



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

Ramona M. Bartos, Administrator

Governor Pat McCrory
Secretary Susan Kluttz

Office of Archives and History
Deputy Secretary Kevin Cherry

May 6, 2016

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, Conversion of Traditional Diamond Interchange on I-77 at SR 2136 to Diverging Diamond Interchange, I-5714, Mecklenburg County, ER 15-1812

Thank you for your letter of April 1, 2015, providing the above-referenced report for the proposed undertaking. We have reviewed the report and concur that the Hugh M. and Louisa C. McAuley House (MK3466) is not eligible for listing in the National Register of Historic Places due to modern alterations, including the application of synthetic siding, new windows and replacement porch posts.

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



PAT McCRORY
Governor

NICHOLAS J. TENNYSON
Secretary

April 1, 2016

Renee Gledhill-Earley
Environmental Review Coordinator
North Carolina Department of Cultural Resources
4617 Mail Service Center
Raleigh, North Carolina 27699-4617

ER 15-1812
H Ann

Dear Ms. Gledhill-Earley:

DE 5/6/16 ER letters 5/4

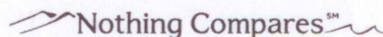
RE: **Historic Structures Report** for TIP# I-5714, Convert interchange (Exit 23-Gilead Rd) on I-77 from traditional diamond interchange to a diverging diamond interchange.

The North Carolina Department of Transportation (NCDOT) is conducting planning studies for the above-referenced project. Please find attached one hard copy and one digital copy of the Historic Structure Report, as well as a Survey Site form, digital images, and GIS data. The report meets the guidelines for survey procedures for NCDOT and the National Park Service. If you have any questions regarding the accompanying information, please feel free to contact me at 919-707-6088 or sleap@ncdot.gov.

Sincerely,

Shelby Reap
Historic Architecture Group

Attachment



**FINAL EVALUATION OF ELIGIBILITY REPORT
HUGH M. AND LOUISA C. MCAULEY HOUSE**

**CONVERT INTERCHANGE FOR I-77 AND SR 2136 (GILEAD ROAD)
FROM EXISTING TRADITIONAL DIAMOND INTERCHANGE
TO A DIVERGING DIAMOND INTERCHANGE
MECKLENBURG COUNTY**

**TIP No. I-5714
WBS No. 50127.1.FS1
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**

15 March 2016

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MATTSON, ALEXANDER AND ASSOCIATES, INC.

Frances Alexander

15 March 2016

Frances P. Alexander, M.A.

Date

Richard L. Mattson, Ph.D.

Date

North Carolina Department of Transportation

Date

Introduction

This eligibility report was prepared in conjunction with the North Carolina Department of Transportation (NCDOT) project entitled, *Convert Interchange for I-77 and SR 2136 (Gilead Rd) from Existing Traditional Diamond Interchange to a Diverging Diamond Interchange*. The project is located in Mecklenburg County. The TIP Number is I-5714, and the WBS Number is 50127.1.FS1. The project location is shown on both **Figures 1** and **2**.

The area of potential effects (APE) was drawn to include any area that might be affected by the redesign of the interchange and is limited by the extensive modern development found near the project area. The Hugh M. and Louisa S. McAuley House (MK3466) is the only resource within the APE that warranted intensive investigation. (**Table 1**). The APE is depicted in **Figure 2**.

This investigation was conducted to evaluate the Hugh M. and Louisa S. McAuley House for National Register eligibility. The current evaluation of eligibility 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 evaluation consisted of research into the history and architecture of the McAuley house and a field survey of the 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 information regarding the history of Huntersville.

Field work took place on 25 February 2016. The house and outbuildings as well as the landscape features of the property were examined and documented with photographs to assess the level of current integrity. The principal investigators also conducted a windshield survey of other dwellings in the area to investigate the overall setting and architectural context. The current tax parcel for the Hugh M. and Louisa S. McAuley House is shown on **Figures 4** and **5**.

Table 1

Property Name	Survey Site Number	Eligibility Recommendation
Hugh M. and Louisa S. McAuley House	MK3466	Not Eligible

