

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

Ramona M. Bartos, Administrator

Governor Roy Cooper  
Secretary Susi H. Hamilton

Office of Archives and History  
Deputy Secretary Kevin Cherry

June 20, 2017

MEMORANDUM

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

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

SUBJECT: Historic Structures Survey Report for Widening of John Street/Old Monroe Road  
(SR1009) from Trade Street to Wesley Chapel-Stout Road, U-4717,  
Mecklenburg & Union Counties, ER 13-0879

Thank you for your May 16, 2017, letter transmitting the above-referenced report addendum. We have reviewed the addendum and offer the following comments.

We concur that the following properties are not eligible for listing in the National Register of Historic Places for the reasons outlined in the report addendum.

- Matthews Presbyterian Church (MK3696)
- Orr House, 230 W. John St. (MK3697)

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 [environmental.review@ncdcr.gov](mailto:environmental.review@ncdcr.gov). In all future communication concerning this project, please cite the above referenced tracking number.

cc: Mary Pope Furr, NCDOT, [mfurr@ncdot.gov](mailto:mfurr@ncdot.gov)



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION



ROY COOPER  
GOVERNOR

JAMES H. TROGDON, III  
SECRETARY

Renee Gledhill-Earley  
Deputy State Historic Preservation Officer  
North Carolina Department of Cultural Resources  
4617 Mail Service Center  
Raleigh, North Carolina 27699-4617

May 16, 2017

*2 letters  
6/17/17*

*EX 13-0879*

*# to June 6/10  
report on Ldive*

Dear Gledhill-Earley:

*DAE 6/12/17*

RE: U-4714—Widen John Street/Old Monroe Rd (SR 1009) from Trade St to Wesley Chapel-Stout Rd in Mecklenburg and Union Counties

The North Carolina Department of Transportation (NCDOT) proposes to widen John Street/Old Monroe Rd (SR 1009) from Trade St to Wesley Chapel-Stout Rd. The APE for this project has been expanded to include Matthews Presbyterian (MK3696) and the Orr House (MK3697). Mattson, Alexander, and Associates, Inc. prepared the attached Eligibility Report and recommend that neither property is eligible for the National Register of Historic Places.

The report and survey materials are enclosed for your review and comment per 36CFR.800. Please let me know if you have any additional questions regarding this project. I can be reached at (919) 707-6088 or by email at [sreap@ncdot.gov](mailto:sreap@ncdot.gov).

Sincerely,

*Shelby Reap*

Shelby Reap  
Historic Architecture Section

Attachment

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**ADDENDUM  
HISTORIC STRUCTURES SURVEY REPORT**

**WIDENING OF JOHN STREET/OLD MONROE ROAD (SR 1009) FROM TRADE STREET  
TO WESLEY CHAPEL-STOUT ROAD 40 IN MECKLENBURG AND UNION COUNTIES**

**NCDOT TIP No. U-4714  
FA No. STPDA-1009(16)  
WBS No. 39078.1.1  
Limited Services Contract No. 7000016411**

**Prepared by:**

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

**Prepared for:**

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

**8 May 2017**

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Human Environment Section  
Raleigh, North Carolina**

**8 May 2017**

**MATTSON, ALEXANDER AND ASSOCIATES, INC.**

*Frances Alexander*

May 8, 2017

\_\_\_\_\_  
**Frances P. Alexander, M.A.**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Richard L. Mattson, Ph.D.**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**North Carolina Department of Transportation**

\_\_\_\_\_  
**Date**

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**MANAGEMENT SUMMARY**

This report is an addendum to the North Carolina Department of Transportation (NCDOT) project entitled, *Widening of John Street/Old Monroe Road (SR 1009) from Trade Street to Wesley Chapel-Stout Road 40 in Mecklenburg and Union Counties*. The TIP No. is U-4714. This report documents the historic properties located within the expanded area of potential effects (APE) for the project that required intensive-level investigation. The project location is depicted in **Figure 1**, and the APE is shown on **Figure 2**. The original APE from the 2014 investigation is depicted in **Figure 3**.

This architectural resources investigation consisted of background research into the historical and architectural development of the study area and field surveys of the APE. The principal investigators surveyed the expanded 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. The APE for this project was determined during an initial field survey undertaken by NCDOT and extends the APE along West John Street in Matthews one block past the western terminus of the original APE. The original terminus ended at the intersection of West John and Freemont streets, and the new APE ends just past the intersection of West John and Ames streets.

NCDOT determined that two properties—Matthews Presbyterian Church and the Orr House at 230 West John Street—warranted intensive-level evaluation to determine National Register eligibility. The principal investigators surveyed these two individual properties in April 2017, and the subsequent intensive-level evaluations recommended neither of the two properties for eligibility (**Table 1**).

**Table 1**

| <b>Property Name</b>            | <b>Survey Site Number</b> | <b>Eligibility Recommendation</b> |
|---------------------------------|---------------------------|-----------------------------------|
| Matthews Presbyterian Church    | MK3696                    | Not Eligible                      |
| Orr House, 230 West John Street | MK3697                    | Not Eligible                      |
|                                 |                           |                                   |

## I. TABLE OF CONTENTS

|  | <u>Page No.</u> |
|--|-----------------|
| Management Summary                       | 3               |
| I. Table of Contents                     | 4               |
| II. Introduction                         | 5               |
| III. Property Evaluations of Eligibility | 9               |
| Matthews Presbyterian Church             | 9               |
| Orr House                                | 21              |
| IV. Bibliography                         | 36              |

## II. INTRODUCTION

This eligibility report was prepared as an addendum to the North Carolina Department of Transportation (NCDOT) project entitled, *Widening of John Street/Old Monroe Road (SR 1009) from Trade Street to Wesley Chapel-Stout Road 40 in Mecklenburg and Union Counties*. The TIP No. is U-4714, and the WBS Number is 39078.1.1. The original project was undertaken in 2014. The project location is shown in **Figure 1**.

