



**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

February 23, 2017

MEMORANDUM

TO: Vanessa Patrick
Human Environment Unit
NC Department of Transportation

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

SUBJECT: Historic Structures Survey Report for Improvements to US 74 (East Independence Boulevard) From I-485 to Idlewild Road, U-2509, Mecklenburg County, ER 15-1017

Thank you for your memorandum of February 2, 2017, transmitting the report for the above-referenced undertaking. We have reviewed the report and concur that the three properties evaluated are not eligible for listing in the National Register of Historic Places. They are:

- Triston G. And Barbara Stegall House (MK3539)
- Harkey-McEwen-Moore House/MeEwen-Moore Farmhouse (MK1178)
- Layton E. And Margie Duncan House (MK3646)

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. In all future communication concerning this project, please cite the above referenced tracking number.

cc: Mary Pope Furr, NCDOT, mfurr@ncdot.gov



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION



ROY COOPER
GOVERNOR

JAMES H. TROGDON, III

To: Renee Gledhill-Earley, NCHPO

ER 15-1017

From: Vanessa E. Patrick, NCDOT

Date: February 2, 2017

Subject: *Historic Structures Survey Report for U-2509, Improvements to US 74 (East Independence Boulevard) from I-485 (Charlotte Outer Loop) to Idlewild Road, Mecklenburg County, North Carolina. WBS No. 38965.1.1.*

ek letters
2/21/17

The North Carolina Department of Transportation (NCDOT) is conducting planning studies for the above-referenced project. Enclosed for your review is a report presenting the evaluation of historic architectural resources in the U-2509, Mecklenburg County project area (one hard copy and one CD-ROM). Survey photographs and site forms, as well as GIS shapefiles, are provided on the CD-ROM.

Dec 2/24/17

The report considers three individual resources– the Triston G. and Barbara Stegall House (MK3539), the Harkey-McEwen-Moore House (McEwen-Moore Farmhouse) (MK1178), and the Layton E. and Margie Duncan House (MK3646). The study recommends all three resources as not NR eligible. Field survey in March 2016, undertaken by Mattson, Alexander and Associates, Inc. of Charlotte in consultation with NCDOT-Historic Architecture, identified which resources warranted additional study.

We look forward to receiving your comments on the report. Should you have any questions, please do not hesitate to contact me at vepatrick@ncdot.gov or 919-707-6082. Thank you.

V.E.P.

Attachments

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HISTORIC STRUCTURES SURVEY REPORT

**IMPROVEMENTS TO U.S. 74 (EAST INDEPENDENCE BOULEVARD) FROM
I-485 (CHARLOTTE OUTER LOOP) TO IDLEWILD ROAD**

MECKLENBURG COUNTY, NORTH CAROLINA

**TIP No. U-2509
WBS No. 38965.1.1
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**

16 November 2016

HISTORIC STRUCTURES SURVEY REPORT
IMPROVEMENTS TO U.S. 74 (EAST INDEPENDENCE BOULEVARD) FROM
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MATTSON, ALEXANDER AND ASSOCIATES, INC.

Frances Alexander

16 November 2016

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, *Improvements to US 74 (East Independence Boulevard) from I-485 (Charlotte Outer Loop) to Idlewild Road (TIP No. U-2509)*, and is located in Mecklenburg County. This report documents the historic properties located within the 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 **Figures 2A-2C**.

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 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. The APE for this project was determined during the initial field survey and encompasses a two-to-four-block area on either side of East Independence Boulevard. The APE was defined primarily by modern development but also by woodland and changes in topography that serve as effective physical and visual buffers to the proposed project.

The principal investigators surveyed all properties within the APE that were at least fifty years of age. The initial survey, conducted in March 2016, identified a total of 104 individual resources that were built prior to 1967. Following review by NCDOT, three of these properties were found to warrant intensive-level evaluation to determine National Register eligibility. One of the three, the Harkey-McEwen-Moore House, is a local landmark in Mecklenburg County. In-depth field investigations were undertaken in May and June 2016, and the subsequent intensive-level evaluations recommended none of the three properties for eligibility (**Table 1**).

Table 1

Property Name	Survey Site Number	Eligibility Recommendation
Triston G. and Barbara Stegall House	MK3539	Not Eligible
Harkey-McEwen-Moore House (McEwen-Moore Farmhouse)	MK1178	Not Eligible
Layton E. and Margie Duncan House	MK3646	Not Eligible

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II. INTRODUCTION

This eligibility report was prepared in conjunction with the North Carolina Department of Transportation (NCDOT) project entitled, *Improvements to U.S. 74 (East Independence Boulevard) from I-485 (Charlotte Outer Loop) to Idlewild Road*. The project is located in Mecklenburg County. The TIP Number is U-2509, and the WBS Number is 38965.1.1. The project location is shown in **Figure 1**.

The area of potential effects (APE) extends approximately two to four blocks in each direction off the East Independence Boulevard corridor and was drawn to include any area that might be affected by the proposed improvements. Initial survey of the APE in March 2016 identified and recorded 104 resources of possible significance. Three properties—the Triston G. and Barbara Stegall House (MK3539), the Harkey-McEwen-Moore House (McEwen-Moore Farmhouse) (MK1178), and the Layton E. and Margie Duncan House (MK3646)—are the only resources within the APE that warranted intensive-level investigation (**Table 1**). The properties are shown on detailed maps of the APE (**Figures 2A-2C**).

This investigation was conducted to evaluate these three 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 for Mecklenburg County. Mr. Stewart Gray with the Charlotte-Mecklenburg Historic Landmarks Commission provided helpful information about the Harkey-McEwen-Moore House which is a local landmark. Current and past property owners also provided useful information.

Field work took place between May 27 and June 3, 2016. The three houses, along with any outbuildings and landscape features, were examined and documented with photographs to assess the level of current integrity. For the Stegall and Duncan houses, the principal investigators also conducted windshield surveys of other Modernist houses to establish the architectural context. The current tax parcels for the three properties are shown on the site plans (**Figures 3-5**).

Table 1

Property Name	Survey Site Number	Eligibility Recommendation
Triston G. and Barbara Stegall House	MK3539	Not Eligible
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Layton E. and Margie Duncan House	MK3646	Not Eligible

