, and a fluted balustrade inspired by the Chinese Chippendale style. The front entrance features a door with two narrow glazed upper panels set above two wood panels. The panels have fluted surrounds with bulls-eye corner blocks while the door as a whole has a surround detailed by fluted bands. While mostly weatherboarded, the house has narrow beaded-board siding on the façade sheltered by the front porch, and scalloped shingles in the corner tower. The main body of the house retains two-over-two light, double-hung, wood-sash windows with wood louvered shutters. Two interior chimneys with corbeled caps pierce the roof. The house originally rested on a brick pier foundation that has now been brick infilled (Little and Huffman 1987).

Additions to the house include the one-bay bathroom appendage between the corner tower and the projecting wing on the side (west) elevation, a gable-roofed kitchen wing, a modern sunroom on the kitchen's west elevation. The kitchen wing is said to have been the original well house which was relocated and converted to the kitchen in the early twentieth century (Little and Huffman 1987).

The interior has a center-hall plan with rooms of irregular size and configuration on either side. The center hall, which is divided into a front hall and a rear hall, is decorated with a beaded-board wainscot. The house retains most of its original four-panel doors with fluted-band surrounds although the entrance to the east front room (parlor) has been enlarged. The mantels in the principal rooms survive and display similar designs with paneled pilasters, paneled friezes, and molded mantel shelves. The mantel in the tower room is distinguished by the lozenge-shaped raised panels and the scalloped molding along the frieze.



Plate 11. Reid House, House and Setting, Looking North.



Plate 12. Reid House, Front (South) and Side (West) Elevations, Looking Northeast.



Plate 13. Reid House, Side (West) Elevation and Kitchen Wing, Looking East.



Plate 14. Reid House, Rear (North) Elevation, Kitchen Wing, and Back Yard, Looking Southeast.



Plate 15. Reid House, Interior, Dining Room.



Plate 16. Reid House, Interior, Dining Room Mantel.



Plate 17. Reid House, Interior, Living Room.



Plate 18. Reid House, Former Servants' Quarters, Looking North.

Historical Background

The house was the residence of Edward Solomon Reid (1864-1934) who was born in Providence Township in southern Mecklenburg County. He was the son of J. Solomon Reid, a prominent political figure who served in county offices as well as the state legislature, and Mary Grier Reid, also of Providence Township. E. S. Reid was educated at the Bryant and Stratton Business College in Baltimore, Maryland. In November, 1889 Reid and his wife, Nancy Alexander, were given a 200-foot by 200-foot town lot in Matthews by his grandparents, W. W. and M. M. Grier. In 1890, the Reids constructed their house on a section of this tract (Little and Huffman 1987).

In the early 1890s, the Reids moved to Charlotte where E. S. went into the cotton and yarn brokerage business. He sold the house to his sister, Ellen E. Reid (1867-1917). Ellen Reid had married Dr. J. Van Bell of Matthews in 1886, but he died in 1890. In 1893, about the time she bought the house from her brother, she married Dr. Thomas Neely Reid (1868-1946) of Matthews. Dr. T. N. Reid had been born in Sharon Township of Mecklenburg County, the son of Eliza Alexander and Hugh Kirkpatrick Reid. He attended Davidson College and the University of Virginia before completing his medical studies at the University of the City of New York. For over fifty years, Dr. Reid practiced medicine from this house, serving parts of Mecklenburg, Union and Cabarrus counties, and northern South Carolina (Little and Huffman 1987).

The Reids raised three daughters in the house, and daughter Nancy Alexander Reid (1898-1986), a school teacher, inherited the property. The house is now owned and operated by the Matthews Historical Foundation, Inc. (Little and Huffman 1987; Lester 2014).

National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), the Reid House, a local landmark and Study List property, is recommended **eligible** for the National Register under Criterion C for architecture.

Integrity

The Reid House retains the seven aspects of integrity needed for National Register eligibility. The dwelling retains its integrity of location and setting, occupying its original site on a spacious, landscaped lot. The house also retains its historic small-town feeling and association with the nearby town center of Matthews. The Reid House also retains its integrity of design, workmanship, and materials. The well-preserved Queen Anne house has its original exterior and interior elements of construction and design, including original corner tower, chamfered porch posts, elaborate porch decoration, weatherboard and beaded-board siding, two-over-two windows, mantels, four-panel doors, and wainscot.

Criterion A

The Reid House is **not eligible** for the National Register under Criterion A (Event). To be eligible under Criterion A, the property must retain integrity and must be associated with a specific event marking an important moment in American prehistory or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or a nation. Furthermore, the property must have existed at the time and be documented to be associated with

the events. Finally, the property's specific association must be important as well. The Reid House does not illustrate significant patterns of events in Matthews or Mecklenburg County (National Park Service, *National Register Bulletin 15: 12*).

Criterion B

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

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

Criterion C

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

The 1890 Reid House, with its panoply of picturesque design elements, stands out among the few remaining houses of the 1890s and early 1900s in Matthews. The 1987 Local Landmark designation report describes the house as "a distinctive local example of a late Victorian Queen Anne style cottage" in Matthews. By contrast, other surviving houses in Matthews from this period conform to more conservative expressions of the style with traditional single-pile, double pile, or L-shaped forms. The few that have original decorative features tend to be simply treated. For example, the circa 1891 McLaughlin-Bost House (MK1188) (Local Landmark 2005) includes such picturesque motifs as beaded-board siding on the façade and porches with chamfered posts and Chippendale-inspired balustrades. However, its decoration is restrained, and the house has a simple, one-story, hip-roofed, double-pile form.

The well-preserved Reid House features hallmarks of the Queen Anne style, including an asymmetrical form and plan, a blend of exterior sheathing materials, a variety of decorative sawnwork, and a striking corner tower. The interior retains original woodwork, notably mantels, fluted surrounds, and four-panel doors.

Criterion D

The Reid House is **not eligible** for the National Register under Criterion D (potential to yield information). For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human

history or prehistory; and 2) the information must be considered important (National Park Service, *National Register Bulletin 15: 21*).

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

National Register and Local Landmark Boundary Description and Justification

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

Depicted in **Figure 5**, the proposed National Register boundary encompasses the existing tax parcel (PIN 19326201) of 0.53 acres that is historically associated with the Reid House. This tract includes the house, the 1920s servant's quarters, and the 1975 gazebo. The 1890 Reid House is the only contributing resource. The southern boundary follows the West John Street right-of-way. The local landmark boundary also conforms to the existing tax parcel.

Figure 5
Reid House
Site Plan, Proposed National Register Boundary, and Local Landmark Boundary



Source: Mecklenburg County Tax Map

Scale: 1" = 100'

**No. 31 Rowland-Clay House (MK2301)
(Study List 2002) (Local Landmark 2005)
(PIN 21504114)
606 East Charles Street
Matthews, Mecklenburg County**



Physical Description (Plates 19-32) (Figures 6-7)

The 1929 Rowland-Clay House is a one-story, brick, front-gable bungalow. Facing north on East Charles Street, the house stands on a narrow, approximately one-acre lot that slopes from front to back. Most of the lot is wooded. The house is located at the eastern outskirts of the historic center of Matthews in the community of Crestdale. Originally known as Tank Town and renamed Crestdale in 1963, this historically African American neighborhood is now characterized by modern or extensively rehabilitated dwellings as well as vacant lots where buildings once stood.

The Rowland-Clay House has hallmarks of the bungalow style with front-gable form, deep eaves, exposed rafters, and battered porch piers. Wood shingles cover the front gable which has a small, square, fluted vent. Two interior, brick chimneys pierce the roof. Each chimney stack features caps of smooth brick courses ornamented with a course of alternating, blond-brick and red-brick headers. The brick exterior is laid in American bond with rough mortar. The hip-roofed porch has is supported by battered piers resting on brick pedestals. The concrete porch floor was probably installed in the 1950s. The three-bay façade has a slightly off center entrance with a replacement wood door. The one-over-one light, double-hung, wood sash windows appear to be original. The roof at the rear of the house extends to cover a one-bay, frame addition. This appendage is now aluminum sided and has an inset back porch supported by slender, square posts on the east bay. The addition has a concrete-block foundation. The principal investigators did not gain access to the interior of the house. However, the current owner and occupant states that is little changed with simple brick mantels, hardwood floors, and plaster walls and ceilings all remaining intact.

In addition to the house, the property includes a one-story, front-gable workshop/storage building constructed of concrete block. Now vacant and in disrepair, this building is located behind the house along the eastern border of the tax parcel. The lot also includes a kitchen garden.



Plate 19. Rowland-Clay House, House and Setting, Looking Southwest.



Plate 20. Rowland-Clay House, Façade (North Elevation), Looking South.



Plate 21. Rowland-Clay House, Façade and Side (West) Elevation, Looking Southeast.



Plate 22. Rowland-Clay House, Porch Post Detail.



Plate 23. Rowland-Clay House, Side (East) Elevation, Looking West.



Plate 24. Rowland-Clay House, Rear (South) Elevation, Looking North.



Plate 25. Rowland-Clay House, Workshop Behind House, Looking South.

Historical Background

In 1929, Charlie and Vivian Rowland erected this Craftsman-style bungalow in Tank Town, Matthews' African American community. Now known as Crestdale, Tank Town developed at the eastern outskirts of Matthews and drew its name from the railroad water tank that once stood alongside the railroad tracks that cut east-west through the community. Tank Town Road (now East Charles Street) ran parallel to the tracks and formed the neighborhood's southern boundary. The town of Matthews took shape after 1874, when the Central Carolina Railroad erected a depot near an existing stagecoach stop and post office. The depot was later named Matthews in honor of Watson Matthews, a member of the railroad company's board of directors. The town grew gradually into the early twentieth century as a marshalling point for cotton and other agricultural products in southern Mecklenburg County (Lester 2000: 5-7; 60; Jeffers and Morrill 2007; Gray and Stathakis 2002: 8; Mattson 1991: 14).

Tank Town arose with Matthews in the decades following the Civil War for African American sharecroppers, railroad workers, artisans, and day laborers. Similar communities developed on the outskirts of small towns and cities in Mecklenburg County and throughout the South in the late nineteenth century and through the era of Jim Crow segregation. They were racially segregated places that often included their own schools, churches, stores, and social organizations. By the 1910s, Mecklenburg County had substantial African American neighborhoods just north of Charlotte and at the edges of Huntersville, Davidson, Cornelius, and Matthews. At the south end of Huntersville, black families settled Pottstown, named for its principal landowner. In similar fashion, Smithville arose at the west end of Cornelius, and Biddleville emerged just north of downtown Charlotte (Mattson 1991: 60-61).

The inhabitants of these neighborhoods were engaged in an assortment of occupations both within and outside the communities. Some of the men performed odd jobs or worked as field hands at nearby farms. Others found more reliable work as laborers at local rail yards or cotton mills or as skilled artisans, ministers, Main Street barbers, or maintenance men at local businesses or institutions. Women often worked as domestics for white households in town. In Tank Town, for example, Robert Kirkpatrick was the janitor at Matthews School. Harvey Boyd founded Mt. Moriah Baptist Church and served as its first minister. His son Calvin was employed at a brickyard in Matthews while grandson Sam Boyd became a switchman for the Seaboard Air Line Railway, successor to the Central Carolina. Tank Town's Jesse Johnson Bell, a sharecropper's daughter and wife of Sanders Bell, who also farmed on shares, worked as a cook at the Reid House in Matthews (Mattson 1991: 61-62).

Although few of the residents of Tank Town could afford to purchase land, a small number bought tracts for houses and small farms. For example, Green Lee Steward and wife, Abelola Weddington, whose father was a prominent white landowner in the area owned and farmed a fifteen-acre tract at the turn of the twentieth century (Gray and Stathakis 2002: 8; Mattson 1991: 14-15).

By the early twentieth century, Tank Town had over 200 residents and encompassed some 130 acres loosely bounded by Tank Town Road to the south and present Matthews-Mint Hill Road to the north. In 1923, landowner George Shelton subdivided his property along Tank Town's Main Street (now Crestdale Road) and adjacent Linden Streets into narrow houses lots. Other residents lived on larger parcels that included sizable gardens and some livestock. Community life was centered around several small, frame churches, a four-room school (1918) that had been, in part, funded by the Julius Rosenwald Foundation, at least one general store, and a barber shop. The school was located at the intersection of Crestdale Road and Matthews School Road. Nearby stood Mount Moriah Baptist Church which had been established in 1879. The current brick church building replaced the original in the 1950s. A small cemetery remains adjacent to the church. A Presbyterian church was sited to the west on Matthews Chapel Road. The original frame building was razed in the 1960s (Gray and Stathakis 2002: 8; *Charlotte Observer* May 13, 1968; Lester 2000: 60; Mecklenburg County Map Book 332: 368).

In 1929, Charlie, a railroad employee, and Vivian Rowland purchased six acres of land in Tank Town for one hundred dollars. In 1951, Odell and Allie Clay purchased the house. The Clays had recently stopped sharecropping for the locally prominent Funderburk family, and this house was the first dwelling they owned. In Matthews, Odell Clay worked construction while Allie Clay was employed at East Mecklenburg High School. In 1993, grandsons James Edward Clay and William Franklin Jackson purchased the dwelling and one-acre lot at auction. The two brothers continue to reside in the house (Murphy 2005; Gray and Stathakis 2002: 8-9).

The Rowland-Clay House is one of the few remaining buildings erected before the late twentieth century in Tank Town. Renamed Crestdale in 1963, this African American community has changed significantly in recent decades. Houses have been razed amid rapid suburban expansion around Matthews. New, large-scale commercial and residential developments now line Matthews-Mint Hill Road, Crestdale Road, and Matthews School Road, along the north and east sides of the neighborhood. The modern subdivision, Crestdale Crossing, now defines the northeast section of Crestdale. Only one of the houses erected on the 1923 Shelton plat remains, and vacant lots fill Crestdale Road (Main Street) and sections of nearby streets. Some of the surviving early-twentieth-century dwellings have been extensively remodeled during Habitat for Humanity projects which have also resulted in the construction of new houses. At present, there are plans to develop the

Mecklenburg County Sportsplex near Crestdale. The 160-acre development will feature twelve fields, a 2,700-seat stadium, open space, walking trails, a cross country course, playgrounds and more (Jeffers and Morrill 2007; *South Charlotte News*, July 31, 2011).

A 2002 architectural inventory of African American resources in Mecklenburg County recorded only four Tank Town houses built in the early twentieth century that remain basically intact, including the Rowland-Clay House. All of these houses still stand. By contrast to the Rowland-Clay bungalow, the others are simpler one-story, frame dwellings with greater alterations, including replacement sidings, porch posts, windows, chimneys, and foundations. Three are clustered along Matthews Chapel Road and may have been moved to the sites (see **Plates 26-32**) (Gray and Stathakis 2002: 8-9; Jeffers and Morrill 2007).



Plate 26. Crestdale, Modern House and Mount Moriah Baptist Church Building, Crestdale Road (Main Street), Looking South.



Plate 27. Crestdale, Modern Crestdale Crossing Subdivision, Looking South.



Plate 28. Crestdale, Modern Houses on Selma Burke Lane, Looking West.



Plate 29. Crestdale, Surviving 1930s House, 318 Crestdale Road (Main Street), Looking East.



Plate 30. Crestdale, Surviving 1900s House, 617 Matthews Chapel Road, Looking West.



Plate 31. Crestdale, Surviving 1930s House, 618 Matthews Chapel Road, Looking North.



Plate 32. Crestdale, Surviving 1900s House, 608 Matthews Chapel Road, Looking North.

Figure 6
Location Map
Crestdale (Tank Town) Community
Showing Locations of Houses Remaining from Early Twentieth Century



Source: Mecklenburg County Tax Map

Scale: 1" = 400'

National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), the Rowland-Clay House, a local landmark and Study List property, is recommended **eligible** for National Register eligibility under Criterion A for African American heritage and Criterion C for architecture.

Integrity

The Rowland-Clay House retains the seven aspects of integrity needed for National Register eligibility. The dwelling occupies its original site and therefore has its integrity of location. The house also has integrity of setting, feeling, and association. The house retains its semi-rural setting on a spacious lot facing Tank Town Road (East Charles Street), one of the main roads through this historically African American community. The house also retains its integrity of design, workmanship, and materials. The house has load-bearing brick walls and Craftsman-style bungalow features, including exposed rafters under deep eaves, a wood-shingled gable, and a hip-roofed front porch with battered piers on brick pedestals.

Criterion A

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

The Rowland-Clay House is an important and tangible reminder of the Tank Town community, the African American community that arose at the eastern outskirts of Matthews in the late nineteenth and early twentieth centuries. While this neighborhood once contained over 200 residents, as well as churches, a school, and commercial buildings, only four buildings—all houses—remain intact from the early twentieth century. The Rowland-Clay House stands out among these dwellings as the best preserved and most fashionable and the only one with load-bearing brick construction.

Criterion B

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

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

Criterion C

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

Distinguished by its variety of bungalow-style elements and load-bearing masonry construction, the 1929 Rowland-Clay House is the most stylish and substantial of the remaining dwellings built during the rise of Tank Town (now Crestdale) in the late nineteenth and early twentieth centuries. The bungalow style was popular in Matthews and nationwide during the 1920s and 1930s. A number of examples remain in the historically white areas of Matthews. Of note is the Phillips House at 131 West Charles Street. The frame, weatherboarded house reflects an especially popular version of the bungalow style in its one and one-half story, side-gable form, engaged porch with battered piers on brick pedestals, and deep eaves with exposed brackets. The Rowland-Clay House is the most intact and style-conscious bungalow remaining in the Tank Town community. The one other example is the altered, frame, front-gable, dwelling from the 1930s at 618 Matthews Chapel Road. This house simply suggests the bungalow in its low-pitched, front-gable roof with deep eaves and exposed rafters (**Plate 31**). Only three other early-twentieth-century houses survive in Tank Town. As recorded in the 2002 architectural survey of the community, these dwellings are simple, frame traditional forms and probably illustrate the houses types that characterized the community during the late nineteenth century and early years of the twentieth century (Gray and Stathakis 2002; Jeffers and Morrill 2007).