The area of potential effects (APE) for this addendum extends one block west of the original terminus at the intersection of West John and Freemont streets to end at the intersection of West John and Ames streets. NCDOT determined that two properties—Matthews Presbyterian Church (MK3696) and the Orr House, 230 West John Street (MK3697)—are the only resources within the revised APE that warranted intensive-level investigation (**Table 1**). The properties are shown on the revised APE map (**Figures 2**), and the original APE map is shown on **Figure 3**.

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

The eligibility evaluations consisted of research into the history and architecture of the resources and a field survey of each property. For the research phase, both primary and secondary sources were examined, including deeds, historic plat maps, and the HPO survey files and National Register nominations for Mecklenburg County. Ms. Paula Hartill Lester, a local historian, provided helpful information about the Orr House, and the staff at Matthews Presbyterian Church was also generous with time and information.

Field work took place between 27 April and 3 May 2017. The two resources, along with any outbuildings and landscape features, were examined and documented with photographs to assess the level of current integrity. The current tax parcels for the two properties are shown on the site plans (**Figures 4-5**).

**Table 1**

| <b>Property Name</b>            | <b>Survey Site Number</b> | <b>Eligibility Recommendation</b> |
|---------------------------------|---------------------------|-----------------------------------|
| Matthews Presbyterian Church    | MK3696                    | Not Eligible                      |
| Orr House, 230 West John Street | MK3697                    | Not Eligible                      |
|                                 |                           |                                   |