Figure 1
Project Location Map

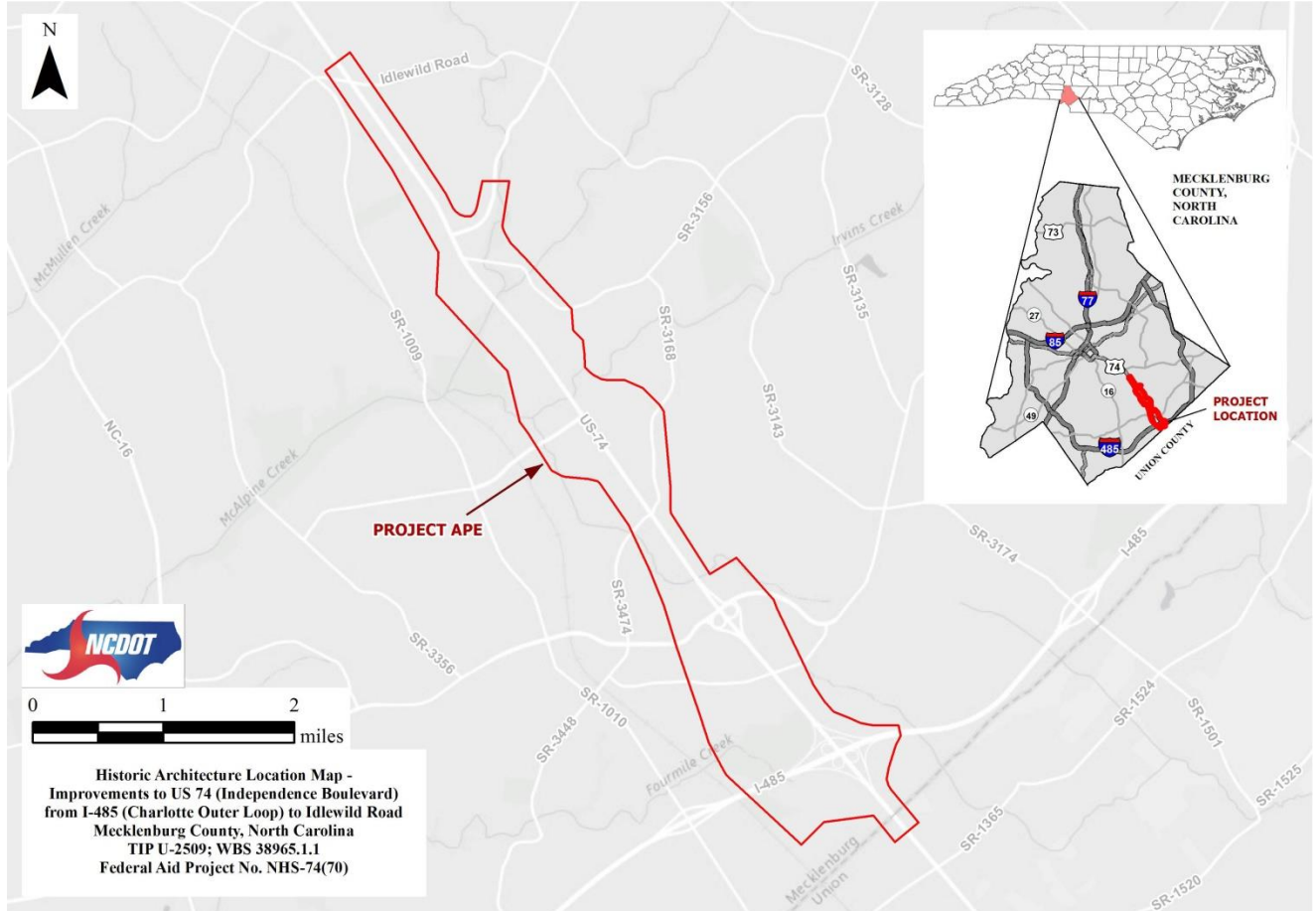


Figure 2A

**Area of Potential Effects (APE) Map
Showing Location of Triston G. and Barbara Stegall House**

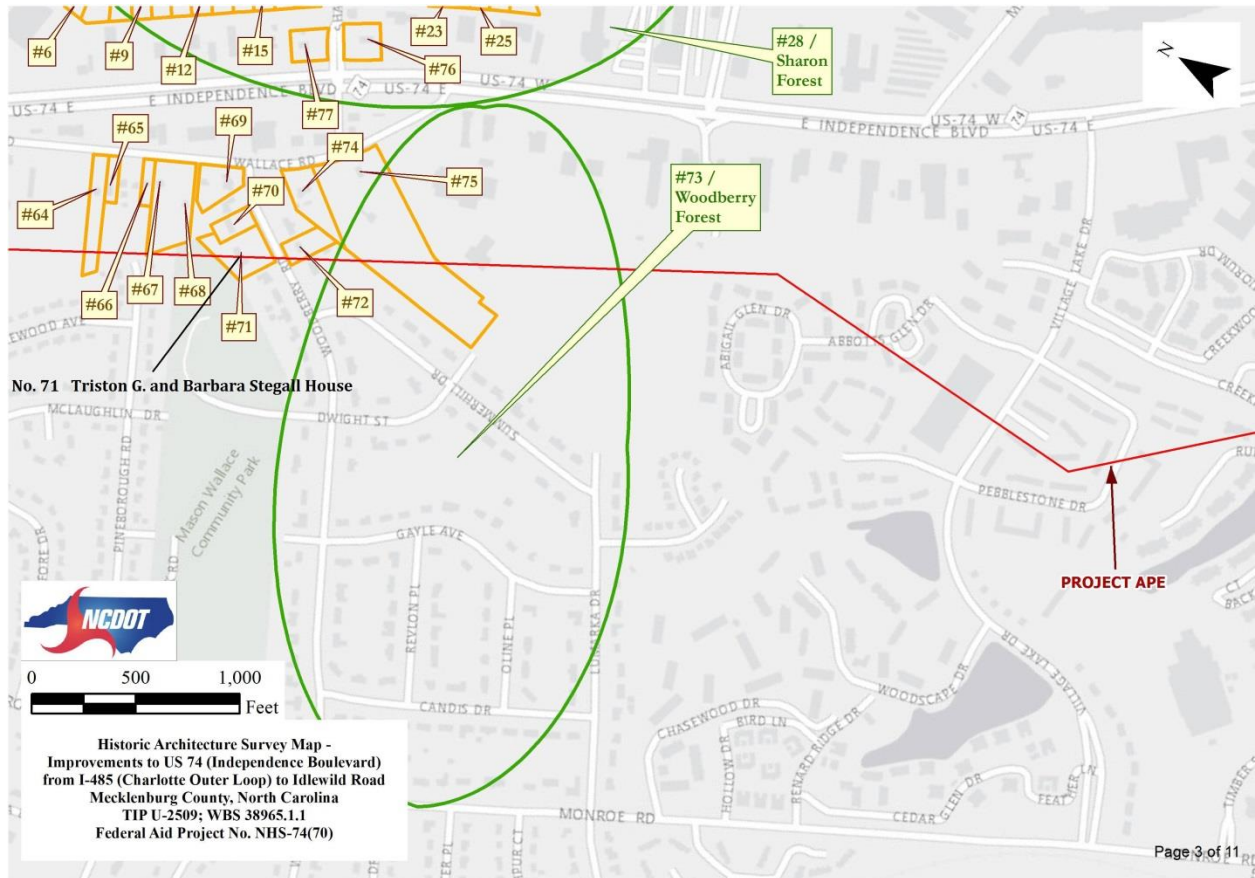


Figure 2B
Area of Potential Effects (APE) Map
Showing Location of Harkey-McEwen-Moore House