Criterion D

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

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

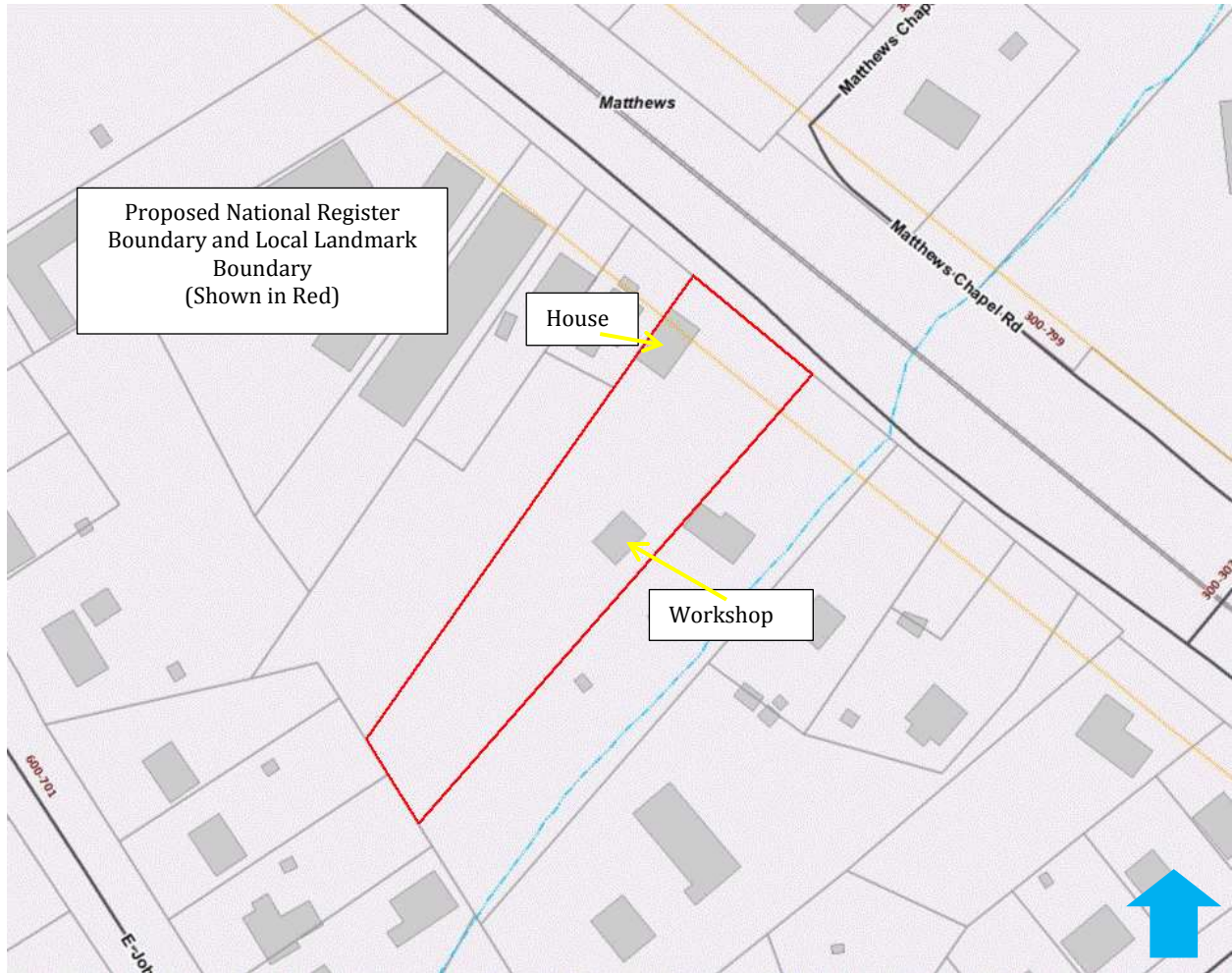
National Register and Local Landmark Boundary Description and Justification

The National Register boundary for the Rowland-Clay House has been drawn according to the guidelines of *National Register Bulletin 21, Defining Boundaries for National Register Properties*.

The proposed National Register boundary encompasses the existing 1.16-acre tax parcel (PIN 21504114) that is historically associated with the Rowland-Clay House. This tract includes the

house and 1950s concrete-block storage building/workshop on the lot. The Rowland-Clay House is the only contributing resource. The house partially extends into the right-of-way along East Charles Street. The local landmark boundary also conforms to the existing tax parcel (**Figure 7**).

Figure 7
Rowland-Clay House
Site Plan and Proposed National Register Boundary and Local Landmark Boundary



Source: Mecklenburg County Tax Map

Scale: 1" = 125'

**No. 55 Banks H. Funderburk Store (UN0125)
 (Local Landmark 2003) (PIN 07129287)
 3116 Old Monroe Road
 Stallings, Union County**



Physical Description (Plates 33-39) (Figure 8)

Constructed circa 1935, the well-preserved Banks H. Funderburk Store occupies a small triangular site on the west side of Old Monroe Road. The store is distinctive for its consciously rustic flint stone veneer, its narrow form capped by a steeply-pitched jerkinhead roof over the main entrance, and flanking cutaway bays. The eaves of the roof have exposed rafters along the side elevations. The multiple-light, wood-sash windows are original and vary in size and shape. They are slightly recessed and set in simply molded wood surrounds. The main entrance consists of double-leaf wood doors with glazed upper sections, sidelights, and a multiple-light transom. The store's large windows have multiple-light transoms, and the windows on the side elevations also have vertical-board aprons. The side (west) elevation has a flint stone chimney flue. A modern frame enclosure that contains a barbeque cooker is located at the rear of the south side. The rear (north) elevation has a centered, four-over-four light, double-hung, wood-sash window. Although the store operated as a gas station as well as general store, no evidence of the gas pumps remains (Pickens 1990: 266).

The simple interior has been updated recently for use as a restaurant. There is one main room with modern wood partitions and wood-paneled walls that houses the open kitchen and the seating area. The exposed ceiling rafters and concrete flooring are original. A temporary, prefabricated farm stand is located on the lot, just west of the store. This seasonal structure will be removed in the fall.



Plate 33. Banks H. Funderburk Store, Entrance and Side (West) Elevation, Looking Northwest.



Plate 34. Banks H. Funderburk Store, Entrance, Looking Northwest.



Plate 35. Banks H. Funderburk Store, Side (East) Elevation, Looking Northwest.



Plate 36. Banks H. Funderburk Store, Rear (North) Elevation, Looking Southeast.



Plate 37. Banks H. Funderburk Store, Interior.



Plate 38. Banks H. Funderburk Store, Interior, Ceiling Detail.



Plate 39. Banks H. Funderburk Store, Seasonal Farm Stand, Looking East.

Historical Background

This roadside store was built in the mid-1930s by Banks H. Funderburk (1903-1947) on land he inherited from his father, Bernard B. Funderburk. The store was well-positioned to capture passing trade from its site directly beside the busy, paved, two-lane highway linking Monroe in Union County to Charlotte in Mecklenburg County. The route had been improved and incorporated into U.S. Highway 74 in the mid-1920s. The store's eye-catching flint stone exterior and rustic stylistic elements were inspired by the rock-faced stores Funderburk had seen on a trip to the West in the early 1930s. Reflecting its western influences, the store was originally named Reno Curve. Charles Forbis of Matthews was the carpenter, and a man named Helms was the stonemason. The building served as a general store, pool hall, and gas station in the late twentieth century. Funderburk was the original operator, but the store was later leased to tenants. The building has had few alterations and now houses a restaurant. The property remains in the Funderburk family (Pickens 1990: 266; Carol Mann Funderburk 2014).

National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), the Banks H. Funderburk Store, a local landmark in Union County, is recommended **eligible** for National Register eligibility under Criterion A for commerce and Criterion C for architecture.

Integrity

The Banks H. Funderburk Store retains the seven aspects of integrity needed for National Register eligibility. The store stands on its original site along Old Monroe Road and has integrity of location.

From its location directly on the once main highway between Monroe and Charlotte, the store also has its integrity of setting, feeling, and association. The store also has integrity of design, materials, and workmanship. The building retains its original rustic design with a jerkinhead roof and flint stone veneer. The windows and entrance are also original.

Criterion A

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

The circa 1935 Banks H. Funderburk Store clearly represents the roadside stores that arose across Union County and the state during the interwar years. In growing numbers, landowners subdivided small parcels along often newly paved highways roads for grocery stores and gas stations to serve passing motorists. Situated along the main highway connecting the seats of Mecklenburg and Union counties, the Funderburk store is particularly illustrative of this trend. These retail enterprises also played vital roles in the commercial and social life of rural communities. Today, very few survive. Other examples include the Huggins Store in southeast Union County, the Mack Clark Store near Weddington, and the McCain Store near Waxhaw (Pickens 1990: 232-233, 354, 250).

Criterion B

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

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

Criterion C

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

The circa 1935 Banks H. Funderburk Store is a well-preserved and unique example of roadside architecture from the interwar years in Union County. One of the county's few remaining, intact, automobile-oriented stores that dates from before World War II, the Funderburk store is the most architecturally sophisticated with its striking rock veneer and jerkinhead roof. Rock-veneer designs, in general, are unusual for any building type in Union County during this period. Other notable examples include a grouping of six rock-faced bungalows and a commercial building on Concord Avenue and King Street in Monroe. The stone work for these buildings was executed by Kiker Brothers, stonemasons, of Monroe. In Stallings, not far from the Funderburk Store, the 1916, Gothic Revival, Indian Trail Presbyterian Church (Study List 1983; Determination of Eligibility 2003) was also constructed with a native flint stone exterior (Pickens 1990: 163, 268-269).

In contrast to the rock-faced Funderburk Store, most roadside stores of this period were more utilitarian, frame buildings with weatherboard siding, front-gable forms, and engaged pump canopies. The 1920s Huggins Store in southeast Union County is one such surviving example. Architectural historian, Suzanne S. Pickens, describes this store as "similar to many of the contemporary general stores which were constructed at rural crossroads" throughout the county but are now gone. Other existing versions of this common type are the Mack Clark Store near Weddington and the McCain Store near Waxhaw (Pickens 1990: 232-233, 354, 250).

Criterion D

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

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

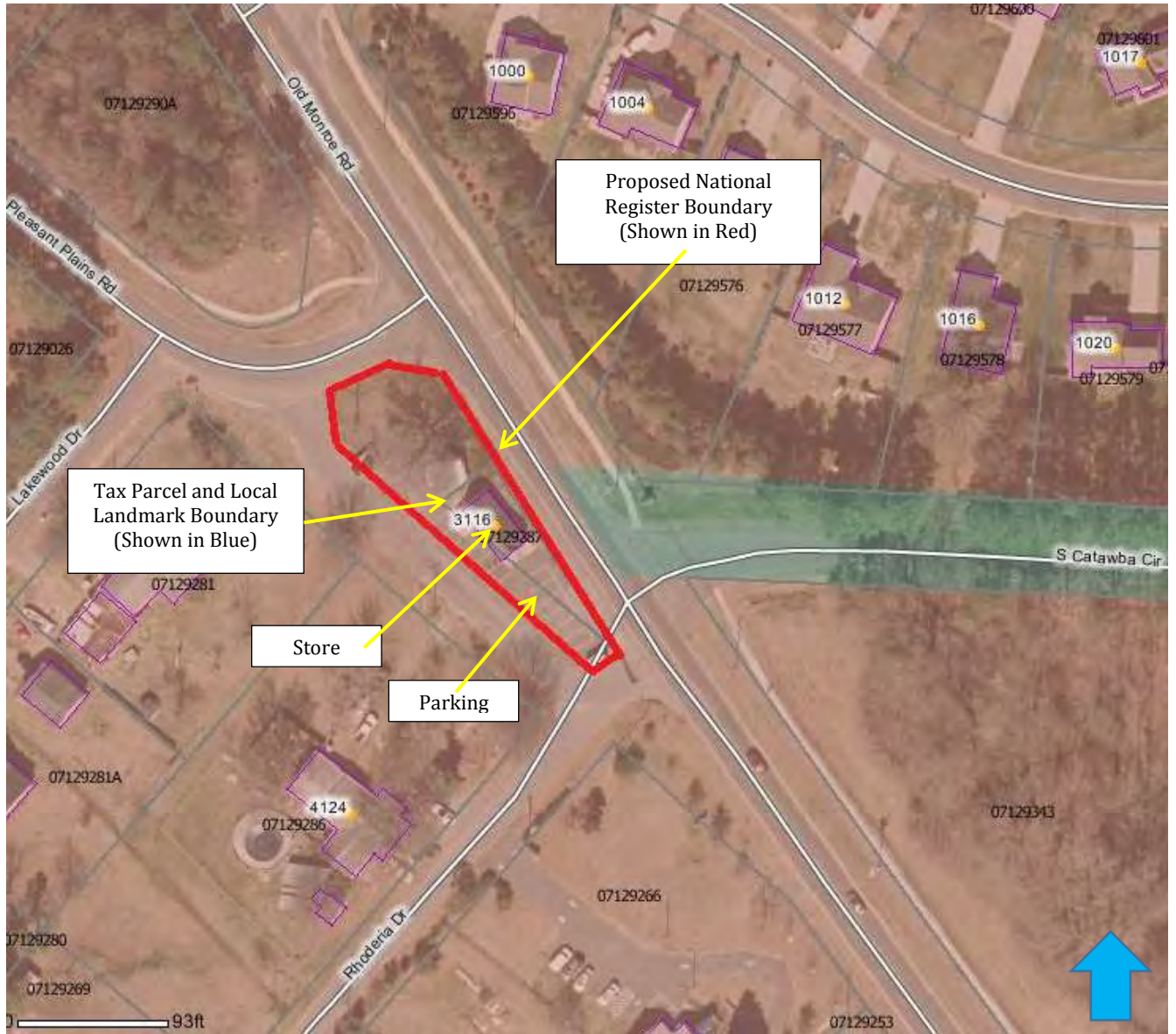
National Register and Local Landmark Boundary Description and Justification

The National Register boundary for the Banks H. Funderburk Store has been drawn according to the guidelines of *National Register Bulletin 21, Defining Boundaries for National Register Properties*.

Shown on **Figure 8**, the proposed National Register boundary is clearly defined by the roadside wedge of land (roughly one acre) bordered by Old Monroe Road (east), the store's driveway (west), Pleasant Plains Road (north), and Rhoderia Drive (south). The recommended boundary encompasses the store as well as areas historically used for customer parking. The proposed boundary includes more land than is contained within the current tax parcel (PIN 07129287). The tax parcel of approximately 0.6 acres excludes much of the triangular-shaped site and cuts through the southwest corner of the building. The local landmark boundary appears to conform to the tax parcel.

Figure 8

**Banks H. Funderburk Store
Proposed National Register Boundary and Local Landmark Boundary**



Source: Union County Tax Maps

Scale: 1" = 100'

**No. 76 Sun Valley High School (UN1182)
(PIN 07072002)
5211 Old Charlotte Highway
Indian Trail, Union County**



Physical Description (Plates 40-56) (Figure 9)

Built in 1960-1961 and expanded and remodeled over time, Sun Valley High School occupies a thirty-acre campus of mainly low-scale, brick-veneered buildings.

The original design followed an L-shaped plan with long, one-story, flat-roofed classroom wings—six bays on the east side and four bays on the west--joined by a center library bay with a tall, V-shaped, glass façade. This library facade remains filled with vertical, metal-sash windows and capped by with a peaked roof with deep, metal eaves. The flanking classroom wings have metal-sash, awning windows. Originally the classroom facades had banks of such windows, but most were infilled with brick during a major expansion and remodeling campaign in 1993 (Hughes 2014).

The school's main entry is located at the center of the original east classroom wing facing Old Monroe Road. The flat-roofed entrance projects slightly from the façade and consists of an expansive, full-height glazed doorway with metal-framed, glass doors flanked by wide, brick piers. These doors are modern replacements of metal-framed doors of similar design. The entry originally had a large, glazed transom that is now covered.

The south end of original west classroom wing has additional classroom bays added in 1963 and during the 1980s. This 1980s addition extended into the original school courtyard, created by the L-shaped plan, to connect with another classroom building that had been erected in 1969. In 1993, during a major expansion campaign, a two-bay classroom addition was constructed at the east end of the original east classroom wing to join this wing with the 1960 auditorium. In 1993, a new auditorium was erected on the east side of the original which was expanded with a new lobby and entrance (Hughes 2014).

At the rear (south) of this main complex stands the cafeteria, agricultural shop/boiler room, and gymnasium. A modern, circa 1993, cafeteria building is now located just north of the 1960 agricultural shop/boiler. The shop is the only building to retain its original rows of steel-sash, awning windows. Adjacent to the shop, the original cafeteria has replacement steel-sash windows that fill the west elevation. Its interior has been extensively altered for use as the school's wrestling gymnasium. The adjacent 1960 gymnasium survives substantially intact. The two-story, brick building has a shallow gable roof and a projecting entrance that matches the school's main entry. Flat-roofed, brick locker rooms flank the projecting entrance bay on the façade. A 2007 brick gymnasium and concrete-block ticket office stand south of the original gymnasium (Hughes 2014).