Figure 1

Project Location Map

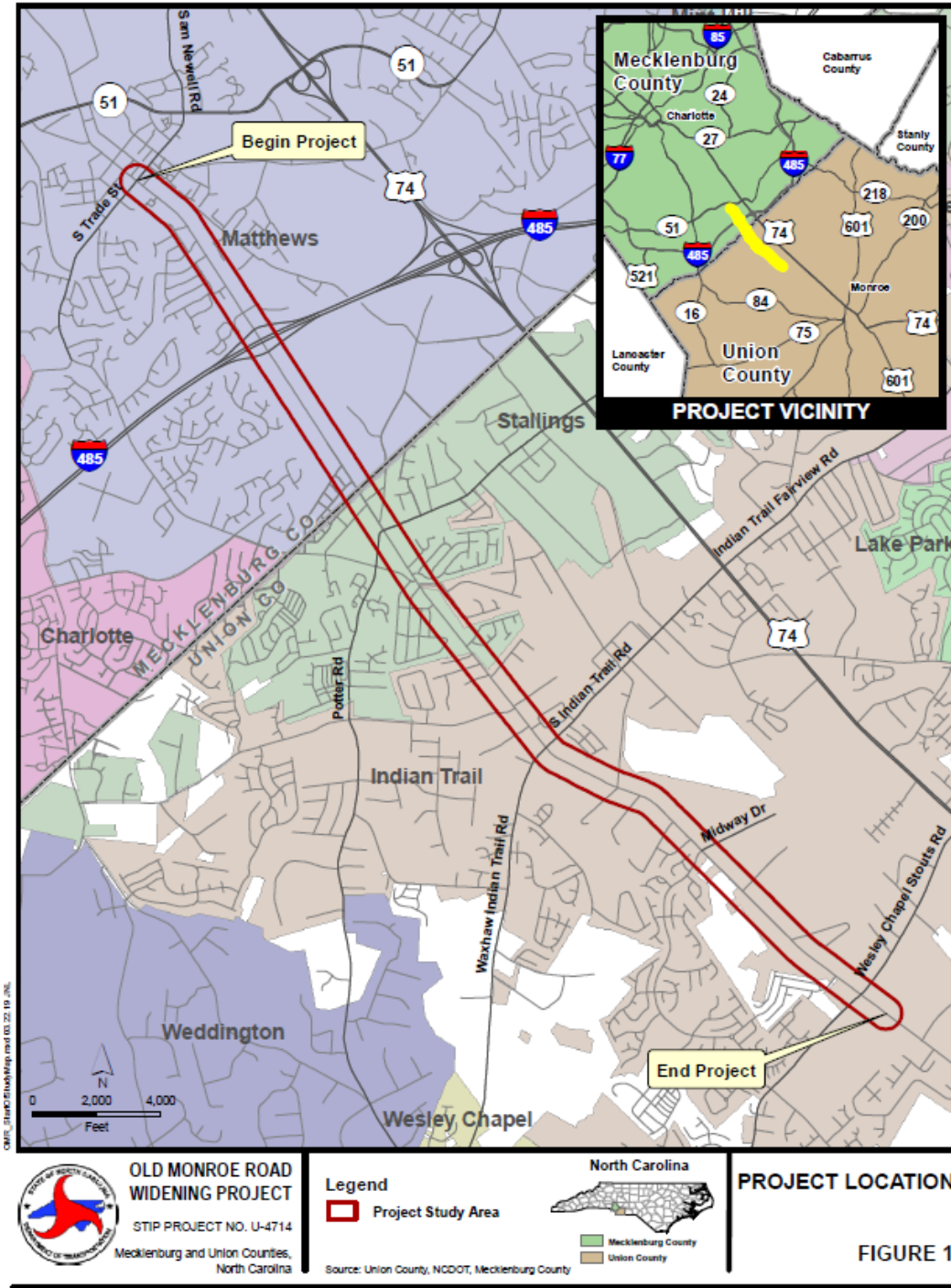




Figure 2

Revised Area of Potential Effects (APE) Map Showing Property Locations

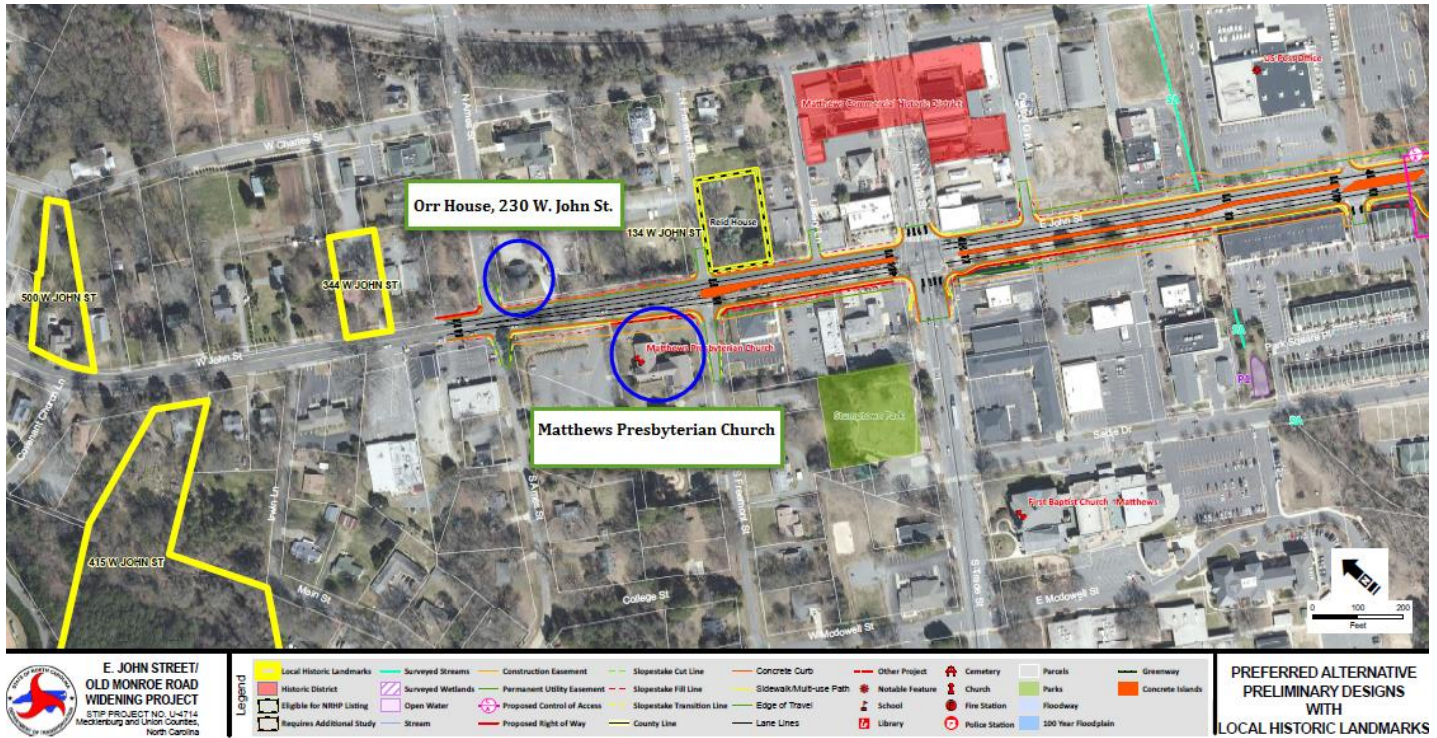
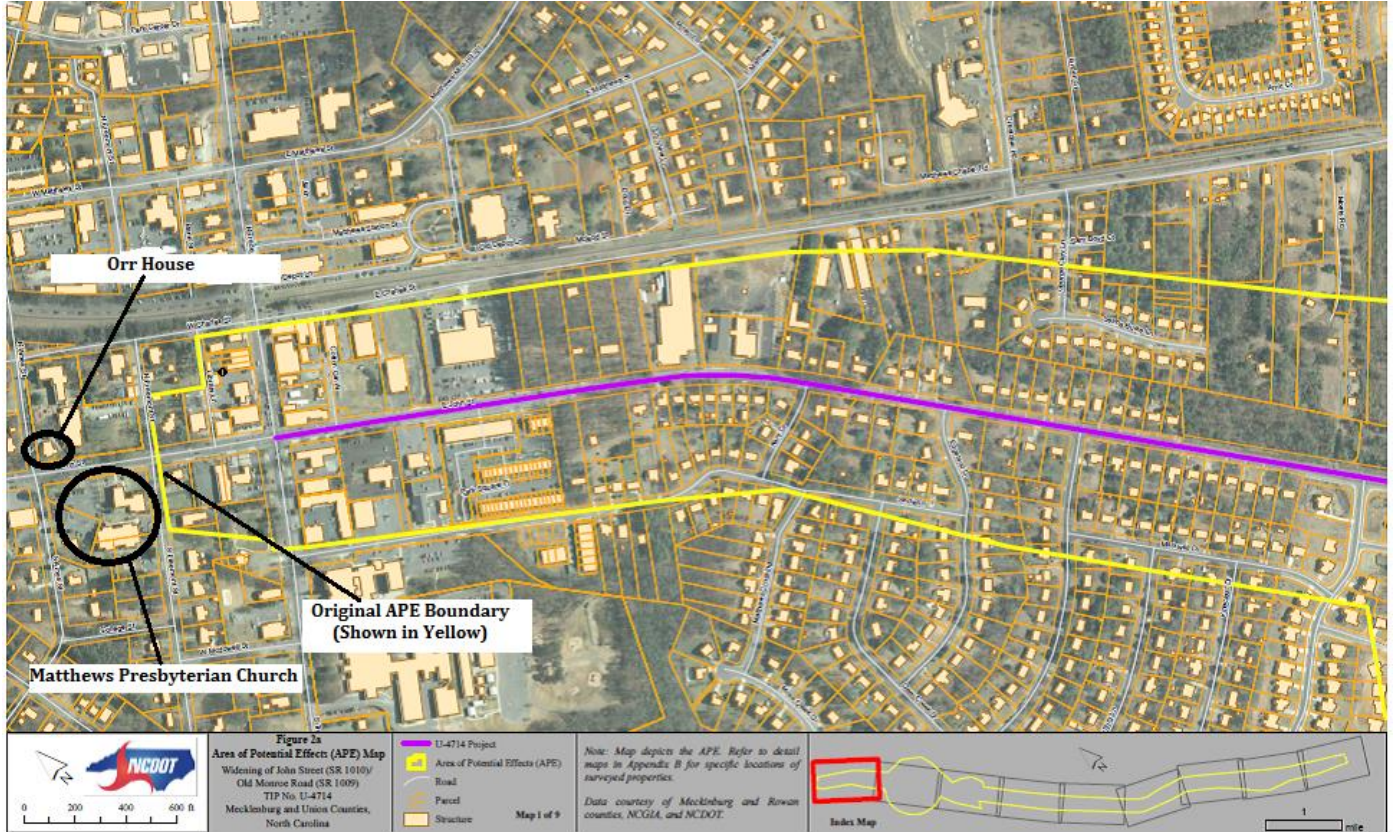