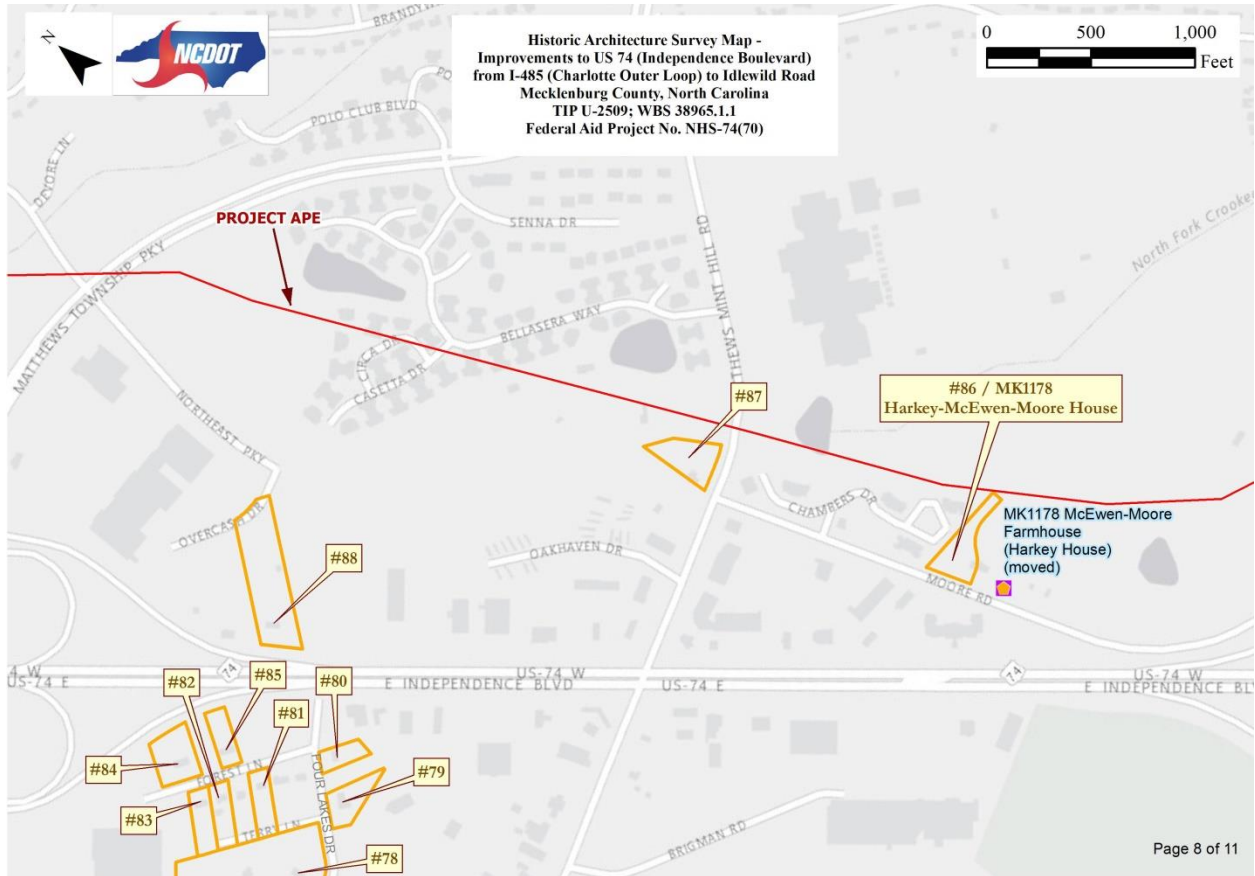
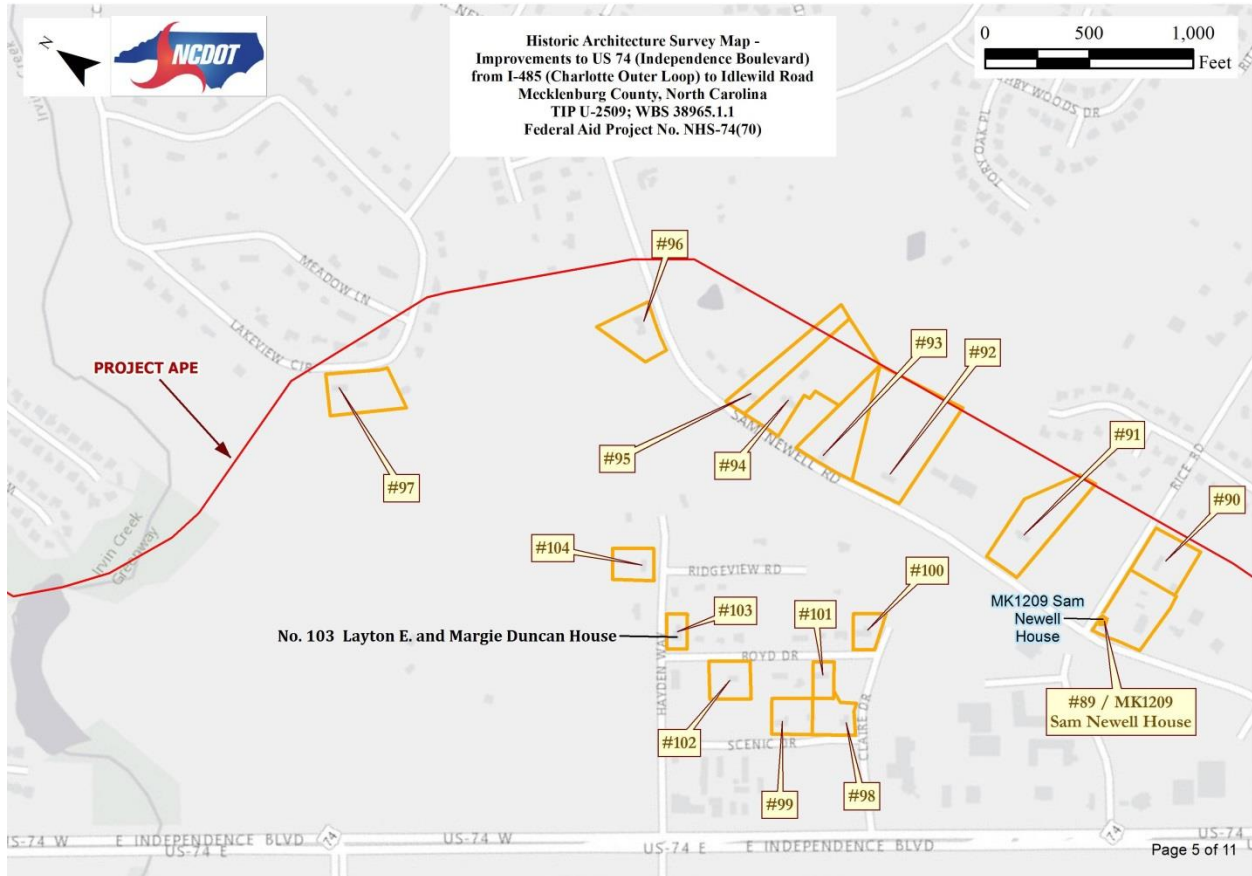


Figure 2C
Area of Potential Effects (APE) Map
Showing Location of Layton E. and Margie Duncan House



III. PROPERTY EVALUATIONS OF ELIGIBILITY

**No. 71 Triston G. and Barbara Stegall House
(MK3539) (PIN 19104124)**
1931 Woodberry Road
Charlotte, Mecklenburg County

Date of Construction: circa 1960

Evaluation of Eligibility: Not Eligible



Physical Description (Figure 3)

Occupying a rise of land on an expansive suburban lot, this circa 1960, Modernist-inspired ranch house has a low, horizontal form with a low-pitched side-gable roof with deep eaves, a front-gable entrance bay, and a flat-roofed carport on the west end. The house is sheathed in a mixture of materials, including thin Roman brick and vertical tongue-and-groove siding. Much of the tongue-and-groove siding is now covered in vinyl siding. The side-loading carport has metal poles and exposed framing beams and is partially hidden from the street by a Roman brick half wall. The Roman-brick and frame entrance sits off center, balanced by the carport and a long bedroom wing. The entrance has fixed-light and clerestory windows next to a recessed six-panel door that is a modern replacement. The door is framed by new sidelights. The deep eave of the front gable forms a porch over the door that is supported by a fluted box pier that is also a modern replacement. The original tongue-and-groove siding of the entrance bay is now covered in vinyl. The bedroom wing on the east side of the house was also defined by a section of vertical tongue-and-groove siding, now vinyl sided, set within the otherwise Roman-brick exterior. The bedrooms have original sliding windows. The rear elevation has a broad, projecting, front-gable wing that retains the original tongue-and-groove siding. Under the gable are clerestory windows above three sliding-glass doors that are modern replacements. The doors open onto a concrete terrace that connects with the broad parking pad and driveway on the west side. A fourth sliding-glass door opens into the west end of the house behind the carport. This section of the house retains its vertical tongue-and-groove siding, but the awning windows on the side (west) elevation are metal replacements that match the rear sliding doors. The six-panel, metal doors that open from the carport and the parking pad are also both modern. Abutting the Mason Wallace Park, the large, wooded back yard contains a frame shed with vertical-board siding and an overhang supported by wooden poles.

Access to the interior was denied, but the current owner stated that there had been a fire, and consequently, the rear sliding doors, which were damaged, had to be replaced. She also said that the fireplace was intact although interior ceiling beams that were not structural had been removed (Wanda Phelps Interview 2016).



Triston G. and Barbara Stegall House, Overall View, Looking West.



Triston G. and Barbara Stegall House, Overall View, Looking Northwest.



Triston G. and Barbara Stegall House, Entrance.



Triston G. and Barbara Stegall House, Façade, Looking Southwest.



Triston G. and Barbara Stegall House, Rear (West) Elevation, Looking Northeast.



Triston G. and Barbara Stegall House, Carport, Looking North Towards Entrance.



Triston G. and Barbara Stegall House, Side (South) Elevation, Looking Northwest.



Triston G. and Barbara Stegall House, Shed, Looking North.

Historical Background

The Stegall house was built circa 1960 in the Woodberry Forest subdivision for Triston G. and Barbara C. Stegall. Triston Stegall was a successful businessman who owned the T.G. Stegall Trucking Company and other family businesses in the nearby small town of Matthews. The Stegalls hired Margaret Walters, an amateur architect from Monroe, to design their new house. Walters had designed several houses in Monroe where the Stegalls had become familiar with her work. The Stegalls owned this house until 2002 when Barbara Stegall, a widow, sold the property to Jeremy and Wanda Phelps. The house remains in the Phelps family (Mecklenburg County Deed Books 1870: 208; 2148: 307; 13567: 330; www.legacy.com/obituaries/charlotte/obituary; Barbara Stegall Interview 2016).