The campus south of the main buildings remains athletic fields with a football stadium and baseball field. These facilities do not appear to have been completed by the time a circa 1963 aerial photograph of the campus was made but were probably largely constructed during the 1960s (Hughes 2014).

The main entrance to the school opens into a broad foyer that connects to the two classroom corridors and is flanked by the school offices. The interior has slate flooring in the main hall, linoleum tile flooring in the adjoining corridors, and exposed brick and concrete-block walls lined with metal lockers along the classroom hallways. The original wood classroom doors with glazed upper sections are intact. Exposed pipes and ductwork run beneath the dropped, acoustic-tile ceilings in the hallways. The original library is now divided into two rooms—classroom and teacher lounge—by a modern concrete-block wall. A dropped, acoustic-tile ceiling has been installed in the classroom section of the former library.



Plate 40. Sun Valley High School, Circa 1963 Aerial Photograph, Looking South. Source: Sun Valley High School.



Plate 41. Sun Valley High School, 2001 Aerial Photograph, Looking South. Source: Sun Valley High School.



Plate 42. Sun Valley High School, Library, Looking South.



Plate 43. Sun Valley High School, Main Entrance, North Elevation, Looking South.



Plate 44. Sun Valley High School, East Classroom Wing, North Elevation, Modern Brick Infill, Looking Southeast.



Plate 45. Sun Valley High School, East Classroom Wing, North Elevation, Modern Brick Infill, Looking Southwest.



Plate 46. Sun Valley High School, East Side of North Elevation, 1993 Classroom Addition and 1993 Auditorium Additions, Looking Southeast.



Plate 47. Sun Valley High School, East Side of North Elevation, 1993 Auditorium Addition, Looking South.



Plate 48. Sun Valley High School, 1980s Classroom Wing in Courtyard, Looking East.



Plate 49. Sun Valley High School, 1993 Cafeteria, Looking Southwest.



Plate 50. Sun Valley High School, 1960 Cafeteria, Replacement Windows, Looking Southeast.



Plate 51. Sun Valley High School, 1960 Gymnasium, Looking East.



Plate 52. Sun Valley High School, Modern Gymnasium, Looking West.



Plate 53. Sun Valley High School, Baseball Field, Looking South.



Plate 54. Sun Valley High School, Interior, 1960 Classroom Corridor.



Plate 55. Sun Valley High School, Interior, Entrance Foyer.



Plate 56. Sun Valley High School, Interior, Former Library.

Historical Background

Located in northwestern Union County, Sun Valley High School opened in 1961. The school was built to serve the rapidly growing population in this section of the county as the suburbanization of Charlotte, in neighboring Mecklenburg County, spread southeast into Union County. Sun Valley was one of four modern high schools constructed in Union County in the early 1960s. The others were Piedmont High School (1960) in Unionville, Forest Hills High School in Marshville, and Monroe High School (1960) at the southern outskirts of the county seat of Monroe. Monroe High School replaced a Neoclassical Revival facility erected in 1920-1921 and later converted to an elementary school (*Monroe-Union County Public Schools: A Survey Report 1970*; Pickens 1990: 160-161).

Sun Valley and Monroe high schools were the largest facilities and opened with the largest enrollments of approximately 750 students each. Piedmont and Forest Hills each had some 500 students. All these schools offered the state's core curriculum for high schools, including both academic and vocational classes, and a variety of sports and clubs. Sun Valley High School, specifically, included administrative and guidance offices; four science rooms; two business education rooms; two home economics laboratories; an agricultural shop; a library; a gymnasium; an auditorium; a cafeteria; and eleven classrooms (*Monroe-Union County Public Schools: A Survey Report 1970*: 136).

Union County commissioned the thriving and well-established architectural firm of Biberstein, Bowles, Meacham, and Reed to design the new high school. Based in Charlotte, the firm's founder was the prominent textile mill architect and engineer, Richard C. Biberstein, who opened his practice in Charlotte in 1905. The business expanded under the leadership of his son, Herman V. Biberstein, during the building boom of the post-World War II period. By the 1960s, the firm included Biberstein, William Bowles, Louis Hunter Meacham, and Charleston H. Reed and was

renamed Biberstein, Bowles, Meacham, and Reed (BBMR). All four architects were graduates of North Carolina State University and proponents of Modernism. The firm's work extended throughout the region and included the full range of residences, factories, schools, churches, and commercial buildings. At its height in the postwar years, BBMR owned a fleet of planes and, it is said, was completing a building a week. The architectural practice remains in business as Brown and Alexander, PLLC (BBMR Records, UNC Charlotte; Brown and Alexander, PLLC, Our History 2014).

As the number of students at Sun Valley High School steadily increased, new construction campaigns changed the original design and plan of the facility. Additional classrooms were soon added to the original west classroom wing in 1963. In 1969, a free-standing classroom building was constructed in the open courtyard created by the original L-shaped plan. In the 1980s, this courtyard was filled in by new, large classroom wings that nearly connected the school's original west wing to the auditorium on the south side (Hughes 2014).

In 1993, a major renovation and expansion campaign was completed. The original banks of classroom windows were infilled with brick, additional classrooms built, and a modern auditorium and cafeteria were completed. In 2007 a new a gymnasium was opened beside the existing gymnasium (Hughes 2014).

These changes to the school's physical plant reflected the tremendous increase in enrollment. By the 1990s, the number of students attending Sun Valley High School had nearly doubled from 1961 to exceed 1,300. The current enrollment remains at that level. Additional growth, however, is anticipated, and plans are in progress to build more classrooms at the northwest corner of the campus, near Old Monroe Road (Hughes 2014).

National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), Sun Valley High School is recommended **not eligible** for National Register eligibility under any criterion because of a loss of architectural integrity.

Integrity

Sun Valley High School does not retain six of the seven aspects of integrity needed for National Register eligibility. Although the facility stands on its original, thirty-acre campus, and thus has integrity of location, its integrity of setting, feeling, and association have been compromised by numerous modern additions and the remodeling of the original building. Sun Valley High School has also lost its integrity of design, workmanship, and materials. Numerous windows across the main elevations have been infilled with brick; the auditorium has been remodeled and expanded; and modern classrooms and other buildings have been constructed. The original L-shaped plan with a courtyard has been obscured by modern construction. New buildings and additions now constitute over half of this scholastic complex.

Criterion A

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

Although opening during a wave of school construction in Union County in the early 1960s, the high school no longer has sufficient integrity to represent the postwar school-building campaigns. With significant changes to the original design and plan, as well as the construction of numerous new buildings and the addition of new materials, Sun Valley High School no longer clearly represents the emergence of new high schools in Union County in the 1960s.

Criterion B

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

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

Criterion C

Sun Valley High School is **not eligible** for the National Register under Criterion C (design/construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction (National Park Service, *National Register Bulletin 15: 17*).

Sun Valley High School no longer retains sufficient integrity of design, materials, or workmanship for eligibility under Criterion C. The school was designed with Modernist-inspired elements, notably long, flat-roofed classrooms filled with bands of steel-sash windows; the glazed, peaked-roofed library bay; the shallow-gabled gymnasium; and the auditorium with simple, geometric brickwork. Several of its principal design features are now gone. The school no longer displays its horizontal bands of steel-sash, awning windows that were a hallmark of Modernist scholastic design. The original façade of the 1960 auditorium has been remodeled and obscured by modern additions. Moreover, the original L-shaped plan has been altered by additions to the original classroom wings that now connect the original perpendicular wings and fill the courtyard.

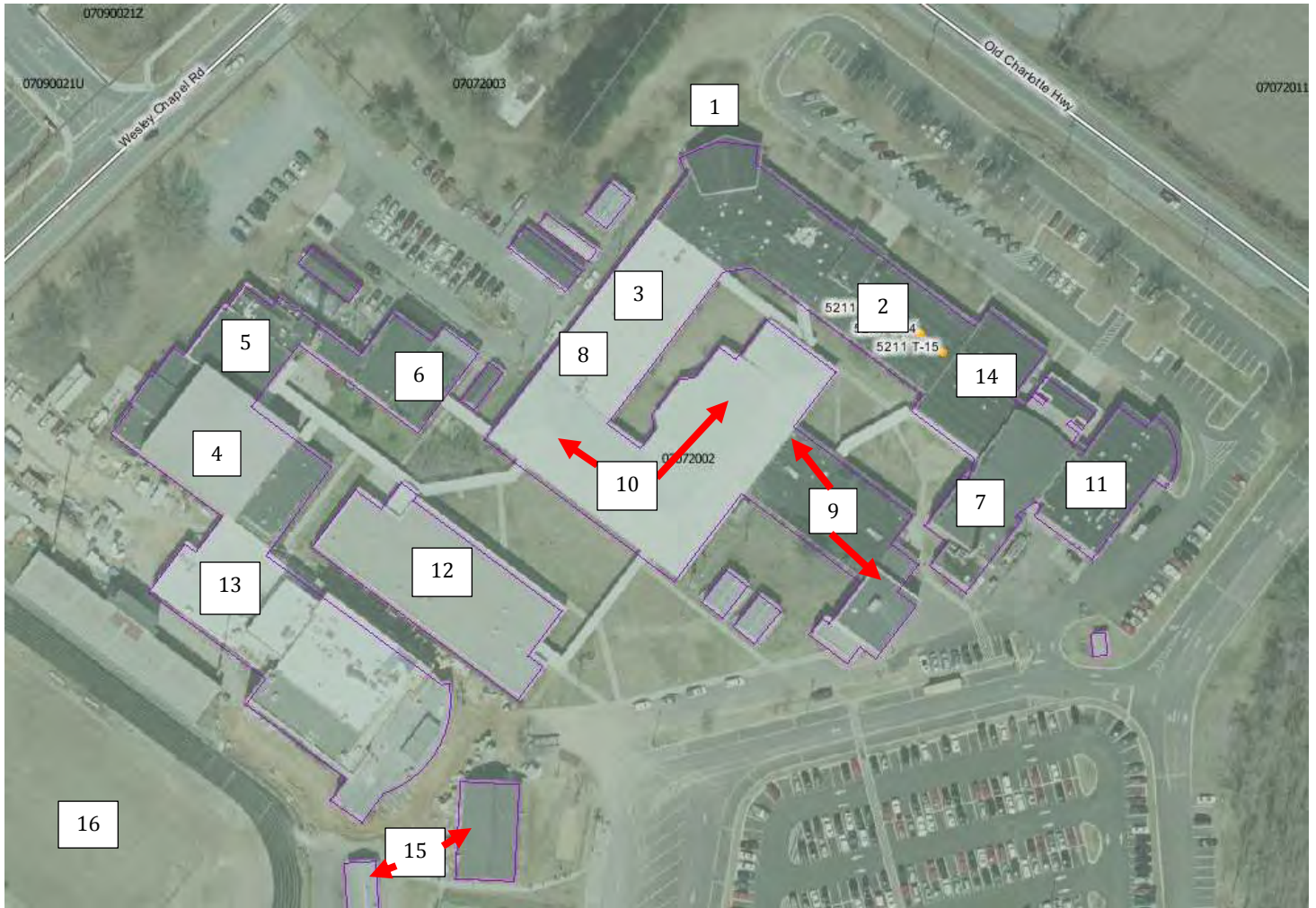
Union County contains three other 1960s high schools: Piedmont; Forest Hills; and Monroe. A windshield survey by the principal investigators reveals that all three have red-brick veneers and were designed with Modernist elements, including low-scale, flat-roofed classroom wings with deep eaves and bands of windows to emphasize horizontality. As with Sun Valley High School, the other schools no longer retain original fenestration which has been altered by brick or stucco infill. All have modern gymnasiums, auditoriums, or other classroom buildings or bays, and both Piedmont and Forest Hills have modern additions to the original façades. Thus, none of the high schools appears to have the necessary integrity for National Register eligibility under any criterion (Hughes 2014).

Criterion D

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

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

Figure 9
Sun Valley High School
Site Plan



Key:

- | | |
|-------------------------------|---------------------------------------|
| 1. 1960 Library | 10. 1980s Classroom Additions |
| 2. 1960 East Classroom Wing | 11. 1993 Auditorium Addition |
| 3. 1960 West Classroom Wing | 12. 1993 Cafeteria |
| 4. 1960 Gymnasium | 13. 1993 Gymnasium |
| 5. 1960 Cafeteria | 14. 1993 Classroom Addition |
| 6. 1960 Agricultural Building | 15. 1993 Ticket Office and Facilities |
| 7. 1960 Auditorium | 16. Athletic Fields |
| 8. 1963 Classroom Addition | |
| 9. 1969 Classroom Addition | |

Source: Union County Tax Map

Scale: 1" = 250'

**No. 86 Heywood-Killough House (UN0178)
(PIN 07114094)
5125 Old Monroe Road
Indian Trail, Union County**



Physical Description (Plates 57-76) (Figures 10-11)

Facing south onto Old Monroe Road, the Heywood-Killough House occupies an approximately twenty-three-acre tax parcel. The tract includes the house and its tree-shaded yard; a one-story, shed-roofed milk house (1920s); a frame, front-gable barn, which was built in the 1920s but later remodeled for horse stables; and four modern, frame storage buildings. This current parcel is a subdivision of a larger farm tract that extended to the north and east to include over 100 acres of fields and woodland associated with the Killough family. Modern houses on subdivided parcels and small residential subdivisions are also located around the Heywood-Killough House, reflecting the suburban development that now characterizes western Union County.

Currently undergoing an extensive interior remodeling, the one-story, frame house (1887) displays Queen Anne-inspired design elements. The dwelling has a high hip roof with cross gables and an octagonal, conical-roofed, corner tower. The front gable retains its original recessed, semi-circular arch although the original tongue-and-groove sheathing in the gable is now vinyl sided. Vinyl siding also covers the original tongue-and-groove sheathing in the cross gables. The main body of the house is also largely vinyl sided, with the exception of the exposed vertical, beaded-board siding sheltered by the wraparound porch. Decorative bracing and brackets with drop pendants embellish the gabled side (west) elevation. There are fluted pilasters on either side of the front door that rise to scrolled brackets under the cornice. The paneled front door is original.

The bungalow-inspired porch piers (now vinyl sided) and brick pedestals were added in the 1930s. The one-over-one light, double-hung, wood-sash windows were also probably installed at about that time. Around 1960, a three-part window replaced the original window on the west elevation, and modern windows were installed in the rear kitchen ell. A brick rear addition and carport were also constructed circa 1960 (Killough 2014; Pickens 1990: 265).

The house has a center hall with four principal rooms, but the interior is currently undergoing a major remodeling. The center hall has been closed off with sheetrocked walls, creating a foyer from which the front rooms can be reached. Three of the original four mantels are now gone. Where the rear hall once opened onto the back porch has also been closed off to allow for the construction of a bathroom and a narrow stairway to the upper level. The original rear wall dividing the dining room (northwest room) in the main block from the kitchen ell has been opened up, creating one large room. New wood flooring is being installed in this area. The door between the living room (southwest room) and dining room has also been removed and the opening expanded. The only surviving original mantel is found in the parlor (east front room). The mirrored over mantel has flanking columns and a bracketed mantel shelf (Killough 2014).

The house retains its five-panel doors with original transoms and molded surrounds; tongue-and-groove wainscoting in the parlor, northeast room, and hall; chair rail in the living room; and twelve-

foot-high, beaded-board ceilings in the four principal rooms. The living room has crown molding and the northwest room has dentil molding.



Plate 57. Heywood-Killough House, House and Setting, Looking North.



Plate 58. Heywood-Killough House, Façade (South Elevation), Looking Northwest.



Plate 59. Heywood-Killough House, Front Gable, Looking North.



Plate 60. Heywood-Killough House, Side (East) Elevation, Looking Southwest.



Plate 61. Heywood-Killough House, Side (East) Elevation and Carport, Looking Northwest.



Plate 62. Heywood-Killough House, Side (East) and Rear (North) Elevations and Carport, Looking South.



Plate 63. Heywood-Killough House, Rear (North) Elevation, Looking South.



Plate 64. Heywood-Killough House, Side (West) Elevation, Looking Northeast.



Plate 65. Heywood-Killough House, Interior, Dining Room and Modernized Kitchen Ell.



Plate 66. Heywood-Killough House, Interior, Dining Room, Fireplace.



Plate 67. Heywood-Killough House, Interior, Dining Room, Added Circa 1960 Window.



Plate 68. Heywood-Killough House, Interior, Looking South from Dining Room into Living Room.



Plate 69. Heywood-Killough House, Interior, Living Room, Mantel Originally Located Right of Closet Door, Now Removed and Wall Sheetrocked.



Plate 70. Heywood-Killough House, Interior, Looking East from Living Room (West Front Room) Through Center Hall to Parlor (East Front Room).



Plate 71. Heywood-Killough House, Interior, Parlor Mantel.



Plate 72. Heywood-Killough House, Interior, New Staircase Installed at the Rear of Original Center Hall.



Plate 73. Heywood-Killough House, Interior, 1960s Rear Addition.



Plate 74. Heywood-Killough House, Milk House (Left Foreground), Looking Northeast.



Plate 75. Heywood-Killough House, Modern Equipment Sheds, Looking North.



Plate 76. Heywood-Killough House, Barn, Looking East from Carport.