Figure 3

Original Area of Potential Effects (APE) Map



### III. PROPERTY EVALUATIONS OF ELIGIBILITY

**Matthews Presbyterian Church (MK3696)**  
**(PINs 227-02-441; 227-02-449; 227-02-440;**  
**227-02-444)**

207 West John Street  
Matthews, Mecklenburg County



#### Physical Description (Figure 4)

Completed in 1942, the brick, Gothic Revival church faces West John Street across a broad lawn with a central walkway, a large addition to the east, and a parking lot to the west. The church has a front-gable main block with a gable-end parapet edged heavily in cast-stone coping. Underneath the front gable is a rose window with a thick, cast-stone surround. The projecting, front-gable vestibule has a matching gable-end parapet, concrete coping, and an ogee-arched entrance with deep, concrete reveals, a stained-glass transom, and double-leaf doors with Gothic-arched panels. A broad staircase leads to the entrance landing off which a brick-walled handicap ramp has been added. Both the vestibule and the main block has staged buttresses with concrete caps at the corners, and matching staged buttresses define the window bays on the side (east and west) elevations. The Gothic-arched, stained-glass windows have heavy, ogee-arched hoods executed in concrete. Small triangular dormers that contain vents punctuate the roof. A heavy, concrete band forms the water table separating the main level from the raised basement. The basement has original wood-sash casement windows. Across the rear is the cross-gable classroom building (1931) that has matching gable-end parapets, concrete coping, and concrete water table. The single, one-over-one sash windows found in this wing are original and have concrete lintels and sills. A fire escape leading to modern doors is found on the side (west) elevation.

The interior of the sanctuary is intact with plaster walls and wood ceiling beams, chair rail, and baseboards. Inbetween the beams, the ceiling is covered in composition tiles. There are two-panel doors leading from the vestibule into the sanctuary and ogee-arched doors opening from the sanctuary to the 1931 classroom wing. The oak pews and other church furniture are original and have Gothic-inspired motifs. The Gothic Revival pendant lights are also original. The second floor of the classroom wing, behind the sanctuary, has original plaster walls as well as later wood-paneled walls, dropped acoustic-tile ceilings that were also added later, carpeted floors, and original panel-and-glazed doors. The basement classrooms have plaster walls but modern metal doors, metal surrounds, and dropped acoustic-tile ceilings.

A large modern, brick classroom building was added to the east elevation of the rear classroom wing in 1976. In a modern interpretation, this cross-gable building repeats the gable-end parapets, concrete coping, and round window under the gable that are found on the church. The building also has ogee-arched windows with concrete hoods on the second story and flat-arched, casement windows on the ground level that match those found on the church basement. Concrete spandrels separate the windows on the two stories. Casement windows are found on both the first and second stories of the side (east) elevation. The rear (south) elevation has a single pedestrian door with a concrete lintel, two vents, and one casement window.

Behind the 1976 classroom building is a rear driveway off Freemont Street and parking lot that serve the large, detached church building that was constructed in the late 1990s and opened in 2000. The large, brick building has a cross-gable roof and a projecting entrance vestibule with a gable-end parapet that faces north towards the main parking lot. The building also make references to the original church in its concrete lintels and sills, round windows, and Gothic-arched windows.



Matthews Presbyterian Church, Overall View, Looking South.



Matthews Presbyterian Church, Overall View, Looking Southeast.



Matthews Presbyterian Church, Side (West) Elevation, Looking South.



Matthews Presbyterian Church, Side (East) Elevation and 1976 Classroom Addition, Looking Southwest.



Matthews Presbyterian Church, Side (East) Elevation and 1976 Classroom Building Addition, Looking South.



Matthews Presbyterian Church, Rear Classroom Wing, Rear (South) Elevation, and 1976 Classroom Building (Right), Looking Northeast.



Matthews Presbyterian Church, Rear Classroom Wing, Rear (South) Elevation, and 1976 Classroom Building (Right), Looking Northeast.