Figure 1

**Hugh M. and Louisa S. McAuley House
General Location Map**

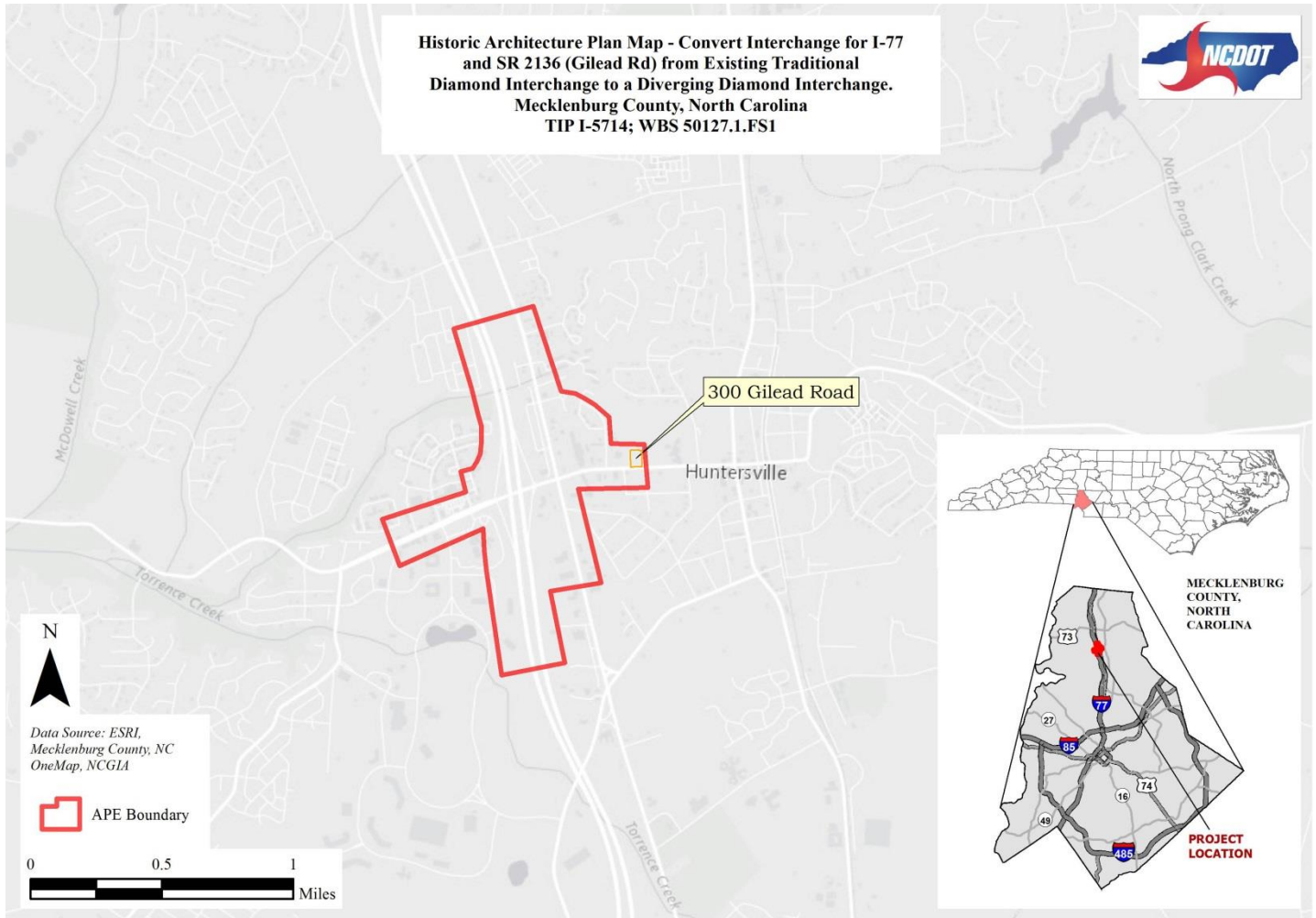
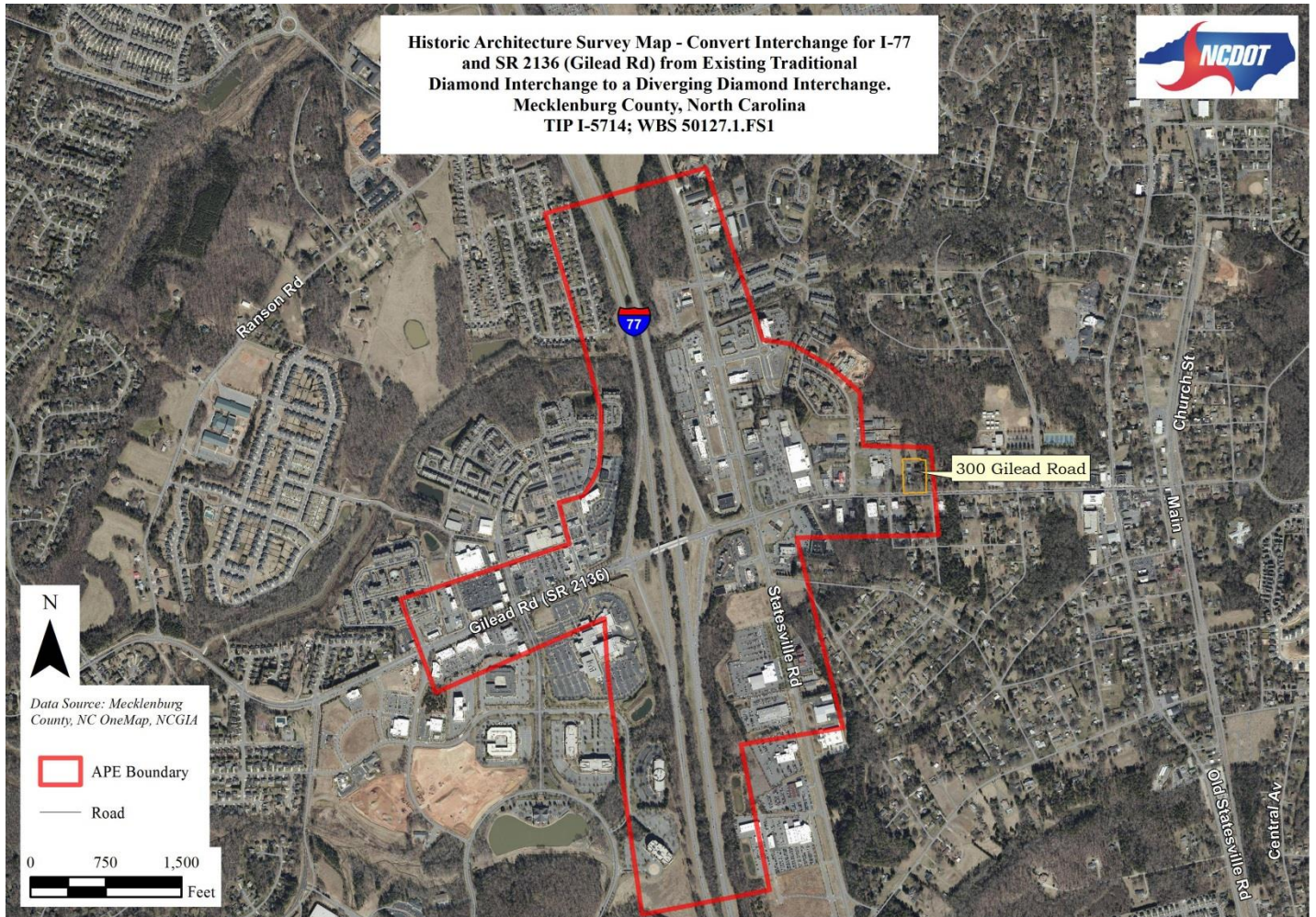