Historical Background

Ayner Heywood, a Methodist minister, carpenter, and farmer, erected this farmhouse in 1887. Heywood owned several hundred acres of land, and typical of middle-sized farmers of this period in Union County, he operated a diversified farm with cotton as the principal cash crop. Rufus Killough purchased the property in 1922. Although no longer the seat of the Heywood-Killough farmstead, the house now occupies a roughly twenty-three-acre parcel that is situated alongside several other house tracts owned by members of the Killough family. Oriented to Old Monroe Road, these parcels all adjoin a 100-acre pasture to the north that remains in the Killough family (Killough 2014; Pickens 1990: 265).

National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), the previously surveyed Heywood-Killough House is recommended **not eligible** for National Register eligibility under Criterion C for architecture.

Integrity

The Heywood-Killough House no longer retains all seven aspects of integrity needed for National Register eligibility. Occupying its original site surrounded by farmland and at least two outbuildings that date to the early twentieth century, the house retains its integrity of location, setting, feeling, and association. However, the house has lost its integrity of design, workmanship, and materials. On the exterior, vinyl siding covers the majority of the house and its decorative gables, and the original windows have been replaced. A brick addition was constructed circa 1960 across the rear, and a brick carport was also built on the east side at the same time. The two brick chimney stacks are modern, and the original picturesque porch posts were replaced in the 1930s when the one-over-one windows were probably installed.

The interior is undergoing a complete remodeling. The center hall has been closed off to allow for a staircase and bathroom. The dining room and kitchen ell are now one large room, and three of the four original mantels are now gone. A large opening has replaced the door that originally led to the dining room from the living room. Of the original four-room house, only the parlor remains intact.

Criterion A

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

The Heywood-Killough House is not eligible under Criterion A because the property does not illustrate significant patterns of events in Union County. Although originally the seat of cotton farm, the property no longer retains a sufficient number or variety of farm outbuildings to represent major patterns in the agricultural development of Union County.

Criterion B

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

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

Criterion C

The Heywood-Killough House is **not eligible** for the National Register under Criterion C (design/construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction (National Park Service, *National Register Bulletin 15: 17*).

The 1887 dwelling no longer retains the level of architectural integrity necessary for eligibility under Criterion C. Much of the exterior of the main block, including the original tongue-and-groove sheathing in the gables, is covered in vinyl siding. A rear brick wing and carport were added circa 1960. Also, circa 1960 replacement windows are found on the west elevation of the main block and the kitchen ell. Two modern brick chimney stacks now pierce the roof. The original picturesque porch posts were replaced in the 1930s with bungalow-inspired piers and brick pedestals.

Most notably, the interior has lost most of its plan and important elements of design. The original center hall has been partitioned to form a bathroom and staircase in the rear. The wall that originally divided the dining room in the main block from the rear kitchen ell has been removed to create an integrated kitchen and dining space. Three of the original four mantels are now gone.

Between the 1890s and 1910, a collection of the county's successful farmers, such as Ayner Heywood, erected houses with forms, plans, and ornamentation influenced by the nationally popular Queen Anne style. The popularity of picturesque sawnwork and consciously asymmetrical house forms was fostered by innovative framing methods, the mass production of bricks, nails, and milled lumber, and the emergence of rail transportation. Architectural catalogs also offered an unprecedented array of stylish and affordable sawn ornaments, moldings, and mantelpieces, fashioned at steam-powered factories and delivered to customers by rail. The widespread use of the light frame construction, which consisted entirely of small framing members nailed in place, coincided with the rise of the national picturesque movement.

Although traditional building practices and house types persisted within the conservative rural culture of Union County and North Carolina, new forms and modes of embellishment arose. In Union County, one-story, frame, picturesque dwellings with high hip roofs, cross gables, jutting bays, and wraparound porches appeared in the towns as well as the countryside. Near the Heywood-Killough House in the Indian Trail community, the circa 1910 Justus Lee Benton House is a well-preserved example. More symmetrical in design than the Heywood-Killough House, the Benton residence features a prominent hip roof with front gables, cutaway bays, and a wraparound porch with turned posts. The circa 1910 Eugene Huggins House in southeast Union County also clearly reflects the influences of the Queen Anne style in its steeply-pitched hip roof with numerous subsidiary gables and projecting cutaway bays connected by a wraparound porch. Near Marshville, the one-story Hamilton-Marsh House (circa 1890) exemplifies the Queen Anne style with its multiple cross gables, treated with sawnwork, and a wraparound porch with turned posts, balustrade, and spindlework frieze (Pickens 1990: 38-39, 267, 345, 355, 368).

Criterion D

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

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

Figure 10
Heywood-Killough House
Overall Site Plan



Source: Union County Tax Map

Scale: 1" = 700'

Figure 11
Heywood-Killough House
Detailed Site Plan



Source: Union County Tax Map

Scale: 1" = 175'

**No. 95 Banks and Carolyn Funderburk House
(UN1200) (PIN 07129291A)
3001 Old Monroe Road
Stallings, Union County**



Physical Description (Plates 77-91) (Figure 12)

Built in 1961, this brick and frame, split-level house is set back from Old Monroe Road on a flat, spacious, wooded lot of roughly six acres with a U-shaped driveway. Across the street is a vacant, wooded tract of roughly four acres that is also part of this tax parcel. Modern commercial development is now found northwest of the property, and a multiple-family development was built next door to the southeast on former Funderburk land.

The well-preserved house has low hip roofs with deep box eaves and a Roman brick exterior. The upper level is sheathed in a ribbed asbestos siding and overhangs the lower level. The house has a variety of windows. The living room is indicated by a multiple-light, bowed picture window while the upper story of the façade and the side and rear elevations have metal-sash, awning windows. The lower level of the façade has a Modernist-inspired grouping of square, fixed-light windows. The flat, double-leaf front doors open into the lower level. The doors retain their Asian-influenced hardware. Brick planters are found on either side of the entrance. A secondary wood and glass door opens into the lower level of the side (southeast) elevation. A brick, exterior end chimney is found on the side (northwest) elevation. The rear elevation has a replacement sliding glass door at the lower level that opens onto a concrete patio. An original wood and glass door opens off the main level kitchen. Behind the house is a detached, hip-roofed, brick garage with a single bay that was originally connected to the house by an open breezeway. The side-loading garage has its original garage door. The breezeway has been enclosed with tall, multiple-light windows and tongue-and-groove siding. Two wood and glass doors open from the breezeway onto the patio and the driveway. In the past ten years, an open, hip-roofed carport for two cars has been added to the driveway in front of the garage.

The interior is well preserved with original molded baseboards, cornices, and door and window surrounds as well as hardwood floors. The entrance opens into a lower level foyer. A short flight of steps leads up to the living room on the main level. The steps are defined by classical columns that were added in recent years. The owner reports that the steps originally had wrought-iron railings. A retaining wall of Roman brick laid in stack bond separates the two levels, and the same stack bond, Roman brick is repeated on the fireplace wall opposite the steps. A simple shelf mantel extends the full width of the wall above a raised hearth. Behind the living room is the dining room which has a sliding glass door opening into the enclosed breezeway. The door is a replacement for the original sliding glass door. The kitchen and breakfast room complete the main level and open off the dining room. The kitchen has its original pine cabinets that were made by the builder and its original wall ovens. As typical, floor linoleum and counters have been replaced. The breakfast nook is separated from the lower-level den by a simple wood railing and box pier that replaced a wrought-iron railing. The pine paneling in the den is original as is the composition tile ceiling. Of note is the angled wall that divides the den from the laundry. A short hall from the den leads to a front bedroom, a bathroom with original tilework and fixtures, and the rear laundry room. Both the bedroom and laundry room are pine paneled. Upstairs are three bedrooms, a hall closet with louvered doors, and a bathroom that has its original cabinets, tilework, and fixtures.

The property also includes two outbuildings and two prefabricated sheds. A frame, shed-roofed pony barn was moved circa 1970 to its present site from elsewhere on the Funderburk property. Approximately ten years ago, a detached, open carport was constructed in front of the garage bay. The carport has wood posts and a low hip roof to match the house roof. There are also a metal-framed, corrugated-fiberglass shed and a metal storage building, both of which are temporary structures added in the 1970s or 1980s. The sheds and pony barn stand behind the garage in the woods.



Plate 77. Banks and Carolyn Funderburk House, House and Setting, Looking Northwest.



Plate 78. Banks and Carolyn Funderburk House, Overall View, Looking Northwest.



Plate 79. Banks and Carolyn Funderburk House, Façade, Looking Northeast.



Plate 80. Banks and Carolyn Funderburk House, Side (Southeast) Elevation, Looking Northwest.



Plate 81. Banks and Carolyn Funderburk House, Rear (Northeast) Elevation and Garage, Looking Southwest.



Plate 82. Banks and Carolyn Funderburk House, Enclosed Breezeway and Garage, Looking Northwest.



Plate 83. Banks and Carolyn Funderburk House, Façade and Side (Northwest) Elevation, Modern Carport (Left Background).



Plate 84. Banks and Carolyn Funderburk House, Interior, Foyer.



Plate 85. Banks and Carolyn Funderburk House, Interior, Living Room.



Plate 86. Banks and Carolyn Funderburk House, Living Room, Looking Towards Foyer and Stairs to Upper Level.



Plate 87. Banks and Carolyn Funderburk House, Kitchen.



Plate 88. Banks and Carolyn Funderburk House, Upper Level, Hall Closet and Bedroom.



Plate 89. Banks and Carolyn Funderburk House, Lower Level Laundry Room, Showing Angled Wall.



Plate 90. Banks and Carolyn Funderburk House, Pony Barn, Looking Northeast.



Plate 91. Banks and Carolyn Funderburk House, Sheds, Looking North.

Historical Background

The house sits on the former 100-acre Funderburk farm that was divided among three children, one of whom was Banks H. Funderburk, Sr., father-in-law of the current owner. The senior Funderburk built and operated the nearby Banks H. Funderburk Store (UN0125), a local landmark also known as the Rock Store. (The Banks H. Funderburk Store at 3116 Old Monroe Road is evaluated separately in this report.) Funderburk's son Banks Bernard and his wife Carolyn had this house built in 1961 on their roughly thirty-acre inheritance. The Funderburks found the plans in the *Charlotte Observer*, but it is not known which of the house plan companies produced the designs found in the newspaper. A member of the *Charlotte Observer* staff reviewed the newspaper's archives but did not find either the design or the plan company. The Funderburks hired local builder, "Dub" Tucker, to undertake the construction, and Banks B. Funderburk served as his own general contractor. The owner stated that Tucker made all the interior cabinetry and that the hardwood floors were salvaged from a house in the Elizabeth neighborhood of Charlotte. According to the owner, the lot was already heavily wooded at the time of construction, and they have only done selective tree removal (Funderburk 2014).

The Funderburk house is a remarkably well-preserved and stylish example of a Modernist-influenced split-level design. First introduced in the mid-1950s, the split-level house was a multiple-story variation of the more ubiquitous ranch house. With its three-level asymmetry, the split level was well suited for midcentury modernism, often using several exterior materials to emphasize the asymmetrical modularity of the design. The split level has the horizontal form, low pitched roofs, and overhanging eaves of the ranch house but brought a greater refinement to the functional layout of the interior. Service and recreational uses, such as dens, laundries, utility rooms, or garages, were found on the lower level while the main floor held the living room, dining room, and kitchen. Reserved for bedrooms, the upper level was intended to be the quietest and most private area of the house (McAlester 1992: 477, 481).

Although the ranch house was the predominant and iconic house type of the burgeoning postwar suburbs, the split-level was also widely built across the U.S. between the mid-1950s and the early 1970s. Split-levels were popular, in part, because they were cost effective for builders. The design did not require as much as land as ranch houses or full basements, and their upper levels were often cantilevered to provide additional square footage without increasing the footprint of the house.

Numerous house plan companies helped to popularize the house type and offered variations for all budgets. Following a well-established pattern, many produced catalogs of their plans or, as in the case of the Funderburk house, printed their designs in newspapers. Simpler, smaller versions were readily available for the cost-conscious while larger houses with more detailing and a greater variety of materials were built for the higher end of the market. Although many split-levels had Colonial Revival elements of style, others, including the Funderburk house, were inspired by midcentury Modernism, often combining an open layouts and asymmetrical forms with such modernist elements as picture windows, planter boxes, and a variety of often irregularly placed windows. On the interior, the use of brick and other forms of exterior siding and sliding glass doors blurred the distinction between inside and out. The use of angled walls gave novel footprints to rooms (Small House Planning Bureau 1957; L. F. Garlinghouse Company, Inc. 1957; Aladdin Homes 1953 and 1961).

National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), the Banks and Carolyn Funderburk House is recommended **eligible** for the National Register under Criterion C for architecture.

Integrity

The Banks and Carolyn Funderburk House is well preserved and possesses the seven aspects of integrity needed for National Register eligibility. The house occupies its original location on family land subdivided from the larger Funderburk family farm. The house also retains its integrity of setting, association, and feeling. The house has a spacious, roughly six-acre, wooded setting on both side of Old Monroe Road that is largely unchanged since the house was constructed in 1961. Only four small outbuildings, two of which are temporary structures, have been added to the property, and these do not detract from the feeling, association, or setting of the house. Both the exterior and interior of Banks and Carolyn Funderburk House remain remarkably well preserved, and the house possesses its integrity of materials, design, and workmanship. The exterior retains its original Roman brick and asbestos siding as well as a variety of postwar window types, including metal-sash awning windows and the grouping of modernist-inspired square windows. The breezeway is now enclosed, but its form and its function as a connector to the garage are still evident. The sliding glass doors are in-kind replacements that also do not detract from the integrity of the original design. The interior is also notably intact with original doors, floors, and moldings, as well as such distinguishing features as the Roman brick fireplace wall, original kitchen cabinets, angled walls, pine paneling, and original bathroom tile work and cabinetry. The removal of wrought iron railings in the living room and the breakfast room are not major alterations.

Criterion A

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

The house is not eligible under Criterion A because it does not represent a major event or pattern of events in the history of Raleigh or the North Carolina Division of Prisons, Department of Correction.

Criterion B

The Banks and Carolyn Funderburk House is **not eligible** for the National Register under Criterion B (Person). For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only

justification is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group (National Park Service, *National Register Bulletin 15: 14*).

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

Criterion C

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

The 1961 Funderburk house is recommended for National Register eligibility under Criterion C for architecture as a particularly well-preserved example of a Midcentury Modern split-level house in rural Union County. In a speculatively built house, such as the Funderburk house, the Modernist detailing is especially notable. Sited on its large, wooded lot, the Funderburk house has many of the hallmarks of the style. Its use of multiple exterior materials to emphasize an asymmetrical form, its cantilevered upper story, the use of planter boxes, and particularly its variety of window types and configurations make for an expressive version of the Midcentury Modern split-level. On the interior, the use of exterior materials inside, notably the Roman brick fireplace wall, sliding glass doors, and angled walls, set the house apart from many of the usual speculatively-built split levels and ranch houses.

Finally, the Funderburk house is unusual in its degree of preservation. The only changes that have occurred on the exterior are the in-kind replacement of the sliding glass doors and the enclosure of the breezeway. With its extensive windows, the breezeway retains its generally open appearance as well as its form. The interior of the house is also well preserved with no changes to the floor plan. Columns have been added to the living room steps, and a wood railing has replaced a wrought iron railing in the breakfast room, but otherwise original moldings, doors, hardwood floors, kitchen and bathroom cabinets, bathroom tilework, and pine-paneled walls all survive intact. Furthermore, there have been few changes to the wooded landscape that forms the setting for the house.

Situated at roughly the midpoint on the old road between Charlotte and Monroe, the Funderburk house is a rare surviving example of the split-level in this area of northwestern Union County. The region has undergone tremendous and almost continual growth in the postwar period, and this once rural area became largely suburban in the period after World War II with brick ranch houses and Minimal Traditional dwellings predominating among the vestiges of earlier farmhouses. Despite this extensive postwar development, few split-level houses seem to have ever been built. To date, no split-level has been surveyed in Union County, and an examination of the NCHPO survey database revealed that only twenty-nine split-level houses in the state have been inventoried. Many of those date to the 1970s. Growth in the past twenty years has only escalated, and denser residential developments, often with larger houses on smaller parcels, and suburban commercial development are now supplanting the postwar houses and transforming the postwar suburban character of the area.