Matthews Presbyterian Church, 2000 Sanctuary, Fellowship Hall, and Administrative Office Building, Looking Southwest.



Matthews Presbyterian Church, Interior, Sanctuary, Looking Towards Entrance.





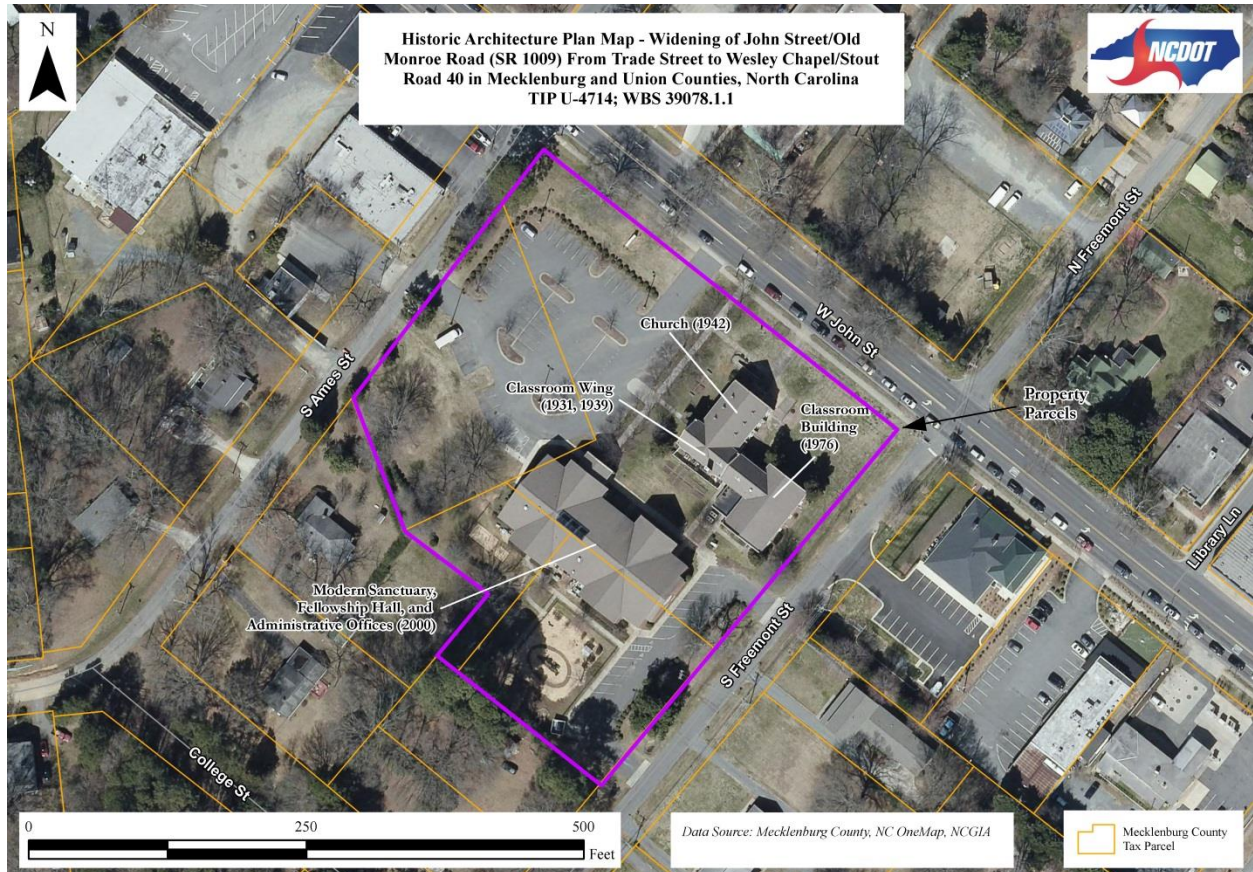
Matthews Presbyterian Church, Interior, Sanctuary, Looking Towards Chancel.



Matthews Presbyterian Church, Interior, Basement Corridor and Classrooms.

Figure 4

### Matthews Presbyterian Church Site Plan



### Historical Background

Located in the southeastern Mecklenburg County town of Matthews, the Matthews Presbyterian Church was organized in 1877. In addition to the Presbyterian church, the Baptists and Methodists also organized their congregations that same year. This flurry of church building followed the 1874 completion of the Central Carolina Railroad through the former stagecoach stop at Fullwood's Store as Matthews was then known. Linking Wilmington and Charlotte, the new railroad built a depot at Fullwood's which was roughly halfway between Charlotte and Monroe in Union County. The depot soon attracted commercial development, and with population growth and new mercantile and services businesses, the town of Matthews was incorporated in 1879 at the site of the former stagecoach stop. Named for Edward Matthews, a director of the railroad company, the town grew with the rail depot as a market town as well as a processing and shipping center for surrounding cotton farms (Brown and Mattson 1996: Section 8, pages 8-10).

Local merchant, Jeremiah Solomon Reid, and his wife, M.J., gave the land for the Presbyterian church. The deed describes the property as Lot 11 on the west side of the Central Carolina Railway

at the intersection of John and Freemont streets. A church trustee, Reid and his wife lived diagonally across John Street from the church. The new congregation was originally housed in a frame building with a steepled bell tower that contained the only bell in town. The church manse once stood at the corner of West John and Freemont streets which is now open lawn. The manse was later moved and burned in 1942 (Lester 1999: 63-64).