The Woodberry Forest residential subdivision was platted in 1958 by a group of local businessmen, D.K. Sing, C.B. Phifer, J.S. Austin, and O.C. Griffin. Sited in rural, southeast Mecklenburg County, the 90-acre suburb of Charlotte included a collection of winding streets, with Woodberry Road as its spine, connecting with Monroe Road to the west and Independence Boulevard to the east. The developers of Woodberry Forest targeted successful businessmen and their families, such as the Stegalls, who commuted to Charlotte as well as south to Matthews. The Charlotte commuter bus line terminated at Woodberry Road, and both Monroe Road and Independence Boulevard provided residents with direct routes into the city. (Monroe Road was not expanded from two lanes to four until the late 1980s.) By the mid-1960s, substantial ranch and split-level houses, as well as a few Modernist dwellings, occupied large lots through the neighborhood. The neighborhood was annexed by Charlotte in the early 1970s and now consists of nine streets and 139 houses erected mainly between 1960 and the 1980s (Mecklenburg County Map Book 8: 289; www.neighborhoodlink.com/Woodberry_Forest/info).

Woodberry Forest was one of numerous residential subdivisions that emerged around Charlotte after World War II. Spurred on by soaring automobile ownership and the concomitant construction of highways, the Queen City expanded outward into the countryside. The number of city residents jumped from 100,899 in 1940 to 134,000 in 1950 and exceeded 200,000 the following decade. By 1970, the city population had reached 240,000. An analysis of building permits for housing published by the Federal Housing Administration in 1965 showed that over fifty percent of existing houses in Mecklenburg County had been built between 1950 and 1965. This housing boom was overwhelmingly suburban. Postwar development was especially extensive to the south and southeast of the city. A 1957 *Charlotte Observer* article described the availability of much-needed "suburban elbow room" in this section of the county, where cotton fields and pasture lands were giving way to planned subdivisions. The residential growth in these areas was almost exclusively white. Most of the postwar African American suburbs arose northwest of the city near the historically black neighborhoods oriented to Johnson C. Smith University and Beatties Ford Road (*Charlotte Observer* 21 April 1957; Hanchett 1998: 234-235; Wyatt and Woodward 2000: 4, 6-10).

Charlotte's annexation policies encouraged suburban development. In 1960, for example, the city council's appropriation of land around the periphery doubled the city limits to sixty-four square miles and increased the population by some 40,000 residents. Charlotte taxpayers provided these newly annexed tracts with the infrastructure necessary for residential growth, including water lines, sanitation, and roads. New schools were constructed (such as nearby East Mecklenburg High School north of Woodberry Forest) to serve the subdivisions and encourage even greater suburban growth (Wyatt and Woodward 2000: 6-10).

Woodberry Forest, as well as Boulevard Acres, Sharon Forest, and smaller residential subdivisions within the APE, all developed amidst this postwar suburban boom. They rapidly took shape near Independence Boulevard and Monroe Road southeast of Charlotte, offering white, middle-class families affordable residences in the suburbs with convenient access by automobile to both downtown and the emerging, outlying shopping centers.

Architectural Context

Originating with the International Style that emerged after World War I, Modernism eschewed architectural conventions for a radically new aesthetic emphasizing function, geometric simplicity, and the innovative use of modern materials. By the 1950s, the basic tenets of Modernism were shaping all aspects of American architecture. Modernist designs were widely used for institutional, commercial, and industrial buildings where strikingly new forms and materials conveyed progressive attitudes. Sleek exteriors devoid of historical references and ornamentation symbolized forward thinking and expressed function and efficiency (Bishir 1990: 451-452; Wyatt and Woodard 2000: 17-26; Trachtenberg and Hyman 1986: 534; Morrill 2000; Hanchett 2000).

In Charlotte, prominent architects, A.G. Odell, Jr. and J.N. Pease, were in the vanguard of the postwar Modernist movement. The firm of A.G. Odell and Associates, established in 1949, was largely staffed with young architects trained at the North Carolina State School of Design in Raleigh. Following the appointment of architect Henry Kamphoefner as dean in 1948, the School of Design played a major role in bringing Modernist architecture to the state. In the 1950s and early 1960s, Odell's glass and steel office towers transformed downtown Charlotte. Just southeast of the center city, on Independence Boulevard, Odell and Associates designed Charlotte Coliseum and the adjacent Ovens Auditorium (1954-1955). The coliseum earned international acclaim for its ground-breaking design that featured the largest free-span dome in the world. Odell designed Ovens Auditorium with precast concrete panels and rectangular, blue tiles and included a bright lobby with terrazzo floors, glass walls, and a monumental stairway. Both buildings survive and are local historic landmarks. By the time of Odell's death in 1988, his architectural business was one of the largest and most influential in North Carolina (Morrill 2000).

J. Norman Pease and his colleague, James A. Stenhouse, co-founded J.N. Pease Associates in Charlotte in 1938. Like Odell and Associates, Pease employed designers from the School of Design and proceeded to transfigure the skyline of postwar Charlotte. Among the firm's many local commissions were the Central Piedmont Community College campus, Edwin Towers in Fourth Ward, and the Charlotte Observer Building downtown. Commenting on the enduring influence of J. N. Pease in the making of the modern city, a reporter at the *Charlotte Observer* asserted in 1987, "So sweeping was his presence, most Charlotte residents have probably worked in, banked in, studied or prayed in one of his products" (*Charlotte Observer* 18 July 1987; Wyatt and Woodward 2000: 22-23; Morrill 2006).

By the 1950s and early 1960s, Modernism was influencing the full range of commercial, civic, and industrial projects in the city. In addition to Odell and Pease, numerous other builders and local architects created Modernist, mid-rise office buildings, industrial plants, and roadside businesses throughout the center city and along the major thoroughfares (Wyatt and Woodward 2000: 19-23; Hanchett 2000; Ramsay and Ramsay 2013; Gray 2013).

Although the city's home buyers remained largely conservative in their stylistic choices, distinctive Modernist houses were designed in the 1950s and early 1960s by Odell, Pease, and other local builders and designers, such as architects Murray Whisnant, Walter Bost, Harold Cooler, Jack Boyte, and Praise Conner Lee. These houses appeared primarily in the established, affluent neighborhoods, as well as in the wealthy, white, postwar suburbs south of the city. Low-slung, Modernist residences were particularly well suited for rolling and wooded suburban tracts where Modernist principles encouraged the creative integration of architectural design into the natural landscape. Significant Modernist residences arose in the upscale enclaves of Foxcroft (MK2114), Mountain Brook (MK2118), Carmel Park (MK2120), Sedgewood Circle (MK2111), and the Cloisters (MK2115) (Study List 2001). A collection of notable Modernist houses also appeared in such well-off, middle-class neighborhoods as Lansdowne (MK2121), Burtonwood, Sherwood Forest (MK2116), Forest Heights, and Woodberry Forest (MK3541). On the north side of city, where the African American middle class established its postwar suburbs, several prominent residents built Modernist dwellings in McCrorey Heights (MK3221) (DOE 2006). Much simpler, smaller versions of the Modernist style, constructed from standard plans by general contractors, also arose in some of the more modest, middling subdivisions, such as Hidden Valley (MK3402) and Barringer Woods (MK3331), around the eastern and western outskirts of the city, where they were surrounded by more conventional Minimal Traditional dwellings and ranch houses (Mattson, Alexander and Associates, Inc. 2014, 2015; www.ncmodernist.org/charlotte.htm).

Although there has been no comprehensive architectural survey of Charlotte's Modernist houses, examples have been documented in a number of inventories and reports. In 2000, architectural historians Sherry Joines Wyatt and Sarah Woodard completed an inventory of Charlotte's post-World War II architecture. Sponsored by the Charlotte-Mecklenburg Historic Landmarks Commission and the North Carolina Historic Preservation Office, the 2000 survey addressed a wide range of postwar building types with Modernist features, including residential architecture. The survey's *Final Report, Post World War II Survey, Charlotte and Mecklenburg County*, discovered that a number of city's fullest expressions of Modernist domestic architecture, located in the established, upscale neighborhoods, had been replaced by much larger residences with more conservative styles. The 2000 report listed five notable Modernist houses that had been recently razed in the city, and one that been heavily remodeled. The report declared:

Ironically, it is exactly this choice by the original owners to build in fashionable areas which are the root of current threats to Modernist homes in Charlotte. Because the locations of many of Charlotte's best Modernist homes are retaining their appeal and exclusiveness, the land under the houses has become, in many cases, more valuable than the building (Wyatt and Woodward 2000: 25).