Criterion D

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

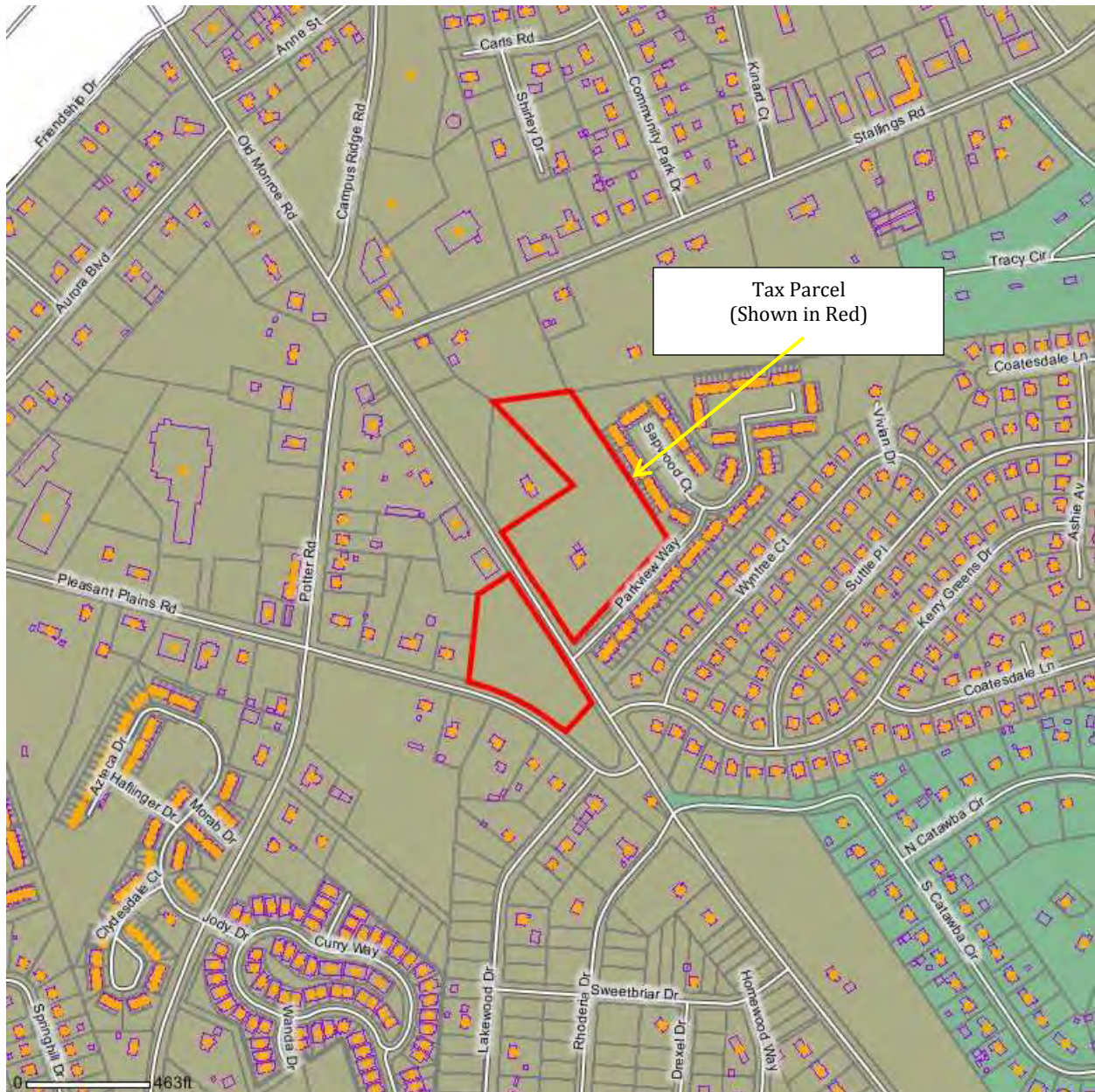
The property is not eligible under Criterion D because it is not likely to yield any new information pertaining to the history of building design or technology.

National Register Boundary Description and Justification

The proposed National Register boundary for the Banks and Carolyn Funderburk House encompasses approximately six acres of the existing 10.902-acre tax parcel (PIN 07129291A). The parcel spans both sides of Old Monroe Road, but the proposed boundary excludes the vacant, roughly four-acre portion of the property that lies on the west side of the road. This portion of the tract does not contribute to the significance of the house. Within the recommended boundary are the house, a contributing resource, and its wooded setting, the pony barn, the carport, and the two prefabricated sheds. The barn and carport are both noncontributing resources. The two sheds are considered temporary structures that are not counted as resources. The proposed boundary follows the right-of-way along Old Monroe Road.

The proposed National Register boundary for the Banks and Carolyn Funderburk House has been drawn according to the guidelines of *National Register Bulletin 21, Defining Boundaries for National Register Properties*. A map showing the boundary is depicted on **Figure 13**.

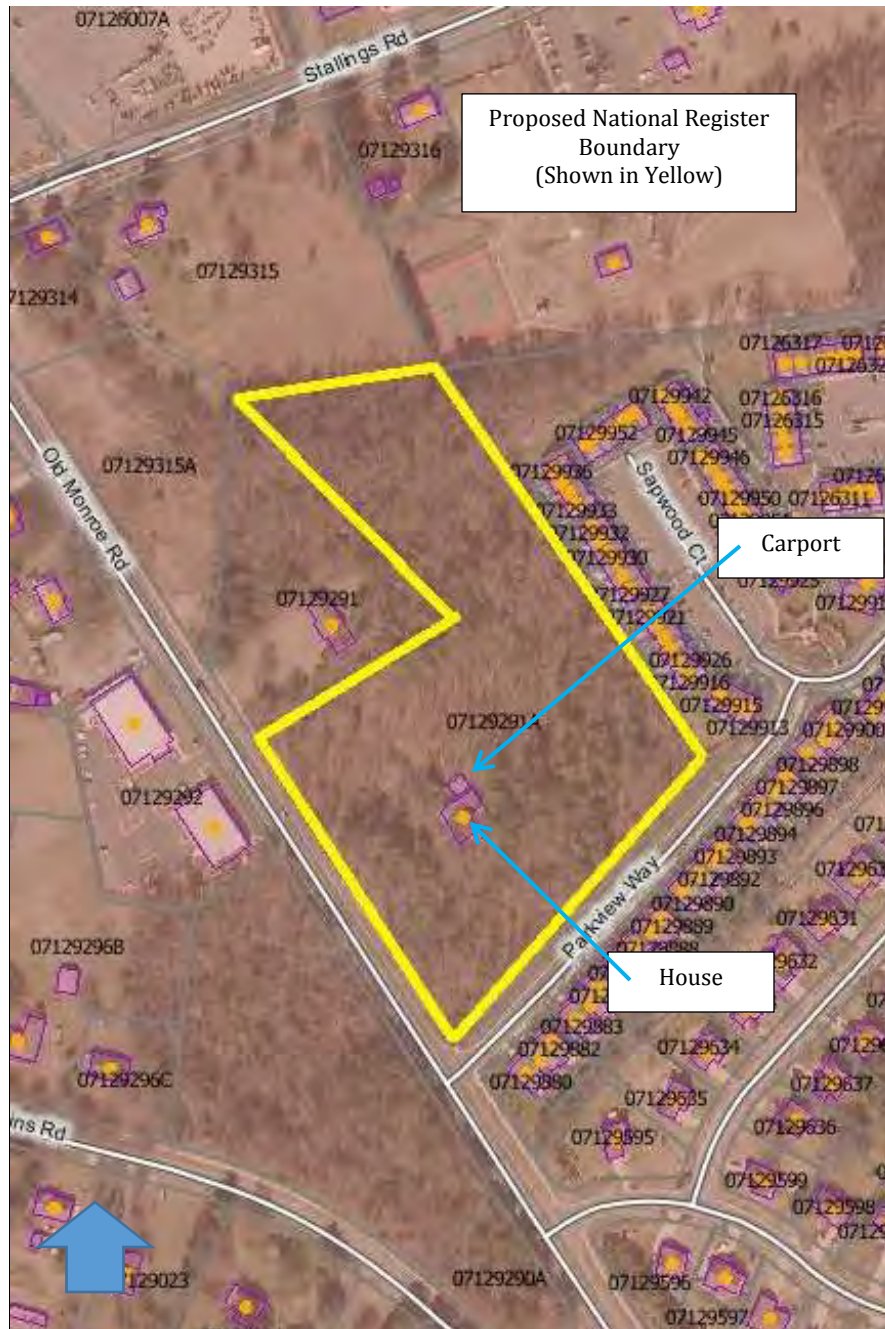
Figure 12
Banks and Carolyn Funderburk House
Tax Parcel



Source: Union County Tax Map

Scale: 1" = 500'

Figure 13
Banks and Carolyn Funderburk House
Site Plan and Proposed National Register Boundary



Source: Union County Tax Map

Scale: 1" = 250'

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APPENDIX A

Concurrence Form
Inventory List of Ineligible Resources
Photographs of Ineligible Resources

Concurrence Form

Federal Aid # STPDA-1009(16) TIP # U-4714 County: Mecklenburg/Union

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

Project Description:

On February 18, 2014, representatives of the

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

Reviewed the subject project at historic architectural resources photograph review session/consultation and

All parties present agreed

- There are no properties over fifty years old within the project's Area of Potential Effects (APE).
- There are no properties less than fifty years old which are considered to meet Criteria Consideration G within the project's APE.
- There are properties over fifty years old within the project's APE, but based on the historical information available and the photographs of each property, the properties identified as 2, 4, 5, 8, 30 are considered not eligible for the National Register and no further evaluation of them is necessary. Photographs of these properties are attached.
- There are no National Register-listed or Study Listed properties within the project's APE. 32-54, 56-75, 77-85, 87-94, 96.
- All properties greater than 50 years of age located in the APE have been considered at this consultation, and based upon the above concurrence, all compliance for historic architecture with Section 106 of the National Historic Preservation Act and GS 121-12(a) has been completed for this project.
- More information is requested on properties 1, 3, 6, 7, 31, 55, 76, 84, 95.

Signed:

Shelby Roop
Representative, NCDOT

2/18/14
Date

FHWA, for the Division Administrator, or other Federal Agency

Date

Renee Hedrick-Early
Representative, HPO

2-18-14
Date

State Historic Preservation Officer

Date

If a survey report is prepared, a final copy of this form and the attached list will be included.

INVENTORY LIST

No. 2 Bain-Reid House (MK1173) (PIN 22702423)

135 West John Street
Matthews, Mecklenburg County

Built circa 1880, this one-story, double-pile, hip-roofed dwelling has been heavily remodeled. Now an office, the frame building has vinyl siding, replacement porch posts, replacement windows, and a remodeled interior. No original mantels remain. This altered house is not recommended for intensive-level investigation because of its loss of integrity.

No. 4 Commercial Building (PIN 19326203)

116 West John Street
Matthews, Mecklenburg County

Erected in the late 1920s, this one-story, red-brick commercial building has been extensively remodeled. The existing façade, oriented to North John Street, consists of brick storefront bays and wood shopfronts that are all modern installations. The interiors have been modernized. This altered building is not recommended for intensive-level investigation because of its loss of integrity.

No. 5 Commercial Building (PIN 19326204)

100 West John Street
Matthews, Mecklenburg County

As with the commercial building at 116 West John Street (No. 4), this one-story, brick building (circa 1930) has been extensively remodeled for use as retail shops. The series of shopfronts on the east and south elevations are modern installations. The interiors also have been modernized. This altered building is not recommended for intensive-level investigation.

No. 8 House (PIN 21501418)

401 East John Street
Matthews, Mecklenburg County

A red-brick veneer covers this circa 1940, one and one-half story dwelling. The house has a gabled entry bay, gabled dormers, and six-over-six light, double-hung, wood-sash windows. The house does not possess the significance needed for intensive-level investigation.

No. 9 House (PIN 22701317)

400 East John Street
Matthews, Mecklenburg County

German siding covers this circa 1944, one-story, double-pile, side-gable dwelling. The house has an altered front porch with square posts. The three-over-one light, double-hung, wood-sash windows are original. The house does not have the significance needed for intensive-level investigation.

No. 10 House (PIN 22701316)
416 East John Street
Matthews, Mecklenburg County

Covered with asbestos shingles, this circa 1944, one-story, double-pile, side-gable dwelling features a side-gable entry wing with an engaged porch on the east elevation. The house has replacement one-over-one light windows. The property does not have the integrity or significance to merit intensive-level investigation.

No. 11 House (PIN 22701315)
432 East John Street
Matthews, Mecklenburg County

Heavily altered, this 1962 dwelling is partially obscured by a large, brick wall in front of the façade. The house also has replacement windows and siding. The property lacks the integrity needed for intensive-level investigation.

No. 12 House (PIN 22701314)
444 East John Street
Matthews, Mecklenburg County

This simple, red-brick ranch house has replacement windows and a side-gable, rectangular form. Built circa 1962, the property has only marginal integrity and is not recommended for intensive-level investigation.

No. 13 House (PIN 22701313)
448 East John Street
Matthews, Mecklenburg County

This simple, red-brick and weatherboarded ranch house has both diamond-patterned and horizontal-sash windows. The circa 1962 property does not have the significance to warrant further investigation.

No. 14 House (PIN 22701312)
500 East John Street
Matthews, Mecklenburg County

This red-brick ranch house has a gabled entry bay in the center of the facade. The windows are one-over-one light replacements. The circa 1962 dwelling lacks the integrity needed for intensive-level investigation.

No. 15 House (PIN 22701311)
508 East John Street
Matthews, Mecklenburg County

This red-brick ranch house has a simple, front-gable portico that suggests the Colonial Revival. The house has replacement one-over-one light windows. Built circa 1962, the dwelling has only marginal integrity and is not recommended for intensive-level investigation.

No. 16 House (PIN 22701310)
516 East John Street
Matthews, Mecklenburg County

Built circa 1962, this brick, side-gable ranch house has replacement one-over-one light windows. The dwelling has only marginal integrity and is not recommended for intensive-level investigation.

No. 17 House (PIN 22701309)
524 East John Street
Matthews, Mecklenburg County

This red-brick ranch house (circa 1962) has replacement six-over-six light windows. Decorative metal posts support the shallow, shed-roofed porch. The dwelling has only marginal integrity and is not recommended for intensive-level investigation.

No. 18 House (PIN 22701308)
532 East John Street
Matthews, Mecklenburg County

Now in poor condition, this red-brick ranch house retains its original six-over-six light, double-hung, wood-sash windows. Board-and-batten siding flanks the entry. The circa 1962 dwelling does not have the significance needed for intensive-level investigation.

No. 19 House (PIN 22701103)
109 Kent Drive
Matthews, Mecklenburg County

Eight-over-eight light, double-hung, wood-sash windows and a shed-roofed entry porch mark this red-brick ranch house. The circa 1962 dwelling does not have the significance needed for intensive-level investigation.

No. 20 House (PIN 22701104)
117 Kent Drive
Matthews, Mecklenburg County

This side-gable, brick-veneered and weatherboarded ranch house (circa 1964) has horizontal-sash windows. The dwelling does not have the significance to merit intensive-level investigation.

No. 21 House (PIN 22701105)
125 Kent Drive
Matthews, Mecklenburg County

Erected circa 1964, this side-gable, brick-veneered ranch house has horizontal-sash windows and a later bay window. The dwelling does not have the significance needed for intensive-level investigation.

No. 22 House (PIN 22701307)
116 Kent Drive
Matthews, Mecklenburg County

Replacement one-over-one light windows are now found on this side-gable ranch house (circa 1964) which also has a brick veneer and vertical board siding. The dwelling has only marginal integrity and is not recommended for intensive-level investigation.

No. 23 House (PIN 22701306)
517 Sadie Drive
Matthews, Mecklenburg County

Built circa 1964, this brick-veneered, side-gable ranch house retains its horizontal sash windows. The dwelling lacks the significance needed for intensive-level investigation.

No. 24 House (PIN 22701102)
608 East John Street
Matthews, Mecklenburg County

This simple, side-gable, brick-veneered ranch house (circa 1964) has original metal-sash, awning windows. The dwelling lacks the significance needed for intensive-level investigation.

No. 25 House (PIN 22701101)
624 East John Street
Matthews, Mecklenburg County

A later metal carport extends from the east side of the side-gable, brick-veneered ranch house (circa 1964). The dwelling has replacement six-over-six light windows. The property is not recommended for intensive-level investigation because of its marginal integrity and lack of significance.

No. 26 House (PIN 21501421)
625 East John Street
Matthews, Mecklenburg County

Constructed circa 1962, this brick-veneered ranch house has horizontal sash windows and a front-gable entry porch with square posts. The house lacks significance and is not recommended for intensive-level investigation.

No. 27 House (PIN 21501422)
609 East John Street
Matthews, Mecklenburg County

An inset carport is located on the side elevation of this brick-veneered, side-gable ranch house. The one-over-one light windows are replacements. Built circa 1962, the house has marginal integrity and is not recommended for intensive-level investigation.

No. 28 House (PIN 21501425)
601 East John Street
Matthews, Mecklenburg County

Vinyl siding covers this simple, rectangular, side-gable dwelling built in the mid-1950s. The one-over-one light windows are replacements. The house has marginal integrity and is not recommended for intensive-level investigation.

No. 29 Duplex (PIN 21501408)
352 East Charles Street
Matthews, Mecklenburg County

Built in the late 1940s, this one-story, frame, side-gable duplex has two gabled entries and asbestos-shingle siding. The eight-over-eight light, double-hung, wood-sash windows are original. The house does not have the significance needed for intensive-level investigation.

No. 30 Apartment Building (PIN 21501404)
516 East Charles Street
Matthews, Mecklenburg County

Built circa 1963, this simple, one-story, brick-veneered, L-plan apartment building has original eight-over-eight light, double-hung, wood-sash windows and a standing-seam, metal roof. The building does not have the significance needed for intensive-level investigation.

No. 32 House (PIN 21504210)
212 Morris Road
Matthews, Mecklenburg County

Now ruinous, this frame, side-gable dwelling appears to have been relocated to this site. The house has replacement siding and an enclosed front porch. There is no chimney and a concrete block foundation. The heavily modified dwelling is not recommended for intensive-level investigation.

No. 33 House (PIN 21504210)
230 Morris Road
Matthews, Mecklenburg County

Now vacant and in poor condition, this late-1950s, hip-roofed dwelling is constructed of concrete block with brick trim. The original steel-sash casement windows survive. The dwelling lacks significance and is not recommended for intensive-level investigation.

No. 34 House (PIN 21504211)
227 Morris Road
Matthews, Mecklenburg County

Built at the end of World War II, this simple, rectangular, side-gable house has weatherboard siding and six-over-six light, double-hung, wood-sash windows. The dwelling rests on a concrete-block foundation. The house does not have the significance needed for intensive-level investigation.