In 1929, the first church was razed to make room for a new building, with William Henry Belk, founder of Belk's Department Stores, donating the brick for the project. However, the new construction coincided with the beginning of the Depression, and the church elders decided to continue building the new facility only as finances permitted. Rather than taking on debt the work was completed in phases. In 1931, a three-story Sunday School classroom building was finished with an assembly room where services could be held until the sanctuary could be erected. In 1941, classrooms on the third floor of the building were completed, and the new church was finally erected in 1942. In 1975, additional land at the corner of West John and South Ames streets was purchased for parking, giving the church an entire block of street frontage (Lester 1999: 64).

The church has had two modern additions. In 1976, the Mamie McCall Building, containing additional Sunday School rooms and a fellowship hall, was added as an extension of the original classroom wing. The addition roughly doubled the size of the church. In 1982, the church basement was renovated for children's classrooms. Finally, in 2000, a new, freestanding sanctuary building with fellowship hall, classrooms, and administrative offices was added to the property behind the original church. More than twice as large as the original church and 1976 addition, the new building spans two additional tax parcels (PINs 227-02-440 and 227-02-449) that were acquired in 1994 and 1995 for the new building. A fourth parcel (PIN 227-02-444) was also bought in the mid-1990s to expand the parking lot ([www.matthewspresbyterian.org](http://www.matthewspresbyterian.org). Accessed 27 April 2017; Mecklenburg County Deed Books 178: 228; 7810: 489; 8310: 778; 8077: 971; Lester 1999: 63-65).

### **National Register Criteria Evaluation**

For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), Matthews Presbyterian Church is recommended **not eligible** for the National Register under any criterion because of a loss of integrity.

### **Integrity**

Matthews Presbyterian Church retains some of the seven aspects of integrity needed for National Register eligibility. The church remains on its John Street location in the heart of Matthews, but its setting, feeling, and association have been somewhat compromised by the extensive modern construction on the church site. The original church remains facing West John Street as the centerpiece of the property, but the large modern wing to the east and the much larger new sanctuary to the rear have altered the historic setting, feeling, and association. The original church has integrity of design, materials, and workmanship. The brick, front-gable main block retains such key features of the Gothic Revival style as buttresses, ogee-arched windows, rose windows, parapets, and cast-stone window hoods, buttress detailing, and coping. However, the overall design, materials, and workmanship of the church property is now defined by the two large, modern buildings, and these compromise the architectural integrity of the church.

### Criterion A

Matthews Presbyterian Church 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 church is not eligible under Criterion A because it is not associated with a specific event or patterns of events significant to the development of Matthews or Mecklenburg County.

### Criterion B

Matthews Presbyterian Church 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 church 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

Matthews Presbyterian Church 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 1942 Matthews Presbyterian Church would be considered a well-preserved example of Gothic Revival church architecture if not for the large building added to the east elevation in 1976. Although no other Gothic Revival churches survive in Matthews, and indeed no pre-World War II churches in Matthews remain well preserved, the modern building doubles the size of the earlier church, thus compromising the architectural integrity of the property.

Matthews stood in the path of much of Charlotte's postwar suburban growth, and the town has grown quickly and steadily since World War II. For the once small-town churches, the population surges have required near constant additions and new construction. For example, First Baptist Church on South Trade Street was built in the Neoclassical Revival style in 1929, but it, too, has had renovations and additions, notably in 1957, 1982, and in 1995 when a large family life center building was constructed next to the 1929 church. Near the Presbyterian Church at the corner of

Charles and North Ames streets was Matthews United Methodist Church which is discussed in this report. Like the Baptist and Presbyterian congregations, the Methodist church had its beginnings in 1877. Its 1903, frame church was brick veneered in the mid-1920s, but the extant Modernist church was erected in 1959. Matthews United Methodist Church moved to South Trade Street in the late 1980s where the congregation built a new church, and the 1959 building is now used as a library. Despite the rarity of pre-World War II churches in Matthews, Matthews Presbyterian Church no longer has the integrity needed for eligibility under Criterion C (Lester 1999: 65-68).



First Baptist Church, 185 South Trade Street, Matthews, 1929 Church (Right) and 1995 Family Life Center (Left), Looking Southeast.



Matthews United Methodist Church, 116 Ames Street, Matthews, Looking Southeast From North Ames Street

### Criterion D

Matthews Presbyterian Church 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 church 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.

**Orr House (MK3697) (PIN 19326106)**  
230 West John Street  
Matthews, Mecklenburg County



### Physical Description (Figure 5)

Facing south onto West John Street, the Orr House occupies a 2.7-acre lot in the town of Matthews. The front yard is shaded by mature oak trees although the original back yard is now a paved parking lot. The dwelling is a story-and-a-half, Craftsman-style bungalow covered in wire-cut brick and capped by a side-gable roof. The roof is punctuated by a small, front-gable dormer and has deep eaves with exposed rafter tails. The dwelling has a prominent front-gable porch supported by heavy, brick piers, and there are stained wood shingles in the gable. A wood balustrade is found between the brick piers and brick pedestals that flank the staircase leading to the porch. The original wood porch floor and ceiling remain intact although the ceiling has been vinyl sided. The brick porch steps have brick wing walls with concrete coping. The two-panel, wood door is original and features arched windows in the upper section. The side (west) elevation has an exterior, brick chimney while gable-roofed bays containing tripartite windows project from both the side (west and east) elevations. A shed-roofed appendage around the rear entrance has a brick-veneered west bay and German-sided east bay. The rear door to the house is found in this appendage and is original.

The major modifications to the exterior of the house are the replacement single and paired, one-over-one light, sash windows and the fixed-light windows under the eaves. One original, five-light, awning window survives in the front dormer. A modern French door has been added to the east elevation and opens into the east front room of the house.