Despite the challenges--and given the increased national popularity of Midcentury Modern design--a wide range of Modernist houses remain intact around the city's suburbs. Wyatt and Woodard identified the following Modernist residences as eligible for the National Register: the William E. and Penny Little House (MK2191) in Foxcroft; the Neiman House (MK2184) (Study List 2001) near Providence Road; the Charles Henning House (MK2192) and the Andrew Hearn House (MK2193) in Mountain Brook; and the Herman Blumenthal House (MK2195) (Study List 2001) on Sedgewood Circle. All these residences display the sweeping horizontality, the use of intersecting planes, the emphasis on geometry, and the interplay of interior and exterior spaces that are hallmarks of the Modernist aesthetic. For example, the well-preserved Little house (1960) in Foxcroft is an expansive, one-story, flat-roofed dwelling with a veneer composed of glass and metal panels, white brick, and smooth concrete. Deep eaves extend over cantilevered bays and a recessed entry.



William and Penny Little House (MK2191), 2301 Red Fox Trail.

Largely surrounded in Foxcroft by conservative, Colonial Revival residences for Charlotte's postwar elites, the house was designed by architect Harold Cooler, trained at Clemson University, and constructed by Little, a general contractor (Wyatt and Woodard 2000: 40-41).

In addition to Wyatt and Woodard's 2000 survey, the Charlotte-Mecklenburg Historic Landmarks Commission has conducted its own studies of Modernist houses. Although no Modernist dwellings in Charlotte are currently listed on the National Register, two have been designated Local Historic Landmarks—the 1961 Cohen-Fumero House (MK3251) (Local Landmark 2013) at 1154 Cedarwood Lane in suburban east Charlotte and the 1963 Praise Conner and Harriet Lee House (MK2194) (Local Landmark 2013) at 3714 Country Ridge Road in the Mountain Brook subdivision. Designed by local architect Murray Whisnant, a graduate of the School of Design at North Carolina State University, the Cohen-Fumero House exemplifies Mid-century Modernism. A low, rectangular box, with grooved plywood siding, the house has broad overhangs and a wall of windows above a wide deck overlooking a tree-shaded backyard. The interior consists of open, angular spaces. The Lee House in Mountain Brook was designed by its original owner, Praise Conner Lee, who, like Whisnant, was a graduate of the School of Design. Located in a secluded setting, the flat-roofed dwelling is integrated into its sharply sloping site. A low, horizontal façade with a recessed doorway faces the road while the rear elevation, incorporated into the hillside, rises to two full stories. A wall of windows on the cantilevered, rear upper story overlooks the wooded creek below (Gray 2013; Ramsay and Ramsay 2013; www.ncmodernist.org/charlotte.htm).



Cohen-Fumero House (MK 3251), 1154 Cedarwood Lane.

The Charlotte-Mecklenburg Historic Landmarks Commission has also completed formal survey and research reports on both the aforementioned William E. and Penny Little House and the 1957 Solomon and Shirley Levine House (MK3255) at 2300 Cloisters Drive. Designed by Charlotte architect, Jack Boyte, the Levine House features exposed steel framing and expansive glass walls, partially shielded on the façade by a patterned brick screen. With its long, low form, the Levine House spans nearly the full width of its generous suburban parcel (www.cmhpf.org/S&Rs).

Finally, in 2014-2015, Mattson, Alexander and Associates, Inc. (MAA), conducted Phase I and II architectural surveys of Charlotte that included Modernist domestic architecture. These surveys concentrated primarily on updating existing architectural files, but they also included some new survey at the reconnaissance level. Eleven Modernist dwellings were part of the new inventory (MK3407-MK3413; MK3417; MK3419; and MK3424-MK3425) and recommended for intensive-level survey. Ten of the eleven occupy large lots in the contiguous subdivisions of Forest Heights, Burtonwood, and Sherwood Forest in southeast Charlotte, west of Monroe Road. Woodberry Forest is located just to the south on the east side of Monroe Road. These houses neatly embody the tenets of Modernism in their intersection of horizontal and vertical planes and the innovative use of glass, metal, masonry, and wood veneers. For instance, the Neal Arch Biggs House (MK3408) at 7201 Benita Drive in Burtonwood is composed of adjoining, flat-roofed, rectangular boxes with wide eaves and a massive center chimney. Sheathed in glass and Roman brick, the house was adapted by the owner from a plan published in *Better Homes and Gardens*. The nearby Mitchum



Solomon and Shirley Levine House (MK3255), 2300 Cloister Drive.

House (MK3409) at 7212 Benita Drive consists of an asymmetrical, gable-front form built into a sloping site. Roman brick combines with grooved, metal and clear glass panels to cover the facade (Mattson, Alexander and Associates, Inc. 2014, 2015).

In conclusion, Modernist houses were never widely adopted in Charlotte and in recent years have faced demolition threats because of their often desirable locations. Nonetheless, well-preserved examples survive, especially around the southern suburbs, and undoubtedly numerous examples still remain unrecorded in the host of subdivisions that developed after World War II. Indeed, in addition to the Stegall House, Woodberry Forest contains several other Modernist dwellings along Woodberry Road. Of particular note is the Guy A. Yeargin residence at 1711 Woodberry Road (outside the APE) that echoes the Praise Conner and Harriett Lee House in the Mountain Brook subdivision with its wooded site and sharply defined “shoebox” form that is clad in vertical boards and glass. Guy A. Yeargin, a Charlotte architect, designed this house for himself, but by the mid-1960s, the property had been bought by another local architect, Harold James, whose son and daughter-in-law are the current owners. Yeargin received his degree from Clemson University before forming the local architectural firm of Wilson, McCullough, Yeargin. An interview with Harold James and the current owners revealed that, unlike the Stegall house, the Yeargin house is exceptionally well preserved with original architectural detailing and materials as well as original kitchen and bathroom cabinetry, fixtures, and light fixtures (Harold James Interview 2016).



Guy A. Yeargin House, 1711 Woodberry Forest Road. (Located outside the APE.)

National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), the Triston G. and Barbara Stegall House is recommended **not eligible** for the National Register eligibility. The house no longer has sufficient integrity or significance to merit eligibility under any criterion.

Integrity

The Triston G. and Barbara Stegall House does not retain sufficient integrity to warrant National Register eligibility. The house occupies its original location within the Woodberry Forest subdivision and remains on its large suburban lot with mature trees and landscaping. Thus, the house retains its integrity of location, setting, feeling, and association. The house also retains some integrity of design, materials, and workmanship. The dwelling retains its low-slung, Modernist form, its Roman-brick exterior, and its stylish Midcentury Modern carport. However, other key elements of the design and materials have been lost or significantly altered, including the new entrance and porch pier, the vinyl siding, the loss of all original doors, some replacement windows, and the loss of ceiling beams.

Criterion A

The Triston G. and Barbara Stegall 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 Triston G. and Barbara Stegall House does not illustrate significant patterns of events within a local, state, or national historic context.

Criterion B

The Triston G. and Barbara Stegall 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 circa 1960 Triston G. and Barbara Stegall 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 Stegall house no longer retains sufficient architectural integrity for eligibility under Criterion C. Although elements of the original design remain, most of the vertical tongue-and-groove siding has been replaced with vinyl, and all the doors are replacements as are some of the windows. In particular, the vinyl-sided entrance bay now has Colonial Revival detailing, including a six-panel door and sidelights and a fluted box pier supporting the porch. On the interior, the fireplace is reported to survive, but some of the ceiling beams have been removed.