No. 35 House (PIN 22750162)
1700 East John Street
Matthews, Mecklenburg County

This brick-veneered, L-plan ranch house has metal-sash, casement windows and a large, multiple-light picture window. The circa 1955 dwelling does not have the significance to merit intensive-level investigation.

No. 36 House (PIN 22750163)
1720 East John Street
Matthews, Mecklenburg County

This mid-century, brick-veneered, three-bay house has a simple side-gable, rectangular form with a weatherboarded bay on the south elevation. There are replacement windows and a later gabled entry porch. The dwelling does not have the integrity or significance to merit intensive-level investigation.

No. 37 House (PIN 22750164)
1724 East John Street
Matthews, Mecklenburg County

German siding covers this frame, side-gable house built in the 1950s. The engaged front porch is supported by box piers. The dwelling does not have the significance to warrant intensive-level investigation.

No. 38 House (PIN 22750166)
1832 East John Street
Matthews, Mecklenburg County

Erected circa 1955, this long, rectangular ranch house has a side-gable roof, brick veneer, and horizontal-sash windows. The dwelling does not have the significance to warrant intensive-level investigation.

No. 39 House (PIN 22722134)
2116 East John Street
Matthews, Mecklenburg County

A popular ranch house design, this circa 1963 dwelling has a brick veneer, side-gable roof, and simple Colonial Revival traits, including six-over-nine light, double-hung, wood-sash windows and a front-gable porch supported by classical columns. The dwelling lacks the significance needed for intensive-level investigation.

No. 40 House (PIN 21505103)
2117 East John Street
Matthews, Mecklenburg County

Built circa 1955, this side-gable, brick-veneered ranch house has a frame side wing and horizontal-sash windows. The dwelling lacks the significance needed for intensive-level investigation.

No. 41 House (PIN 21505107)
2325 East John Street
Matthews, Mecklenburg County

Illustrating a common rural house type from early-twentieth-century Mecklenburg County, the circa 1930, one-story, frame dwelling has a front-gable form. The house has asbestos-shingle siding, a front-gable, screened porch, and six-over-six light-double-hung, wood-sash windows. The dwelling lacks the significance needed for intensive-level investigation.

No. 42 House (PIN 21505109)
2349 East John Street
Matthews, Mecklenburg County

Constructed of concrete block, this mid-1940s, one-story, three-bay house has a major, concrete-block addition on the north side and replacement windows. The house lacks the integrity needed for intensive-level survey.

No. 43 House (PIN 21505110)
2425 East John Street
Matthews, Mecklenburg County

Constructed of concrete block with a German-sided wing, this modest, L-plan building from the mid-1940s has metal awnings, steel-sash windows, and exposed rafters on the side-gable wing. Now in poor condition, the property is not recommended for intensive-level investigation.

No. 44 House (PIN 21505111)
2441 East John Street
Matthews, Mecklenburg County

A front-gable porch with replacement turned posts shelters the façade of this simple, red-brick, side-gable ranch house (circa 1964). The windows are replacements. The property no longer has the integrity to merit intensive-level investigation.

45. House (PIN 07126002J)
109 Anne Street
Stallings, Union County

This circa 1964, brick-veneered ranch house has a hip roof, replacement windows, and an engaged carport. The house lacks the significance to merit further investigation.

46. House (PIN 07126002B)
2525 Old Monroe Road
Stallings, Union County

This circa 1964, brick ranch house has a side-gable roof, horizontal-sash windows, and a recessed entrance. The house lacks the significance to merit further investigation.

47. House (PIN 07126003)
2601 Old Monroe Road
Stallings, Union County

This circa 1964, brick ranch house has a side-gable roof, horizontal-sash windows, a picture window, two entrances, and a front-gable porch. The house lacks the significance to merit further investigation.

48. House (PIN 07126004)
2609 Old Monroe Road
Stallings, Union County

This circa 1964, brick ranch house has a side-gable roof, horizontal-sash windows, and an engaged carport. The house lacks the significance to merit further investigation.

49. House (PIN 07144034)
112 Aurora Boulevard
Stallings, Union County

This circa 1960, frame ranch house has a hip roof, horizontal-sash windows, and an engaged side porch that shelters the entrance. A metal carport has been added to the porch. The house lacks the significance to merit further investigation.

50. Eastwood Forest Baptist Church (PIN 07144034)
112 Aurora Boulevard
Stallings, Union County

Built circa 1960, this front-gable church has a brick veneer which appears added, segmental-arched windows, and a projecting vestibule and front porch that have been altered with heavy, brick piers and a modern double-leaf entrance. The church lacks the integrity and significance to warrant intensive-level survey.

51. House (PIN 07129313)
2612 Old Monroe Road
Stallings, Union County

This frame cottage was built circa 1940 with a clipped front gable and hipped roof, vinyl siding, and six-over-six light-double-hung, wood-sash windows. The entrance is sheltered by a front-gable entry porch supported by classical columns. The house lacks the integrity and significance to warrant further, intensive-level investigation.

52. House (PIN 07129311)
4316 Potter Road
Stallings, Union County

This circa 1964, brick ranch house has a hip roof, replacement windows, and a front exterior chimney. The side-loading, engaged garage has been enclosed. The house lacks the significance to merit further investigation.

53. House (PIN 07129293)
2828 Old Monroe Road
Stallings, Union County

Built circa 1955, this postwar cottage has a T-shaped plan, brick exterior, six-over-six light, double-hung, wood-sash windows, and a porch supported by metal posts. The house lacks the significance to warrant intensive-level survey.

54. House (PIN 07129293)
2900 Old Monroe Road
Stallings, Union County

This circa 1950, frame ranch house has a side-gable roof, asbestos siding, horizontal-sash windows, a metal entry porch, and an inset side porch. The house lacks the significance to merit further investigation.

56. House (PIN 07129025)
4032 Pleasant Plains Road
Stallings, Union County

Built circa 1960, this simple, side-gable dwelling has a front-gable entry porch, vinyl siding, and six-over-six light, double-hung, wood-sash windows. The house does not have the integrity or the significance to merit further investigation.

57. House (PIN 07129296C)
3927 Pleasant Plains Road
Stallings, Union County

This circa 1964, brick ranch house has a side-gable roof, horizontal-sash windows, and an engaged carport that loads from the rear. The house lacks the significance to merit further investigation.

58. House (PIN 07129022)
3926 Pleasant Plains Road
Stallings, Union County

Built circa 1940, this frame, period cottage has a cross-gable roof, asbestos-shingle siding, four-over-one light, double-hung, wood-sash windows, and a front exterior chimney. The house also has an engaged side porch. The house lacks the significance to warrant intensive-level survey.

59. House (PIN 07129399)
3608 Old Monroe Road
Stallings, Union County

This simple, side-gable bungalow was built in the mid-1920s and has a shed-roofed porch, and a front-gable dormer. The house has German siding and four-over-one light, double-hung, wood-sash windows. The porch has replacement metal posts. The house lacks the significance to merit further investigation.

60. House (PIN 07132136)
108 Enchanted Drive
Indian Trail, Union County

Built circa 1960, this hip-roofed ranch house has a brick exterior, a replacement front door, and replacement one-over-one light windows. The house does not have the significance for intensive-level survey.

61. House (PIN 07132137)
116 Enchanted Drive
Indian Trail, Union County

Built circa 1964, this side-gable ranch house has a brick exterior and horizontal-sash windows. The house does not have the significance for intensive-level survey.

62. House (PIN 07132153)
109 Enchanted Drive
Indian Trail, Union County

Built circa 1964, this side-gable ranch house has a brick exterior, a peaked gable above the entrance, horizontal-sash windows, and an engaged garage. The house does not have the significance for intensive-level survey.

63. House (PIN 07132152)
117 Enchanted Drive
Indian Trail, Union County

Built circa 1964, this hip-roofed ranch house has a brick exterior, replacement one-over-one light windows, and an enclosed garage with added chimney. The house does not have the significance or the integrity to merit intensive-level survey.

64. House (PIN 07132036)
135 Chestnut Lane
Indian Trail, Union County

Built circa 1925, the one-story, frame bungalow has asbestos-shingle siding but retains its four-over-one light, double-hung, wood-sash windows. The engaged porch is supported by battered piers sitting on brick pedestals. A breezeway leads to a later carport. The house lacks the significance to merit further investigation.

65. House (PIN 07132030A)
4132 Old Monroe Road
Indian Trail, Union County

This one and one-half story, brick, Colonial Revival house was built at the end of World War II. The house retains its six-over-six light, double-hung, wood-sash windows, front-gable dormers, and front-gable porch supported by brick box piers. The property lacks the significance needed for intensive-level investigation.

- 66. House (PIN 07114038A)**
4208 Old Monroe Road
Indian Trail, Union County

This brick ranch house was built in the mid-1950s and has a side-gable roof, six-over-six light, double-hung, wood-sash windows, and an entry porch. The property also includes a frame carport. The property lacks the significance needed for intensive-level investigation.

- 67. House (PIN 07114019)**
4324 Old Monroe Road
Indian Trail, Union County

Built circa 1960, this hip-roofed ranch house has a brick and weatherboard exterior and both horizontal-sash and metal-sash awning windows. Although intact, the house lacks the significance needed to merit further investigation.

- 68. House (PIN 07114009)**
4800 Old Monroe Road
Indian Trail, Union County

The stone ranch house has a truncated H-plan formed by a side-gable main block with hip-roofed wings. The house has both metal-sash awning windows and six-over-six light, double-hung, wood-sash windows. Built in the mid-1950s, the house does not have the significance for further investigation.

- 69. House (PIN 07114008)**
4848 Old Monroe Road
Indian Trail, Union County

This frame ranch house has asbestos-shingle siding, replacement windows, and a shed-roofed entry porch supported by metal posts. The house also has a brick planter box under the picture window and a garage and hyphen wing on the west elevation. Built circa 1960, the house has only marginal integrity and does not warrant intensive-level investigation.

- 70. House (PIN 07114007A)**
5024 Old Monroe Road
Indian Trail, Union County

Built circa 1964, this brick, side-gable ranch house has horizontal-sash windows and a six-panel door flanked by sidelights. The house lacks the significance needed to merit further survey.

- 71. House (PIN 07114006A)**
5124 Old Monroe Road
Indian Trail, Union County

This frame ranch house (circa 1960) has a side-gable roof, asbestos-shingle siding, some replacement windows, and some original six-over-six light, double-hung, wood-sash windows. The house does not have the significance to warrant intensive-level investigation.

- 72** **House (PIN 07090017)**
West side, Old Monroe Road at junction with Radiator Road
Indian Trail, Union County

Built circa 1920, the one-story, double-pile cottage has a high hip roof, German siding, a hip-roofed porch with replacement posts, and replacement windows. The house is now in poor condition and lacks the integrity and significance to merit further investigation.

- 73.** **House (PIN 07090012)**
6232 Old Monroe Road
Indian Trail, Union County

This vinyl-sided, front-gable bungalow was built circa 1925. The house has a porch/porte cochere that is supported by replacement metal posts resting on brick pedestals. The house retains its four-over-one light, double-hung, wood-sash windows. The house has only marginal integrity and lacks the significance for intensive-level investigation.

- 74.** **House (PIN 07090011)**
6308 Old Monroe Road
Indian Trail, Union County

The frame, Tudor Revival cottage was built at the end of World War II. The house has a side-gable roof with steeply pitched cross gables and three-part picture windows flanking the center entrance. The house retains its six-over-six light, double-hung, wood-sash windows. Now vinyl sided, the house has only marginal integrity and does not warrant further survey.

- 75.** **House (PIN 07090008)**
6516 Old Monroe Road
Indian Trail, Union County

This asbestos-shingled bungalow has a clipped front gable roof and a clipped front gable porch supported by box piers. Built circa 1930, the house retains its six-over-six light, double-hung, wood-sash windows. The house lacks the significance for intensive-level investigation.

- 77.** **House (PIN 09393026)**
5117 Old Charlotte Highway
Indian Trail, Union County

Now altered, this aluminum-sided bungalow has a clipped front gable roof and a clipped front gable porch that has been enclosed. A portion of the façade is covered in permastone, and a garage addition extends from the rear. Built circa 1930, the house retains some six-over-six light, double-hung, wood-sash windows as well as some replacements. The house lacks the integrity needed for intensive-level investigation.

- 78. House (PIN 09393025)**
5113 Old Charlotte Highway
Indian Trail, Union County

This simple, frame, side-gable dwelling (circa 1930) has a front-gable porch supported by metal posts and four-over-one light, double-hung, wood-sash windows. The house is now vinyl sided and lacks the significance and integrity needed for intensive-level survey.

- 79. House (PIN 09393024)**
5109 Old Charlotte Highway
Indian Trail, Union County

This vinyl-sided bungalow has a front gable roof and a front gable porch supported by replacement piers. Built circa 1930, the house retains its six-over-six light, double-hung, wood-sash windows. The house lacks the significance for intensive-level investigation.

- 80. House (PIN 09393002)**
5102 Old Charlotte Highway
Indian Trail, Union County

This brick ranch house was built circa 1964 with a side-gable roof, a front-gable entry porch, and a side porch that is now enclosed. The picture windows on the façade are multiple-light replacements. The property lacks the integrity and significance needed for intensive-level investigation.

- 81. House (PIN 09393001)**
5106 Old Charlotte Highway
Indian Trail, Union County

This brick ranch house was built circa 1964 with a side-gable roof, a front-gable entry porch, and a side porch that is now enclosed with jalousie windows. The picture window and six-over-six light, double-hung, wood-sash windows are original. The garage on the west elevation appears to be a later addition. The property also includes a simple, side-gable secondary dwelling that has six-over-six light, double-hung, wood-sash windows and German siding. The property lacks the significance needed for intensive-level investigation.

- 82. House (PIN 07087010)**
5833 Old Monroe Road
Indian Trail, Union County

Now altered, this vinyl-sided bungalow has a clipped front gable roof and a clipped front gable porch supported by replacement posts. Built circa 1925, the house retains its six-over-six light, double-hung, wood-sash windows. The house lacks the significance needed for intensive-level investigation.

83. Grace Baptist Church (PIN 07087013)
5739 Old Monroe Road
Indian Trail, Union County

This simple, front-gable church has a brick veneer that may have been added later and flat-arched, horizontal-sash windows. The double-leaf doors are sheltered by a front-gable entry porch, and the office/educational wing extends across the rear elevation. Built circa 1964, the church does not have the significance to warrant further investigation.

84. House (PIN 07087016)
5341 Old Monroe Road
Indian Trail, Union County

This frame, side-gable dwelling (circa 1950) has a front-gable porch supported by replacement posts and one-over-one light replacement windows. The house is now vinyl sided and lacks the significance and integrity needed for intensive-level survey.

85. House (PIN 07087017A)
5309 Old Monroe Road
Indian Trail, Union County

This substantial, one and one-half story, brick, Colonial Revival cottage has a side-gable roof, front-gable dormers, and a front-gable, brick entrance porch. Built circa 1950, the house has been extensively altered and now has replacement one-over-one light windows, an enclosed porch, and a large side addition. The house lacks the integrity and significance to merit intensive-level investigation.

87. House (PIN 07114078)
201 South Fork Road
Indian Trail, Union County

This brick ranch house was built circa 1964 with a hipped roof and a side-loading carport on the south elevation. The carport has walls constructed of open, decorative concrete blocks. The picture window and horizontal-sash windows are original. Although intact, the property lacks the significance needed for intensive-level investigation.

88. House (PIN 07114209)
4123 Old Monroe Road
Indian Trail, Union County

Built circa 1925, this vinyl-sided bungalow has a front gable roof and a hip-roofed porch supported by box piers. The house retains its four-over-one light, double-hung, wood-sash windows. The house lacks the significance needed for intensive-level investigation.

- 89. House (PIN 07114061)**
4109 Old Monroe Road
Indian Trail, Union County

Built circa 1925, this German-sided bungalow has a front-gable roof and a shed-roofed porch supported by battered piers on brick pedestals. The house retains its four-over-one light, double-hung, wood-sash windows. The house lacks the significance needed for intensive-level investigation.

- 90. House (PIN 07114042A)**
4017 Old Monroe Road
Indian Trail, Union County

This brick and frame, postwar cottage is now used for commercial offices. The house has a side-gable roof, a front-gable entrance bay, a side porch, and a front exterior chimney. The horizontal-sash windows are original. The house lacks the significance needed for intensive-level investigation.

- 91. House (PIN 07114041A)**
4009 Old Monroe Road
Indian Trail, Union County

This frame, side-gable dwelling (circa 1950) has a front-gable porch supported by replacement metal posts and one-over-one light replacement windows. The house is now vinyl sided and lacks the significance and integrity needed for intensive-level survey.

- 92. House (PIN 07129345A)**
3709 Old Monroe Road
Indian Trail, Union County

The circa 1955, one-story, frame dwelling has a cross-gable roof and replacement one-over-one light windows. The vinyl-sided house lacks the significance and integrity needed for intensive-level survey.

- 93. House (PIN 07129344A)**
3549 Old Monroe Road
Stallings, Union County

This brick ranch house was built circa 1960 with a hipped roof and a rear-loading garage on the east elevation. The picture window and metal-sash awning windows are original. Although intact, the property lacks the significance needed for intensive-level investigation.

- 94. House (PIN 07129343)**
3309 Old Monroe Road
Stallings, Union County

The circa 1955, one-story, frame dwelling has a gabled entrance bay with inset porch and a side wing. The one-over-one light windows are replacements. The property includes a modern, two-car garage. The house lacks the significance and integrity needed for intensive-level survey.