Now used for offices, the interior retains its original plan and most of its finish. The wood floors, plaster walls, and both horizontal-panel and French doors remain intact. The first-floor ceilings have later textured sheetrock. The front door opens directly into the original living room where the simple, brick mantel has been altered with brick infill. French doors open into the smaller east room, and a single French door leads to the rear stair hall. The kitchen, at the rear of the house, has been modernized, but the paneled and glazed door opening to the rear is intact. The staircase has its original paneled newel and square balusters. Upstairs, two bedrooms with horizontal-panel doors open off the small hallway.

In addition to the house, the lot contains two other principal buildings with separate addresses that form a complex of now-interrelated structures. This sizable tax parcel was assembled in the late 1970s by Matthews United Methodist Church with the Orr House serving a variety of functions for the church. The property is now owned by a charitable, non-profit organization. The former Matthews United Methodist Church (116 North Ames Street) stands north of the house on the southeast corner of North Ames and West Charles streets. The church currently serves as a library and programs facility for the non-profit. Built in 1959, the Modernist-inspired, brick sanctuary has stained-glass windows arranged in geometric patterns and a center entrance tower of aggregate-stone blocks that enframe two recessed columns of glass. The soaring, geometric, metal spire that originally crowned this tower no longer remains. The church was expanded at the rear of the side (south) elevation during the 1960s and 1970s with two-story, brick Sunday-school and fellowship-

hall wings. Other additions and modifications made in the 1990s included the metal-framed, glazed vestibule on the façade, a two-story, glass-walled rear addition to the education building, and an oversized fanlight in the rear gable of the sanctuary. The principal investigators were not permitted photographs of the interior, but the former sanctuary has been transformed into a modern library with counters, desks, and shelving. No original pews or pulpit furniture appear to survive.

Sited just south of the house is a daycare center (226 West John Street) that was constructed in the late 1970s as a recreational center for the church and remodeled in the 1990s by the current owner. The one-story, flat-roofed, brick-veneered building has a recessed entrance in the west wing. A driveway on the west side of the building leads from West John Street to the parking lot behind the Orr House. This parking lot and an adjoining, fenced playground fill the remainder of the parcel between the three buildings.



Orr House, Façade, Looking North.





Orr House, Overall View, Looking Northwest.



Orr House, Side (West) Elevation, Looking East.



Orr House, Side (East) Elevation, Looking West.



Orr House, Rear (North) Elevation, Looking South.



Orr House, Interior, Living Room Mantel.



Orr House, Interior, Rear Stair Hall.



Orr House, Interior, French Doors Leading to East Room.



Former Matthews United Methodist Church (116 Ames Street), Looking Southeast From North Ames Street



Former Matthews United Methodist Church (116 Ames Street), Rear Educational Buildings, Looking Southeast From North Ames Street.



Former Matthews United Methodist Church (116 Ames Street), Rear (East) Elevation, Looking West.



Daycare Center (226 West John Street), Looking Northeast from West John Street.



Daycare Center (226 West John Street) and Orr House, Looking North from West John Street.

Figure 5

Orr House  
Site Plan

## Historical Background

The Orr House was probably built in the mid-1920s for Thomas Jefferson (T.J.) Orr (1865-1927) and his wife, Carrie (1866-1960). Although the Orrs were late in life at the date of construction, T.J. Orr remained politically active in town affairs until his death. He was listed as the postmaster of Matthews in the 1920 census and was serving his third consecutive term as mayor at the time of his death in 1927. A surveyor by trade, Orr was also Mecklenburg County's first official surveyor. The federal censuses record T.J. and Carrie Orr residing on John Street in Matthews since at least 1900. Deed records also show the Orrs owning the house lot at the intersection of West John and North Ames streets as well as purchasing adjoining parcels in 1917 and 1922. The 1923 "Map of Matthews", produced by T.J. Orr, shows the Orrs owning the west half of the north side of the 200 block of John Street (U.S. Census 1900-1930; Lester 1999: 50, 83, 99; Paula Hartill Lester Interview May 2017; Mecklenburg County Deed Book 605: 448-449).

The Orrs reared four children, James, William, Joseph—who served in World War I and was killed in action in France in 1918—and Thomas. The 1920 census shows T.J., Carrie, and youngest son

Thomas (1903-1956) constituting the T.J. Orr household on John Street, probably just prior to the construction of this house. By 1930, following the death of T.J. Orr, the house was occupied by widow, Carrie Orr, and Thomas who was a surveyor like his father. The house in that year was valued at \$6,000 (U.S. Census 1920-1930; <http://www.cmstory.org/content/orr-joseph-lee-2nd-lieutenant>. Accessed 1 May 2017).

By 1940, Thomas Orr had moved to Charlotte, and Carrie Orr, 73, was residing in the house with her son, Dr. William Law Orr (1889-1953), a physician, his wife Delilah (1892-1972), and children Sarah, Billie, and Joseph. Although Dr. Orr died in 1953, the Orr family remained in this house until about 1979 when the property was acquired by Matthews United Methodist Church. The church, which stands on North Ames Street north of the Orr residence, used the house as “overflow” space for a variety of functions between 1979 and the early 1990s (U.S. Census 1940; *Greater Charlotte Cross Reference Directory* 1952-1995; Chris Koonts Interview May 2017).

In the early 1990s, the church tract including the Orr House and the adjacent Matthews United Methodist Church and recreational building were acquired by Anna Lisa Johnson for the Grace and Hope Foundation, Inc., a charitable organization committed to women’s outreach. The church was remodeled for use as a library and other educational purposes, and the recreational facility was updated as a daycare center. The house was converted to the main office for the organization in Matthews. In 2008, the property was donated by the Grace and Hope Foundation to the Christ Our Shepherd Endowment (Mecklenburg County Deed Books 16568: 913; 23867: 50; [www.matthewschristianlibrary.org](http://www.matthewschristianlibrary.org); [www.coskidsmatthews.org](http://www.coskidsmatthews.org). Accessed 2 May 2017).