If well preserved, the Triston G. and Barbara Stegall House would typify the simplified Midcentury Modern houses built in the middle-class suburbs of Charlotte during the postwar period. With their low-slung, rectilinear forms, they were often essentially frame or brick ranch houses with some detailing or feature that showed a Modernist influence. With the Stegall house, the low-pitched front gable and the side-loading carport with its Roman-brick half-wall separates this dwelling from

the typical ranch house. However, numerous, more fully articulated examples of Modernist residential architecture remain in Charlotte. As noted in the historical background section, fifty percent of all houses extant in 1965 were built between 1950 and 1965. Even though Modernism was never the most popular choice for residential design, the sheer volume of construction in the city after World War II meant that the population of Midcentury Modern houses was substantial and particularly well represented in the higher-end subdivisions of the period.

Little is known about the designer, Margaret Walters, an amateur architect from Monroe. Although interesting that the house was designed by a woman, Walters does not seem to have had a prolific or significant body of work that would give her houses architectural significance for their association with her (Wyatt and Woodward 2000: 4, 6-10; Barbara Stegall Interview 2016).

Criterion D

The Triston G. and Barbara Stegall 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 exceptionally new information pertaining to the history of building design or technology.

Figure 3

**Triston G. and Barbara Stegall House
Site Plan**



Source: Mecklenburg County Tax Map

**No. 86 Harkey-McEwen-Moore House
(McEwen-Moore Farmhouse)
(MK1178) (Local Landmark 2009)
(PIN 21510309)
2015 Moore Road
Matthews, Mecklenburg County**



Date of Construction: circa 1887; relocated: 2012
Eligibility Recommendation: Not Eligible

Physical Description (Figure 4)

The circa 1887 Harkey-McEwen-Moore House (designated a local landmark in 2009 as the McEwen-Moore Farmhouse) was relocated in 2012. The house now occupies a 1.15-acre parcel, subdivided from the original tract, on the east side of Moore Road in suburban southeast Mecklenburg County. Moore Road runs roughly parallel to U.S. 74 (Independence Boulevard) to the east, just north of the I-485 interchange, and the area around the Harkey-McEwen-Moore House is characterized by modern commercial development.

Before the 2012 move, the house occupied a forty-eight-acre tract that included fields and several agricultural outbuildings. The dwelling stood on a tree-shaded site approximately 400 feet south of its current location. At both sites, the dwelling faced west towards Moore Road although the original setting was slightly uphill from the current position. In addition to the house, the farmyard contained a 1920s, concrete-block milking shed and an early-twentieth-century, frame, gable-front outbuilding (probably a corncrib) which was located behind the house. This frame outbuilding was also moved in 2012 and stands behind the house, maintaining its original relationship to the dwelling. The milking shed was demolished (Gray and Jeffers 2009; www.cmhpf.org/homehistoricproperties).

The Harkey-McEwen-Moore House was moved for the construction of an expansive health care facility, and the subdivided lot on which the house now sits is owned by the health care company. The original house site is part of the broad lawn in front of the facility. A modern driveway, Royal Commons Lane, runs along the southern border of the present house lot and encircles the health-care complex to the east.

The Harkey-McEwen-Moore House is a two-story, single-pile, frame dwelling with a side-gable roof, a shed-roofed porch, a rear shed (with an enclosed porch), and a gable-roofed rear ell. The symmetrical, three-bay façade displays a restrained blend of classical and picturesque elements as well as later modifications, some of which occurred during the 2012 relocation. The house is covered primarily in weatherboard siding, but flushboard siding is found on that portion of the façade beneath the front porch. The house has gable returns and molded box eaves above a wide frieze. The windows are six-over-six light, double-hung, wooden-sash with molded, three-part surrounds on the main block and earlier rear shed. There are brick, exterior chimneys with stepped shoulders. Both chimneys, previously painted white, were moved intact with the house. The south chimney is original while the north chimney appears to have been built in the 1950s. The presumed construction year of the house—1887—was hand painted on the brick shoulder of the north chimney at an unknown date. The brick foundation of the house is modern, and both

chimneys rest on modern brick bases that are taller than the originals (www.cmhpf.org/homehistoricproperties).

The front porch has a shed roof with exposed rafters that probably replaced an original hip roof in the 1920s when the porch was remodeled. At that time, brick pedestals were installed (perhaps replacing a balustrade) and the original chamfered porch posts were cut in half to serve as paired porch supports on the pedestals. During the 2012 relocation, the porch pedestals were reconstructed with modern brick and concrete, and the original chamfered porch post were replaced. The paired replacements have slenderer chamfering than the originals and also have square caps and bases that were not on the originals.

Sheltered by the porch is the main entrance which occupies the center bay of the symmetrical façade. The single-leaf door has multiple lights above lower panels and appears to date to the 1920s alterations. However, the sidelights and transom, set within a crosssetted surround, are original. The two windows flanking the entrance also have crosssetted surrounds.

Projecting from the rear are a rear shed and a gable-roofed rear ell. The original rear shed occupies the south bay of the rear elevation and appears to have been constructed with the main block of the house. However, the roof of this wing appears to have been raised and given a steeper pitch. Breaks in the weatherboarding indicate that second-story windows on the rear elevation of the main block were infilled to accommodate the taller rear shed. The shed-roofed wing had a circa 1950, shed-roofed porch that was enclosed and now has a bank of windows. The rear shed is attached to the 1920s kitchen ell which occupies the north bay of the rear elevation. The ell has a center chimney flue dividing its two rooms, exposed rafters, and single and paired six-over-six sash windows with plain surrounds. Renovations are currently in progress and include a ramp leading to the rear shed.

Inside, the house has a center hall and two flanking principal rooms. The rear ell contained the dining room and kitchen, and the rear shed and enclosed porch are now open rooms. The center hall retains the original open-string staircase with scrolled brackets decorating each treads, square and turned balusters, and turned newels. However, the original mantels in the front rooms are gone. The mantel in the north room is a circa 1950, brick replacement while brick infill has replaced the mantel in the south room. The first floor of the main block has its original four-panel doors, but the French doors leading from the north room to the rear ell were added when the ell was constructed in the 1920s. Original molded door and window surrounds are found in the main block, but the rear ell and shed have plain surrounds. Flat wainscoting and molded chair rails are found in the north room and the dining room. The walls and ceilings have modern sheetrock except in the rear shed where the walls are covered in modern wood paneling. The narrow pine flooring on the first floor was probably installed in the mid-twentieth century. As part of the current renovations, a partition wall now divides the original north room with a modern, four-panel door connecting the two rooms. The kitchen reflects a mid-century remodeling, and the enclosed porch is presently being remodeled.

The upstairs contains the center hall and two bedrooms. More intact than the first floor, the second-floor retains its original wide-plank floors, flushboard walls and ceilings, four-panel doors, molded surrounds, and original mantels in the two bedrooms. The simple, picturesque mantels have post-and-lintel designs with curvilinear sawnwork in the friezes. The only alterations on the second floor are the two closets added to each bedroom during the 1920s remodeling. The closets have horizontal-panel doors.



Harkey-McEwen-Moore House, Before Relocation, 2009, Looking Southwest.
(Source: Charlotte-Mecklenburg Historic Landmarks Commission Files)



Harkey-McEwen-Moore House, Before Relocation, 2009, Looking South.
(Source: Charlotte-Mecklenburg Historic Landmarks Commission Files)



Harkey-McEwen-Moore House, Before Relocation, 2009, South Elevation, Looking North.
(Source: Charlotte-Mecklenburg Historic Landmarks Commission Files)



Harkey-McEwen-Moore House, Before Relocation, 2009, Setting, Looking West.
(Source: Charlotte-Mecklenburg Historic Landmarks Commission Files)



Harkey-McEwen-Moore House, Before Relocation, 2009, Porch Posts.
(Source: Charlotte-Mecklenburg Historic Landmarks Commission Files)



Harkey-McEwen-Moore House, After Relocation, 2016, Looking East (Modern Healthcare Facility in Background).



Harkey-McEwen-Moore House, After Relocation, 2016, Looking North from Original Site.



Harkey-McEwen-Moore House, After Relocation, 2016, Looking Northeast.



Harkey-McEwen-Moore House, After Relocation, 2016, Porch Posts, Looking East.



Harkey-McEwen-Moore House, After Relocation, 2016, Porch Posts, Looking Northeast.



Harkey-McEwen-Moore House, After Relocation, 2016, North Elevation, Looking South.