96. House (PIN 07129314)
124 Stallings Road
Stallings, Union County

Built circa 1940, this German-sided bungalow has a front-gable roof and an off-center, front-gable porch supported by replacement posts. The house retains its six-over-six light, double-hung, wood-sash windows. The house lacks the significance needed for intensive-level investigation.

PROPERTIES DETERMINED NOT ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES THROUGH HPO CONCURRENCE ON FEBRUARY 18, 2014



No. 2 Bain-Reid House (MK1173)
(PIN 22702423), 135 West John Street,
Matthews, Mecklenburg County



No. 4 Commercial Building
(PIN 19326203), 116 West John Street,
Matthews, Mecklenburg County



No. 5 Commercial Building
(PIN 19326204), 100 West John Street,
Matthews, Mecklenburg County



No. 8 House (PIN 21501418),
401 East John Street, Matthews, Mecklenburg
County



No. 9 House (PIN 22701317), 400 East John
Street, Matthews, Mecklenburg County



No. 10 House (PIN 22701316), 416 East John
Street, Matthews, Mecklenburg County



No. 11 House (PIN 22701315), 432 East John Street, Matthews, Mecklenburg County



No. 12 House (PIN 22701314), 444 East John Street, Matthews, Mecklenburg County



No. 13 House (PIN 22701313), 448 East John Street, Matthews, Mecklenburg County



No. 14 House (PIN 22701312), 500 East John Street, Matthews, Mecklenburg County



No. 15 House (PIN 22701311), 508 East John Street, Matthews, Mecklenburg County



No. 16 House (PIN 22701310), 516 East John Street, Matthews, Mecklenburg County



No. 17 House (PIN 22701310), 524 East John Street, Matthews, Mecklenburg County



No. 18 House (PIN 22701308), 532 East John Street, Matthews, Mecklenburg County



No. 19 House (PIN 22701103), 109 Kent Drive, Matthews, Mecklenburg County



No. 20 House (PIN 22701104), 117 Kent Drive, Matthews, Mecklenburg County



No. 21 House (PIN 22701105), 125 Kent Drive, Matthews, Mecklenburg County



No. 22 House (PIN 22701307), 116 Kent Drive, Matthews, Mecklenburg County



No. 23 House (PIN 22701306), 517 Sadie Drive, Matthews, Mecklenburg County



No. 24 House (PIN 22701102), 608 East John Street, Matthews, Mecklenburg County



No. 25 House (PIN 22701101), 624 East John Street, Matthews, Mecklenburg County



No. 26 House (PIN 21501421), 625 East John Street, Matthews, Mecklenburg County



No. 27 House (PIN 21501422), 609 East John Street, Matthews, Mecklenburg County



No. 28 House (PIN 21501425), 601 East John Street, Matthews, Mecklenburg County



No. 29 Duplex (PIN 21501408), 352 East Charles Street, Matthews, Mecklenburg County



No. 30 Apartment Building (PIN 21501404), 516 East Charles Street, Matthews, Mecklenburg County



No. 32 House (PIN 2150210), 212 Morris Road, Matthews, Mecklenburg County



No. 33 House (PIN 2150210), 230 Morris Road, Matthews, Mecklenburg County



No. 34 House (PIN 2150211), 227 Morris Road, Matthews, Mecklenburg County



No. 35 House (PIN 22750162), 1700 East John Street, Matthews, Mecklenburg County



No. 36 House (PIN 22750163), 1720 East John Street, Matthews, Mecklenburg County



No. 37 House (PIN 22750164), 1724 East John Street, Matthews, Mecklenburg County



No. 38 House (PIN 22750166), 1832 East John Street, Matthews, Mecklenburg County



No. 39 House (PIN 22722134), 2116 East John Street, Matthews, Mecklenburg County



No. 40 House (PIN 21505103), 2117 East John Street, Matthews, Mecklenburg County



No. 41 House (PIN 21505107), 2325 East John Street, Matthews, Mecklenburg County



No. 42 House (PIN 21505109), 2349 East John Street, Matthews, Mecklenburg County



No. 43 House (PIN 21505110), 2425 East John Street, Matthews, Mecklenburg County



No. 44 House (PIN 21505111), 2441 East John Street, Matthews, Mecklenburg County



No. 45 House (PIN 07126002J), 109 Anne Street, Stallings, Union County



No. 46 House (PIN 07126002B), 2525 Old Monroe Road, Stallings, Union County



No. 47 House (PIN 07126003), 2601 Old Monroe Road, Stallings, Union County



No. 48 House (PIN 07126004), 2609 Old Monroe Road, Stallings, Union County



No. 49 House (PIN 07144034), 112 Aurora Boulevard, Stallings, Union County



No. 49 Eastwood Forest Baptist Church (PIN 07144034), 112 Aurora Boulevard, Stallings, Union County



No. 51 House (PIN 07129313), 2612 Old Monroe Road, Stallings, Union County



No. 52 House (PIN 07129311), 4316 Potter Road, Stallings, Union County



No. 53 House (PIN 07129293), 2828 Old Monroe Road, Stallings, Union County



No. 54 House (PIN 07129293), 2900 Old Monroe Road, Stallings, Union County



No. 56 House (PIN 07129025), 4032 Pleasant Plains Road, Stallings, Union County



No. 57 House (PIN 07129296C), 3927 Pleasant Plains Road, Stallings, Union County



No. 58 House (PIN 07129022), 3926 Pleasant Plains Road, Stallings, Union County



No. 59 House (PIN 07129399), 3608 Old Monroe Road, Stallings, Union County



No. 60 House (PIN 07132136), 108 Enchanted Drive, Indian Trail, Union County



No. 61 House (PIN 07132137),
116 Enchanted Drive, Indian Trail, Union
County



No. 62 House (PIN 07132153),
109 Enchanted Drive, Indian Trail, Union
County



No. 63 House (PIN 07132152),
117 Enchanted Drive, Indian Trail, Union
County



No. 64 House (PIN 07132036), 135 Chestnut
Lane, Indian Trail, Union County



No. 65 House (PIN 07132030A), 4132 Old
Monroe Road, Indian Trail, Union County



No. 66 House (PIN 07114038A), 4208 Old
Monroe Road, Indian Trail, Union County



No. 67 House (PIN 07114019), 4324 Old Monroe Road, Indian Trail, Union County



No. 68 House (PIN 07114009), 4800 Old Monroe Road, Indian Trail, Union County



No. 69 House (PIN 07114008), 4848 Old Monroe Road, Indian Trail, Union County



No. 70 House (PIN 07114007A), 5024 Old Monroe Road, Indian Trail, Union County



No. 71 House (PIN 07114006A), 5124 Old Monroe Road, Indian Trail, Union County



No. 72 House (PIN 07090017) Old Monroe Road at Radiator Road, Indian Trail, Union County



No. 73 House (PIN 07090012), 6232 Old Monroe Road, Indian Trail, Union County



No. 74 House (PIN 07090011), 6308 Old Monroe Road, Indian Trail, Union County



No. 75 House (PIN 07090008), 6516 Old Monroe Road, Indian Trail, Union County



No. 77 House (PIN 09393026), 5117 Old Charlotte Highway, Indian Trail, Union County



No. 78 House (PIN 09393025), 5113 Old Charlotte Highway, Indian Trail, Union County



No. 79 House (PIN 09393024), 5109 Old Charlotte Highway, Indian Trail, Union County



No. 80 House (PIN 09393002), 5102 Old Charlotte Highway, Indian Trail, Union County



No. 80 House (PIN 09393002), 5102 Old Charlotte Highway, Indian Trail, Union County



No. 81 House (PIN 09393001), 5106 Old Charlotte Highway, Indian Trail, Union County



No. 82 House (PIN 07087010), 5833 Old Monroe Road, Indian Trail, Union County



No. 83 Grace Baptist Church (PIN 07087013), 5739 Old Monroe Road, Indian Trail, Union County



No. 84 House (PIN 07087016), 5341 Old Monroe Road, Indian Trail, Union County



No. 85 House (PIN 07087017A), 5309 Old Monroe Road, Indian Trail, Union County



No. 87 House (PIN 07114078), 201 South Fork Road, Indian Trail, Union County



No. 88 House (PIN 07114209), 4123 Old Monroe Road, Indian Trail, Union County



No. 90 House (PIN 07114042A), 4017 Old Monroe Road, Indian Trail, Union County



No. 91 House (PIN 07114041A), 4009 Old Monroe Road, Indian Trail, Union County



No. 92 House (PIN 07129345A), 3709 Old Monroe Road, Indian Trail, Union County



No. 93 House (PIN 07129344A), 3549 Old Monroe Road, Stallings, Union County



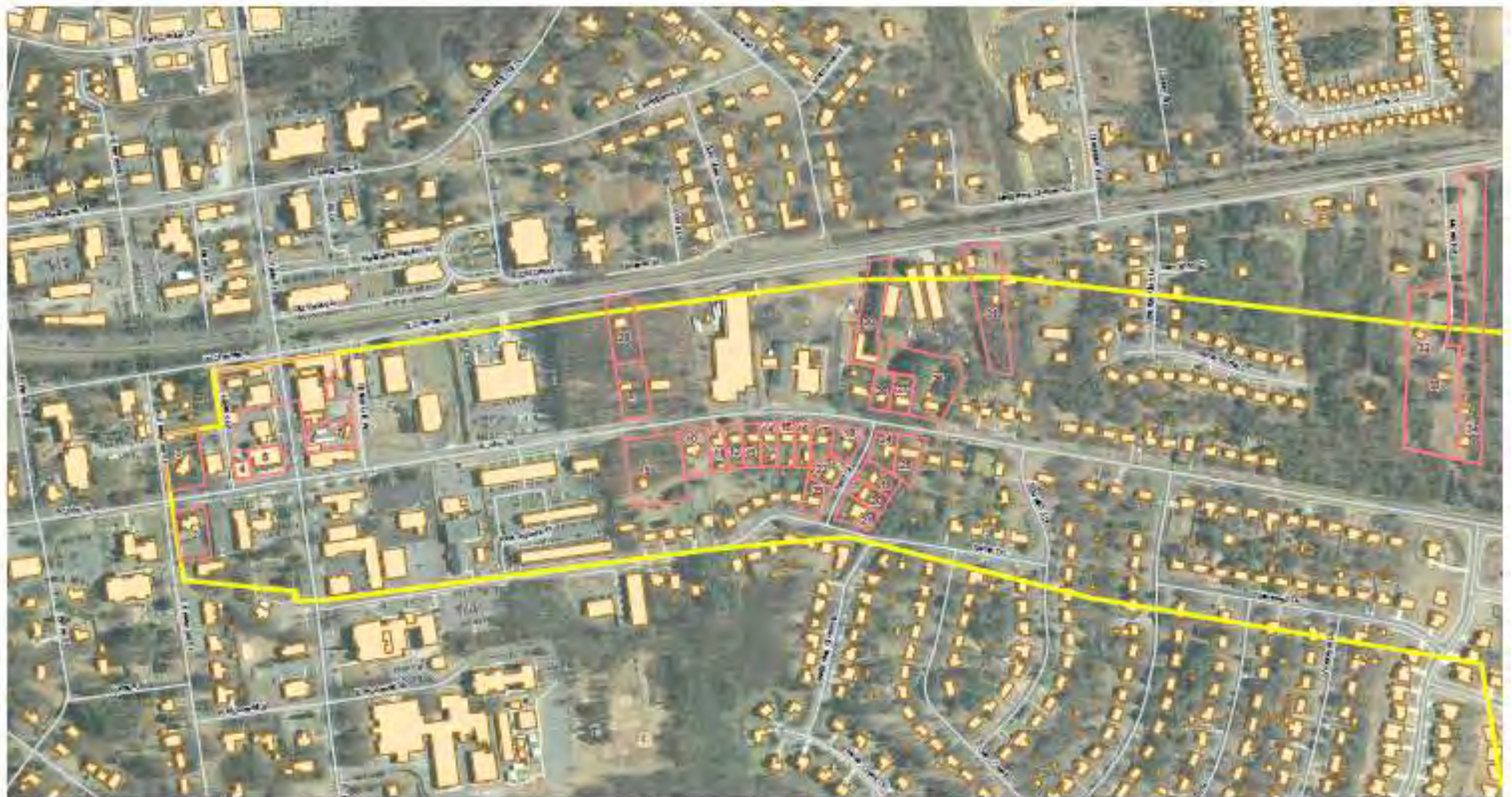
No. 94 House (PIN 07129343), 3309 Old Monroe Road, Stallings, Union County