## National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), the Orr House is recommended **not eligible** for the National Register under any criterion because of a loss of integrity.

### Integrity

The Orr House does not retain the seven aspects of integrity needed for National Register eligibility. Although the house stands on its original location facing West John Street, the setting, feeling, and association of the house have been compromised by the surrounding modern development and its conversion to office use. A paved parking lot associated with a nonprofit organization that uses the house as its office now fills the backyard. The house retains elements of its original design, materials, and workmanship, but the windows are modern replacements and modern French doors have been added to the side (east) elevation. Inside, the fireplace has been brick infilled, and the kitchen has been modernized.

### Criterion A

The Orr 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 Orr House is not eligible under Criterion A because it is not associated with a specific event or patterns of events significant to the development of Matthews or Mecklenburg County.

### Criterion B

The Orr 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 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 Orr 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 Orr House, a 1920s bungalow, is not eligible under Criterion C. During the 1920s, the bungalow became a popular house type in North Carolina and throughout the country. Bungalows were promoted in widely circulated architectural publications, and adaptations of the style were built for all economic levels. While they were designed with a variety of forms and treatments, the basic bungalow was characterized by such features as low-slung roofs with deep eaves, large porches with heavy supports, the use natural materials, an abundance of windows, and open interiors that maximized efficiency and flexibility. Favorite versions displayed Craftsman-style elements such as battered porch posts, exposed rafters, and triangular knee brackets that emphasized informality and geometry (Bishir 1990: 426-427; Mattson 1982).

Reflecting national and state-wide trends during the 1920s and early 1930s, bungalows appeared throughout Mecklenburg County. Substantial examples filled Charlotte's middle-class streetcar suburbs and were a favorite choice of both prosperous farmers and middle-class households in the small towns, including Matthews. Because bungalows varied greatly in scale and elaboration to suit different needs, modest examples were commonly built for laborers. Bungalows were a common choice for the textile mill villages around Charlotte in the 1920s (Mattson 1991: 34-37; Mattson and Huffman 1990: Section F, pages 15-16; Mattson, Alexander and Associates 2011).

In Matthews, a variety of Craftsman-style dwellings—generally bungalows but on several occasions larger, two-story houses—were constructed for middle-class families throughout the town. In 1924, merchant John Renfrow built the imposing, two-story, brick, Craftsman-style residence at 334 West John Street, the principal residential street in Matthews. Later owned by S.R. Lemmond, the well-preserved Renfrow-Lemmond House (MK2451) (Local Landmark 2005) epitomizes the Craftsman style in its deep eaves, exposed rafters, knee brackets, four-over-one sash windows, and commodious, hip-roofed porch with heavy, battered piers on brick pedestals. The town's numerous 1920s bungalows are also located primarily along West John Street and nearby West Charles, South Trade, and South Ames streets although a few notable examples stand on the east side of Matthews along Matthews-Mint Hill Road (Gray 2005; Jeffers and Morrill 2007).

Perhaps the most noteworthy bungalow in Matthews is the substantial Phillips House (MK3395) (Local Landmark 2014), built in 1925 northeast of the Orr House at 131 West Charles Street. The weatherboarded house is a remarkably intact version of one of the most popular bungalow designs. The house has a one-and-one-half story, side-gable form with exposed rafters under broad eaves, a prominent center dormer, and Craftsman-style, three-over-one sash windows. The house also has an engaged porch supported by battered piers that sit on brick pedestals. The well-preserved interior features original woodwork and brick mantels with corbelled shelves. The tree-shaded Phillips House setting is also intact and includes a 1925, frame barn and chicken house. A similar side-gable bungalow, although now with replacement porch piers, is located at 500 Matthews-Mint Hill Road (Gray 2014; Jeffers and Morrill 2007).

Also located on Matthews-Mint Hill Road is a well-preserved, 1926 bungalow that occupies a tree-shaded, one-acre lot in the 400 block. The one-story dwelling covered in wire-cut brick blends Craftsman-style and Colonial Revival features. The house has a low-slung, side-gable roof, deep eaves with exposed rafters, and a large porch sheltering French doors in the west bays of the facade. The center entrance bay is flanked by multiple-paned sidelights and capped by a gabled roof with exposed rafters. The side (west) elevation includes a projecting bay filled with eight-over-eight sash windows.

An intact, cross-gable, frame bungalow stands at 201 South Ames Street, one block south of the Orr House. Built in 1931, the one-story, weatherboarded dwelling features a large, side-gable porch that extends beyond the front-gable main block to intersect with a subsidiary, front-gable bay on the south side of the façade. The key bungalow traits remain intact, including Craftsman-style fenestration, exposed rafters under broad overhangs, and battered porch piers on brick pedestals.

In conclusion, although the Orr House illustrates the Craftsman-style bungalows built in Matthews and Mecklenburg County in the 1920s and early 1930s, the dwelling does not have the integrity or the level of architectural significance for eligibility under Criterion C. The house has replacement windows, added French doors, a bricked-in fireplace, and modernized kitchen as well as a back yard that has been paved for parking. Furthermore, Matthews has an array of bungalows, as well as other houses with Craftsman-style features, that are more intact and retain well-preserved settings.



Renfrow-Lemmond House, 344 West John Street, Matthews, Looking North.



Phillips House, 131 West Charles Street, Matthews, Looking Southeast.



House, 400 Matthews-Mint Hill Road, Matthews, Looking .North.



House, 132 South Ames Street, Matthews, Looking East.

## Criterion D

The Orr 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 house 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.

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