Harkey-McEwen-Moore House, After Relocation, 2016, South Elevation, Looking North.



Harkey-McEwen-Moore House, After Relocation, 2016, East (Rear) Elevation, Looking West.



Harkey-McEwen-Moore House, After Relocation, 2016, Rear (East) Elevation, Showing Ramp Under Construction and Outbuilding on Right, Looking North.



Harkey-McEwen-Moore House, After Relocation, 2016, Outbuilding, Looking North.



Harkey-McEwen-Moore House, After Relocation, 2016, Interior, Center Hall and Staircase.



Harkey-McEwen-Moore House, After Relocation, 2016, Interior, Staircase Detail.



Harkey-McEwen-Moore House, After Relocation, 2016, Interior, North Room of Main Block, Showing Fireplace Mantel and Modern Partition Wall, Looking into Rear Ell Dining Room.



Harkey-McEwen-Moore House, After Relocation, 2016, Interior, South Room of Main Block.



Harkey-McEwen-Moore House, After Relocation, 2016, Interior, Rear Shed.



Harkey-McEwen-Moore House, After Relocation, 2016, Interior, North Bedroom.



Harkey-McEwen-Moore House, After Relocation, 2016, Interior, South Bedroom.

Historical Background

Probably around 1887, Marion L. Harkey (1844-1897) erected this two-story, frame farmhouse on a sixty-acre tract that he had purchased from Green C. Morris in 1879. Harkey was a cotton farmer in Morning Star Township who owned an adjoining tract as well other holdings in this section of the county. In 1875, for example, he bought 218 acres along Four-Mile Creek in the township near Matthews. Harkey is said to have employed a young carpenter, William H. Freeman (1869-1947), to build the house. Both William and his father, Charles J. Freeman, were carpenters and contractors from nearby Matthews. Harkey and his wife, Mary (1847-1926), raised their five children on the farm (Gray and Jeffers 2009; Mecklenburg County Deed Books 11: 53; 40: 209; 340: 211; U.S. Census, Population Schedules, 1870-1900).

In 1916, the house and farm tract were acquired by the Harkeys' daughter Cora, and her husband, Samuel K. McEwen. In 1924, the McEwens sold the property to the reputed builder of the house, William H. Freeman. In 1931, the farm passed to his daughter Katherine, and her husband, William Floyd Moore. The Moores reared their five children on the farm which produced cotton as the principal cash crop and included a small dairy operation (Gray and Jeffers 2009; Mecklenburg County Deed Book 817: 9).

With the rapid suburban growth of southeast Mecklenburg County, the Moore family sold the house and the majority of farmland (forty-eight acres) to Liberty Healthcare, Inc. in 2008. To accommodate the development of the property as a health care facility, the house was relocated about 400 feet to the north and subsequently renovated for office use (Mecklenburg County Deed Book 24162: 240).

National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), the Harkey-McEwen-Moore House, a designated local landmark, is recommended **not eligible** for the National Register eligibility. The house no longer has sufficient integrity to merit eligibility under any criterion.

Integrity

The Harkey-McEwen-Moore House does not retain sufficient integrity to merit National Register eligibility. Its integrity of location was compromised when the house was moved in 2012 although the effect of this relocation on eligibility was mitigated because the new site lies within the boundary of the historic farm. The house has more decidedly lost its agrarian setting, feeling, and association. The related agricultural fields and tree-shaded farmyard no longer survive, and the former farmhouse is now surrounded by a modern healthcare facility. The house retains some integrity of design, materials, and workmanship. The dwelling retains its I-house form and elements of the original design, including its weatherboard siding, brick chimneys, shed-roofed porch, rear wings, six-over-six sash windows, and cross-topped surrounds. However, other key elements of the late-nineteenth-century design have been lost or significantly altered, including the new front porch piers and the modern brick mantels in the two principal rooms.

Criterion A

The Harkey-McEwen-Moore 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 Harkey-McEwen-Moore House does not illustrate significant patterns of events within a local, state, or national historic context. Specifically, the house is no longer the centerpiece of an intact farm with an array of historic outbuildings and cultivated fields, and thus the property does not have significance under Criterion A for agriculture.

Criterion B

The Harkey-McEwen-Moore 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 Harkey-McEwen-Moore 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 circa 1887 Harkey-McEwen-Moore 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 Harkey-McEwen-Moore House no longer retains sufficient integrity for eligibility under Criterion C. Although the original form of the house, its weatherboard siding, and elements of the original style remain, the front porch is a modern version of a 1920s replacement, and the original mantels in the two principal rooms are now gone.

With its two-story, single-pile, three-bay form, the Harkey-McEwen-Moore House illustrates the traditional I-house type. Versions of the I-house appeared throughout Mecklenburg County and the region from the late eighteenth century into the early twentieth century. They were typically the houses of successful farmers and reflected rural economic attainment. While generations of builders perpetuated the basic I-house form, the applied ornamentation as well as the pitch and configuration of the roof varied over time to reflect changing architectural trends. The Harkey-McEwen-Moore House illustrates a popular choice among the county's well-off farmers between the 1880s and turn of the twentieth century. In this period, Harkey and other substantial landowners often opted for the traditional I-house embellished with both picturesque and classical motifs. The adoption of new stylistic elements was facilitated by the proliferation of architectural pattern books and the growth of lumber mills and sash-and-blind factories in Charlotte, Matthews, and other railroad towns that made decorative trim and building materials more affordable and accessible (Mattson and Huffman 1990: Section F, pages 9-11; Bishir 1990: 273-295).

Although I-houses with picturesque trim appeared in Mecklenburg County in the 1880s and 1890s, surviving examples have sharply declined in recent decades amidst widespread suburban development. The 1987-1988 architectural survey of rural Mecklenburg County recorded thirty postbellum I-houses. Nearly twenty years ago, a 1997 inventory conducted by the Charlotte-Mecklenburg Historic Landmarks Commission found just eighteen surviving examples, primarily situated in the western and northern parts of the county, away from the explosive suburban growth of southern Mecklenburg County (Gray 2003: 8).

Aside from the Harkey-McEwen-Moore House, few post-bellum I-houses remain in the southern Mecklenburg County. One example is the Dr. J. J. Rone House (MK1782) (Local Landmark 1983) in the Marvin community. Like the Harkey-McEwen-Moore House, the Rone house was relocated (2007) a short distance from its original site but remains on family property. The house now stands in a large clearing beside a protected greenway and features the original two-tiered front porch with an exuberance of picturesque sawnwork. Other substantially intact I-houses from the 1880s survive in other sections of the county, notably the brick W. B. Newell House (MK1279) (Local Landmark 1982) in the Newell community and the Edward Rozzell House (MK2697) (Local



Dr. J. J. Rone House (MK1782), 17909 Marvin Road



W. B. Newell House (MK1279), 3410 Old Concord Road



Edward Rozzell House (MK2697), 11647 Old Rozelles Ferry Road

Landmark 2001, National Register 2004) in Paw Creek. The well-preserved, circa 1881 Rozzell House retains its chamfered-porch posts, and its intact agrarian setting features outbuildings and fields (Gray 2003; HPO Architectural Survey Files; www.cmhpf.org/homehistoricproperties.htm).