No. 96 House (PIN 07129314), 124 Stallings Road, Stallings, Union County

APPENDIX B

Area of Potential Effects (APE) Maps

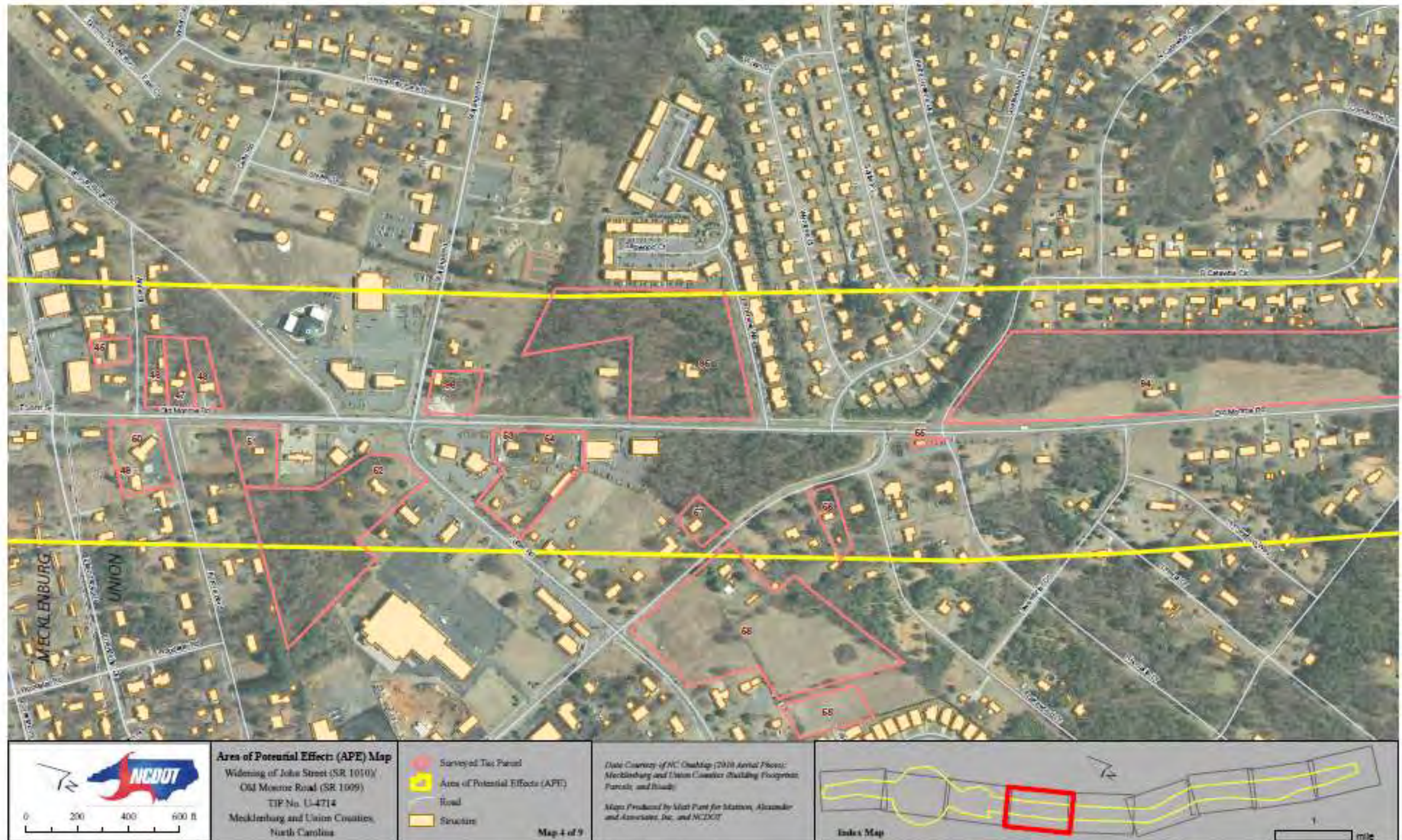


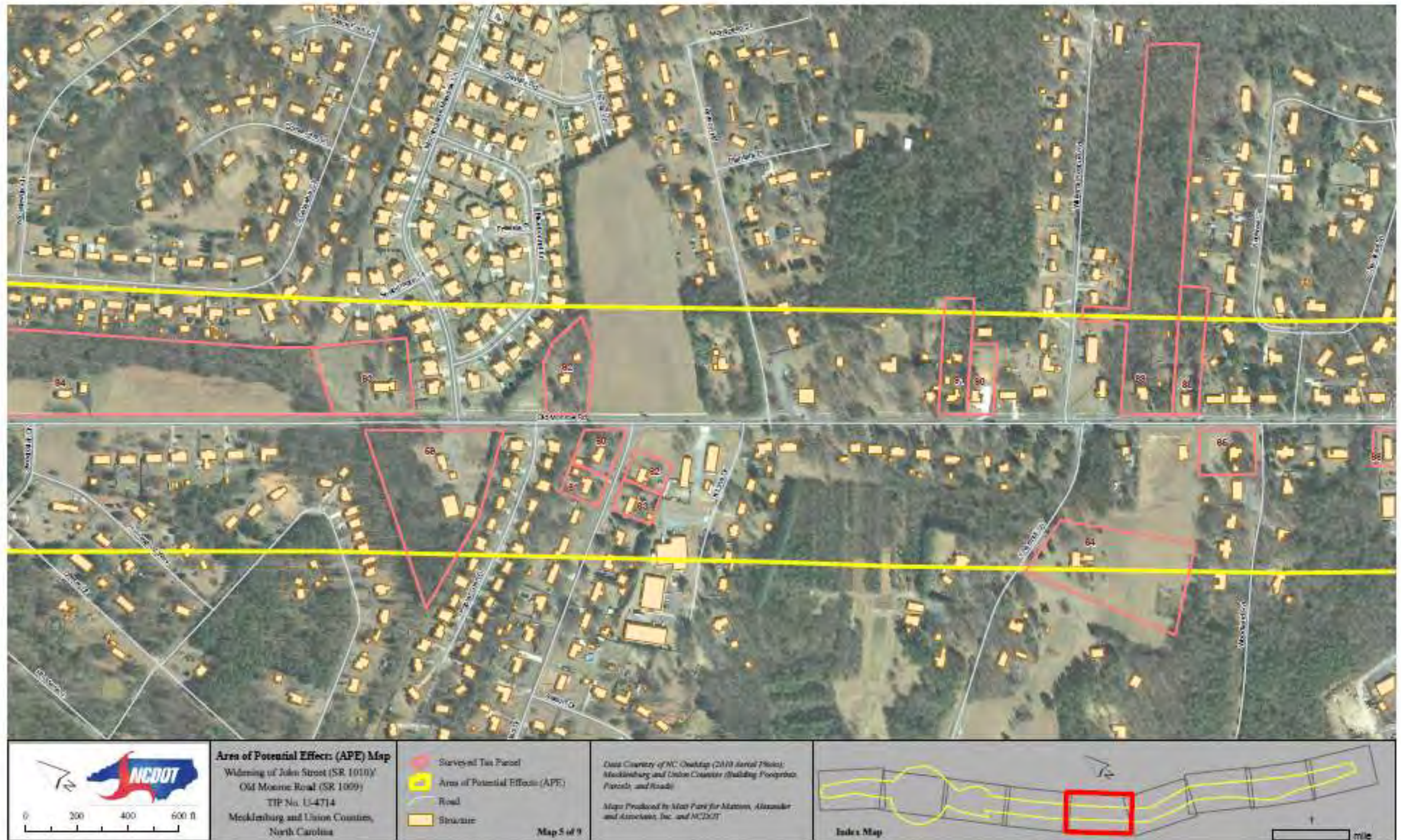
<p>NCDOT 0 200 400 600 ft</p>	<p>Area of Potential Effects (APE) Map Widening of John Street (SR 1009) Old Monroe Road (SR 1009) TIP No. U-4714 Mecklenburg and Union Counties North Carolina</p>	<ul style="list-style-type: none"> Surveyed Tax Parcel Area of Potential Effects (APE) Road Building	<p>Data Courtesy of NC Geology (2010 Aerial Photo; Aerial Imagery and Aerial Camera Imaging Programs, Plans, and Books). Maps Produced by Matt Pavek for Matt Pavek, Historian and Architect, Inc. and NCDOT</p>	<p>Index Map</p>
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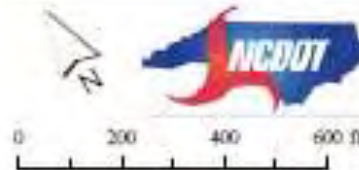





	<p>Area of Potential Effects (APE) Map Widening of John Street (SR 1010) Old Monroe Road (SR 1009) TIP No. U-4714 Mecklenburg and Union Counties, North Carolina</p>	<ul style="list-style-type: none"> Surveyed Tax Parcel Area of Potential Effects (APE) Road Buildings 	<p><i>Data Courtesy of NC OnMap (2010 Aerial Photo), Mecklenburg and Union Counties (Building Footprints, Parcels, and Roads)</i></p> <p><i>Maps Produced by Matt Parr for Mattson, Alexander and Associates, Inc. and NCDOT</i></p>	
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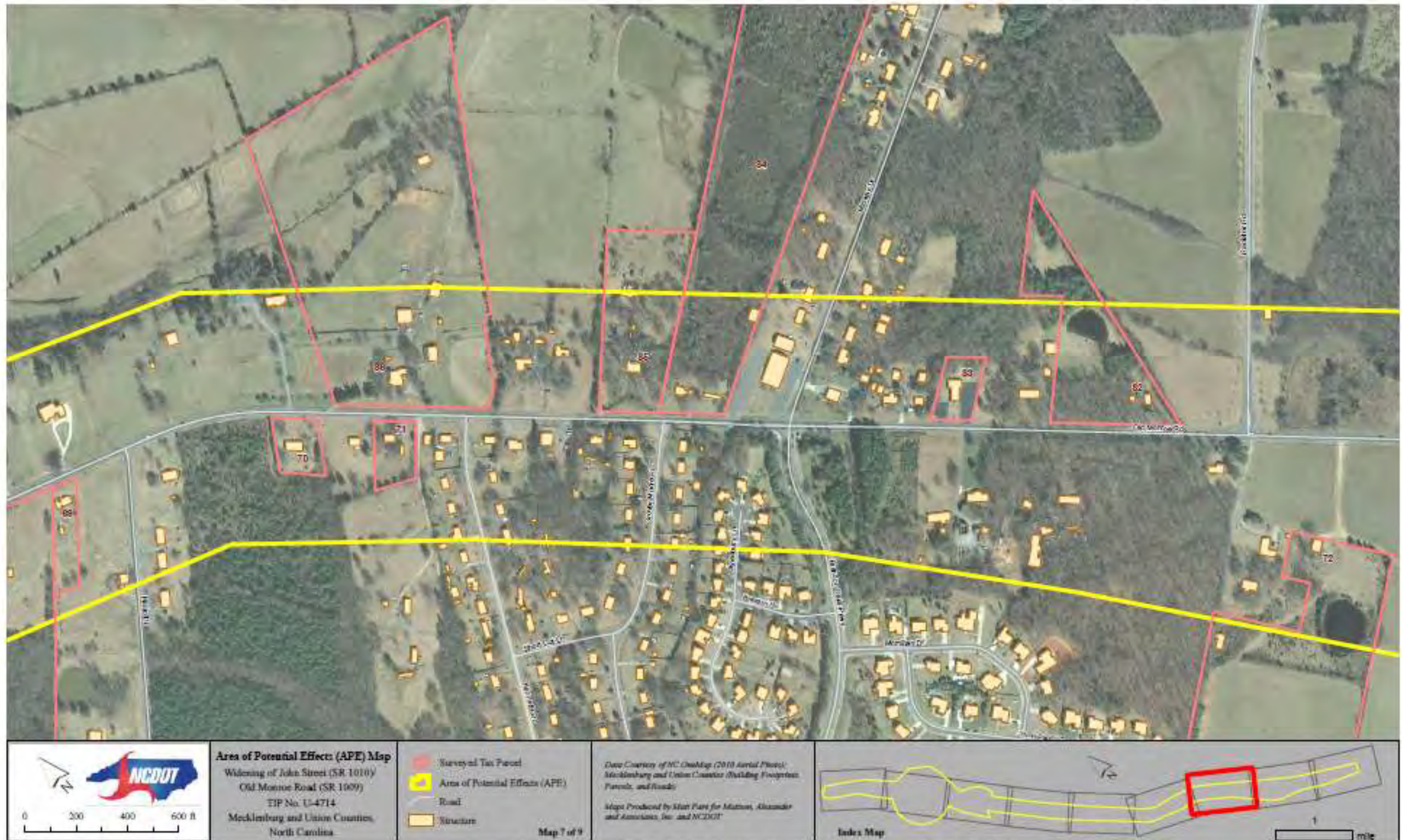


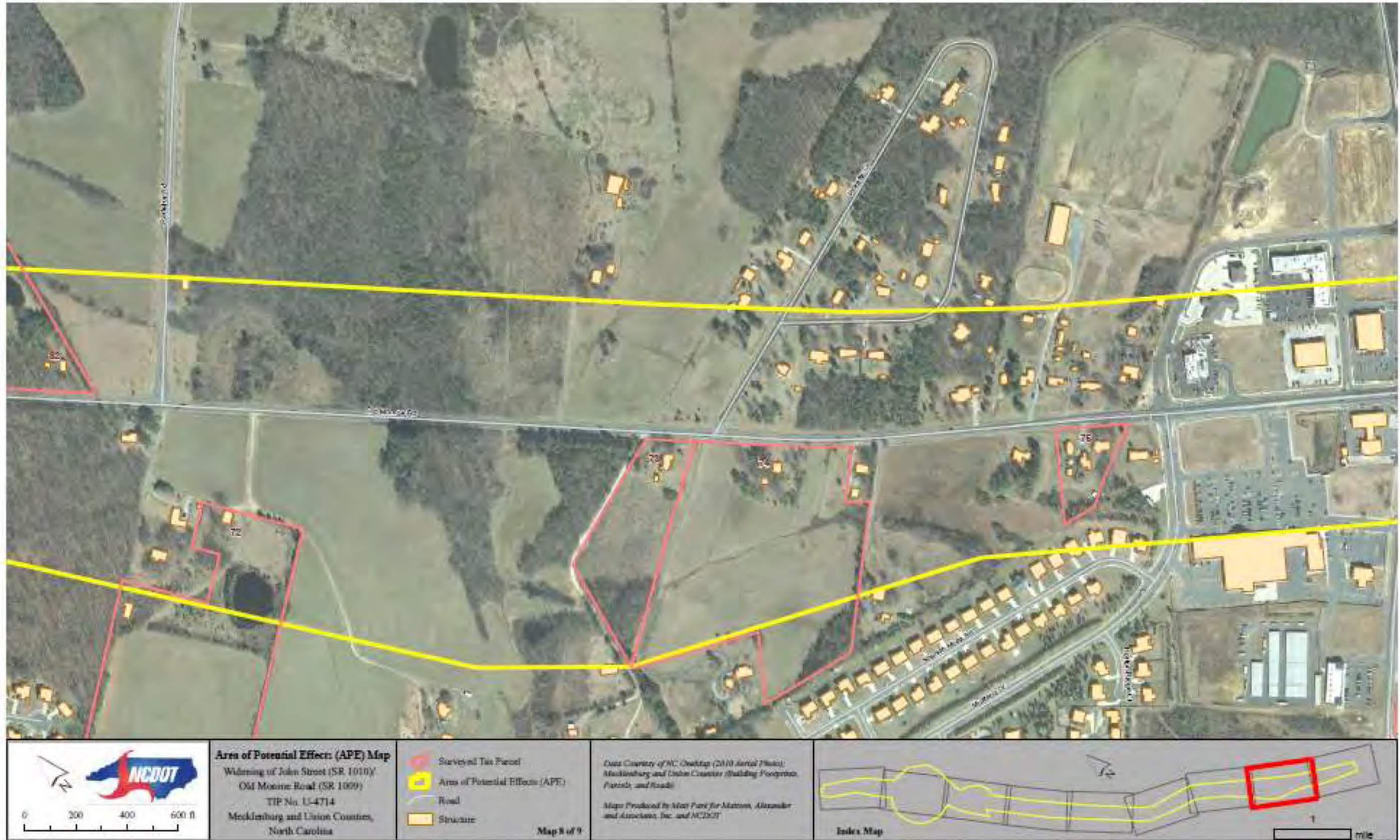


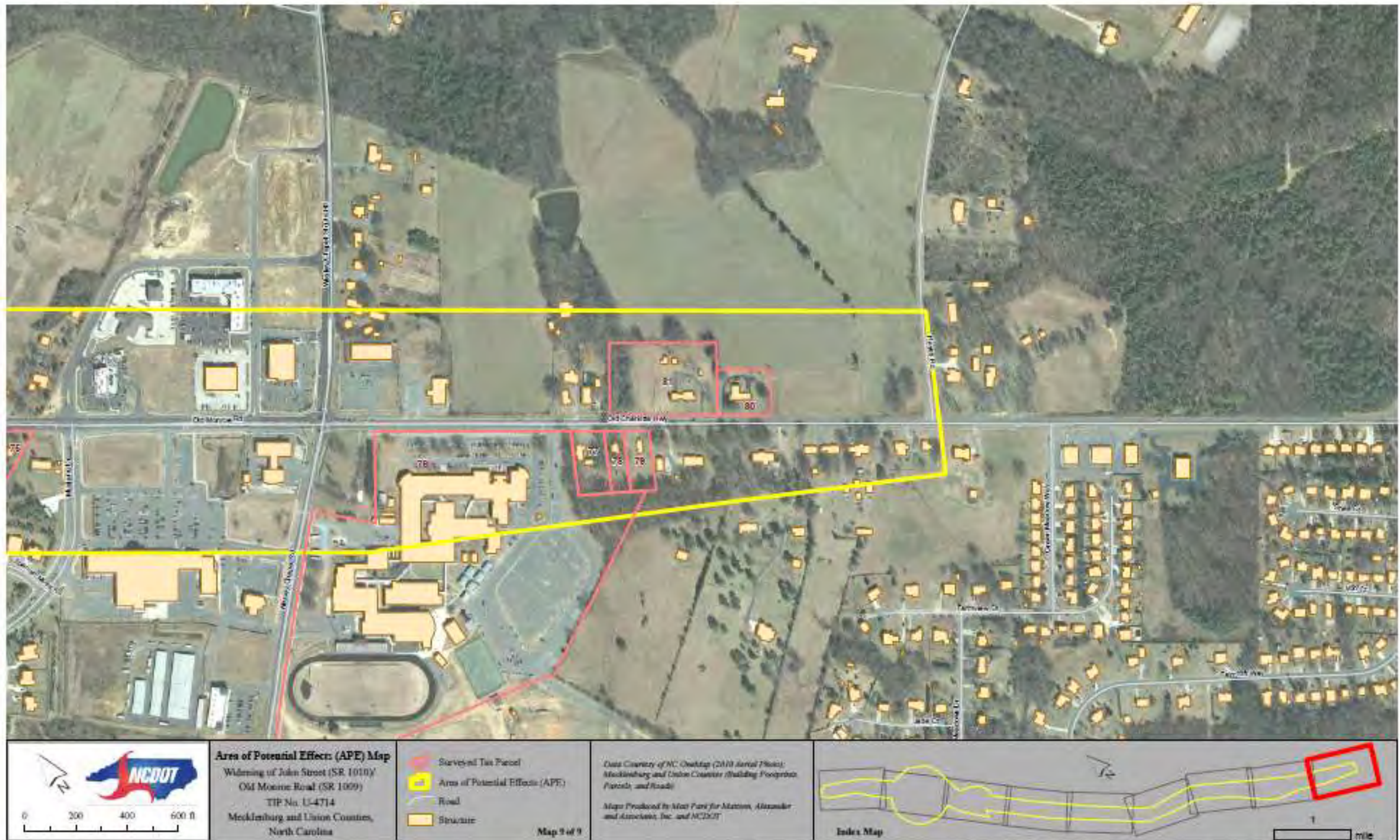




 <p>0 200 400 600 ft</p>	<p>Area of Potential Effects (APE) Map Widening of John Street (SR 1010) Old Monroe Road (SR 1009) TIP No. U-4714 Mecklenburg and Union Counties, North Carolina</p>	<ul style="list-style-type: none"> Surveyor Tax Parcel Area of Potential Effects (APE) Road Structure	<p><i>Data Courtesy of NC OneMap (2010 Aerial Photo); Mecklenburg and Union Counties (Building Footprints, Parcels, and Roads)</i></p> <p><i>Maps Produced by Matt Ford for Mattson, Alexander and Associates, Inc. and NCDOT</i></p>	 <p>Index Map</p> <p>1 mile</p>
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APPENDIX C

Professional Qualifications

Richard L. Mattson, Ph.D.
Historical Geographer

Education

- 1988 Ph.D. Geography
 University of Illinois, Urbana, Illinois
- 1980 M.A. Geography
 University of Illinois, Urbana, Illinois
- 1976 B.A. History, Phi Beta Kappa
 University of Illinois, Urbana, Illinois

Relevant Work Experience

- 1991-date Historical Geographer, Mattson, Alexander and Associates, Inc.
 Charlotte, North Carolina
- 1991 Visiting Professor, History Department, Queens College
 Charlotte, North Carolina
- 1989-1991 Mattson and Associates, Historic Preservation Consulting
 Charlotte, North Carolina
- 1988 Visiting Professor, Department of Urban and Regional Planning,
 University of Illinois, Urbana, Illinois
- 1984-1989 Private Historic Preservation Consultant,
 Raleigh, North Carolina
- 1981-1984 Academic Advisor, College of Liberal Arts and Sciences, University of Illinois,
 Urbana, Illinois
- 1981 Instructor, Department of Geography, University of Illinois, Urbana, Illinois
- 1978-1980 Private Historic Preservation Consultant, Champaign, Illinois

Frances P. Alexander
Architectural Historian

Education

- 1991 M.A. American Civilization-Architectural History
George Washington University
Washington, D.C.
- 1981 B.A. History with High Honors
Guilford College
Greensboro, North Carolina

Relevant Work Experience

- 1991-date Architectural Historian, Mattson, Alexander and Associates, Inc.
Charlotte, North Carolina
- 1988-1991 Department Head, Architectural History Department
Engineering-Science, Inc., Washington, D.C.
- 1987-1988 Architectural Historian, Historic American Buildings Survey/Historic American
Engineering Record, National Park Service, Washington, D.C.
- 1986-1987 Historian, National Register of Historic Places, National Park Service,
Washington, D.C.
- 1986 Historian, Historic American Engineering Record, National Park Service,
Chicago, Illinois