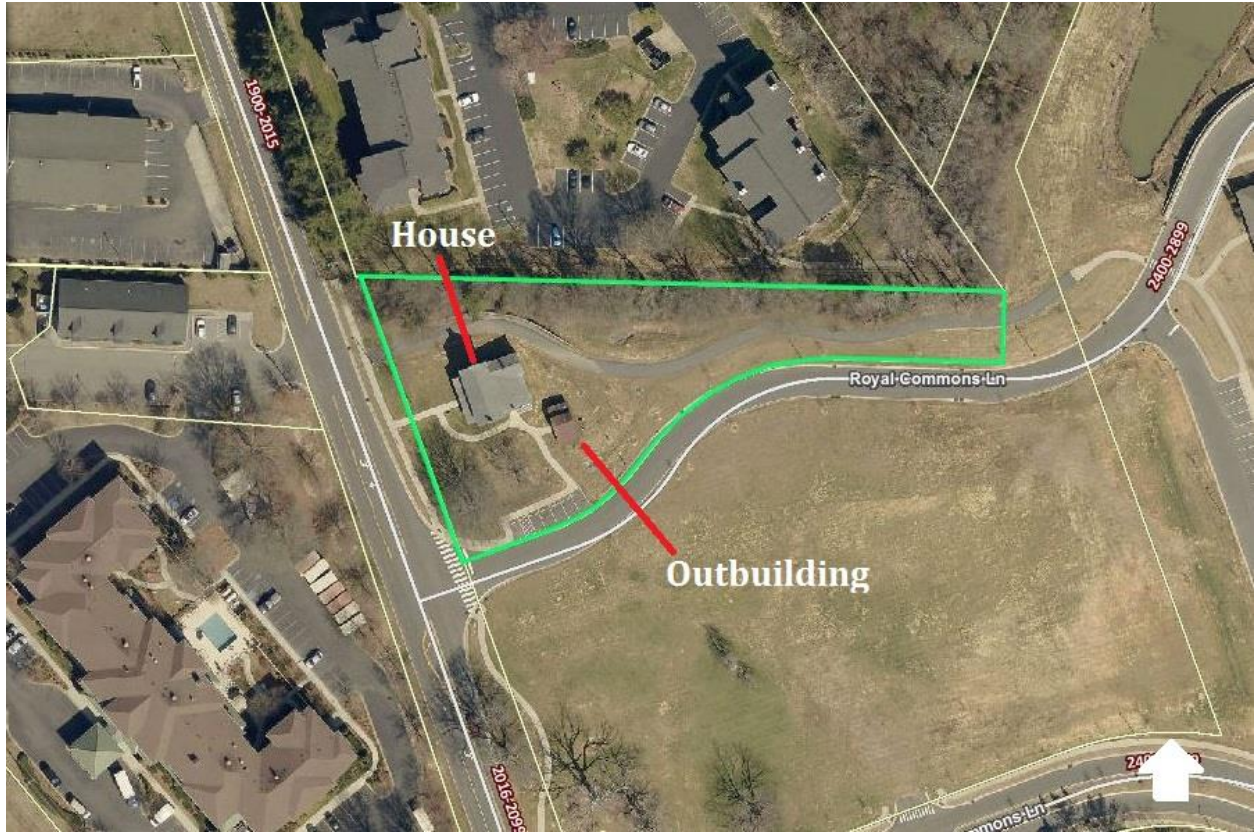
Criterion D

The Harkey-McEwen-Moore 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 exceptionally new information pertaining to the history of building design or technology.

Figure 4

**Harkey-McEwen-Moore House
Site Plan**



Source: Mecklenburg County Tax Map

No. 103 Layton E. and Margie Duncan House (MK3646) (PIN 19320301)
8905 Boyd Drive
Matthews, Mecklenburg County

Date of Construction: circa 1963

Evaluation of Significance: Not Eligible



Physical Description (Figure 5)

Built circa 1963, the Layton E. and Margie Duncan House is sited at the southeast corner of Boyd Drive and Hayden Way. The house occupies an overgrown lot in the small, suburban subdivision of Boulevard Acres. The dwellings in Boulevard Acres consist mostly of simple, 1950s and 1960s ranch houses and later, weatherboarded and brick-veneered, cross-gable and side-gable dwellings. The Duncan house is the subdivision's only example of the Modernist style. The one-story dwelling has a low-slung form, an asymmetrical front-gable roof, and tan Roman brick walls laid in stack bond. There are also nearly full-height, fixed-sash windows with clerestories and wooden spandrels under the windows at the low, north end of the façade. The roof has deep eaves with exposed purlins. The side elevations of the house consist of alternating bays of tan Roman brick and paired windows above red-brick spandrels. The windows on these elevations are vinyl-sash replacements. The rear (east) elevation has a back entrance with modern, sliding-glass doors. A corrugated fiberglass awning shelters a walkway that leads from the back door to the attached, side-loading garage. The board-and-a-batten garage has a shed roof with deep eaves, exposed purlins, and a modern, metal door. The driveway is reached from Hayden Way.

The Duncan house shows signs of neglect and now appears to be either vacant or rental property. The principal investigators were not able to contact the owner or occupants and could not gain access to the interior.



Layton E. and Margie Duncan House, Façade, Looking East.



Layton E. and Margie Duncan House, Façade, Looking East.



Layton E. and Margie Duncan House, Façade, North Bay, Looking East.



Layton E. and Margie Duncan House, Side (South) Elevation, Looking Northwest.



Layton E. and Margie Duncan House, Rear (East) Elevation, Rear Entrance, Walkway, and 4Garage, Looking West.



Layton E. and Margie Duncan House, Garage, East Elevation, Looking West.



Layton E. and Margie Duncan House, Garage, Looking South.

Historical Background

In 1959, insurance agent, Layton E Duncan, and his wife, Margie, purchased Lot 46 in the recently platted Boulevard Acres subdivision and erected this house in the early 1960s. The Duncans bought the parcel from Emmett and Betty Jean Richardson, who had acquired the lot in 1955 from Charlotte businessman and investor, W.D. Flintom. The house changed hands a number of times during the 1970s and 1980s with owner/occupants including Claud and Carole Staples, Max and Sarah Friedman, Wade and Terry Welch, and Charles and Karen Rush. In 1996, the Rushes sold the house to Keith Wilson, who remains the owner (Mecklenburg County Deed Books 2106: 270; 3755: 506; 3911: 692; 4858: 938; 4880: 63; 5674: 978; Mecklenburg County Map Book 7: 335).

The Boulevard Acres subdivision was platted in 1955 by landowner , J.W. Newell, who then sold most of the lots to W.D. Flintom. Flintom, in turn, sold most of his holdings to a number of small investors. Sited on the east side of Independence Boulevard, Boulevard Acres was a relatively small development, consisting of a simple grid of four-and-a-half blocks and eighty-three lots. The parcels were typically 100 feet wide and 175 feet deep with narrower lots along Independence Boulevard set aside for potential commercial uses. By the late 1960s, Boulevard Acres contained just a scattering of houses, and the neighborhood remains only partially developed (Mecklenburg County Map Book 7: 335; see Mecklenburg County Deed Books 1728: 593-600; 1747: 197-226). (For a discussion of Charlotte's suburban expansion after World War II, see the evaluation of the Triston G. and Barbara Stegall House in this report.)

National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), the Layton E. and Margie Duncan House is recommended **not eligible** for the National Register eligibility. The house no longer has sufficient integrity to merit eligibility under any criterion.

Integrity

The Layton E. and Margie Duncan House does not retain sufficient integrity to warrant National Register eligibility. The house remains on its original parcel and thus has integrity of location. However, the property—now evidently vacant, in disrepair, and overgrown—has lost much of its integrity of setting, feeling, and association. Furthermore, its integrity of design, materials, and workmanship has been compromised by replacement windows, modern glass doors in the rear, and a modern garage door as well as its generally poor condition.

Criterion A

The Layton E. and Margie Duncan 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 does not illustrate significant patterns of events within a local, state, or national historic context

Criterion B

The Layton E. and Margie Duncan 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 Duncan 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 Layton E. and Margie Duncan 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 house does not possess the degree of architectural significance or integrity needed for eligibility under Criterion C. Although the dwelling retains key elements of its original Modernist design, the house now has replacement windows on the side elevations, modern rear doors, and a modern garage door. Furthermore, Mecklenburg County retains numerous, more intact and fuller expressions of Modernist domestic architecture. Although postwar Modernist houses were never widely adopted in and around Charlotte, and important examples have been lost to recent redevelopment, the suburbs of southern Mecklenburg County, in particular, still retain notable, well-preserved examples. As noted in this report, fifty percent of all houses extant in 1965 were built between 1950 and 1965, and this high volume of construction after World War II meant that the population of Modernist houses in the city was substantial and particularly well represented in the higher-end subdivisions of the period. (For a discussion of postwar Modernist houses in Charlotte, see the evaluation of the Triston G. and Barbara Stegall House.)

Criterion D

The Layton E. and Margie Duncan 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 exceptionally new information pertaining to the history of building design or technology.

Figure 5
Layton E. and Margie Duncan House
Site Plan



Source: Mecklenburg County Tax Map

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