Figure 2

**Hugh M. and Louisa S. McAuley House
Area of Potential Effects (APE) Map**



Property Evaluation of Eligibility

Hugh M. and Louisa C. McAuley House (MK3466)
(PIN 01712108)
300 Gilead Road
Huntersville, Mecklenburg County

Eligibility Recommendation: Not Eligible
Date of Construction: circa 1940



Physical Description (Figures 3-5)

The Hugh M. and Louisa C. McAuley House occupies a 1.4-acre tract at the western outskirts of the historic center of Huntersville in Mecklenburg County. The dwelling faces south towards two-lane Gilead Road which connects the center of Huntersville with Interstate Highway 77 to the west. The road was once lined with houses from the late nineteenth century through the mid-twentieth century, but in recent decades, this stretch of Gilead Road has become increasingly commercial. Modern offices and retail development have begun to extend east along Gilead Road from the commercial node near the Interstate 77 interchange. Now low-scale office buildings and houses converted to office use join the remaining residential properties along this stretch between the interstate and the town center.

Built just before World War II, the McAuley house sits back from the road on a large, tree-shaded lot that retains its historic landscaping of mature oak trees, magnolias, camellias, and azaleas. A U-shaped driveway extends around the back of the house. A modern, two-car garage with vinyl siding and a side-gable roof, stands behind the house across the driveway.

The frame, side-gable, Colonial Revival dwelling has a tripartite form with a two-story, two-bay main block flanked by matching one-story wings with side-gable roofs. A shed-roofed porch extends across the main block. The one-story rear ell has a brick, exterior chimney with asymmetrical shoulders.

The exterior of the house has undergone extensive alterations, including the installation of vinyl German siding and both six-over-six and eight-over-eight replacement sash windows. The porch also has vinyl box piers. A substantial garage addition, with a gabled entry porch, has been added to the rear ell. However, the two main entrances are original. The main entrance has a Colonial Revival door with panels and an upper fanlight. A secondary door, opening from the east wing onto the driveway, has vertical panels and six upper lights.

The interior was inaccessible but partially visible from the porch. The living room retains its Colonial Revival mantel with paneled piers and frieze. Original German siding was also evident in the side wings.



Hugh M. and Louisa C. McAuley House, House and Setting, Looking Northeast from Gilead Road.



Hugh M. and Louisa C. McAuley House, House Façade and Setting, Looking North.



Hugh M. and Louisa C. McAuley House, Façade (South Elevation), Looking North.



Hugh M. and Louisa C. McAuley House, Side (East) Elevation, Looking West.



McAuley House, Façade and East Elevation, Looking Northwest.



Hugh M. and Louisa C. McAuley House, Rear Ell, East Elevation, and Garage Addition, Looking West.



Hugh M. and Louisa C. McAuley House, Rear Ell and Garage Addition, Looking Southwest.



Hugh M. and Louisa C. McAuley House, Side (West) Elevation and Modern Garage, Looking Northeast.



Hugh M. and Louisa C. McAuley House, Rear Ell, West Elevation, Looking East.



Hugh M. and Louisa C. McAuley House, Looking North from East Side of Lot to Modern Garage.



Hugh M. and Louisa C. McAuley House, Looking South from House to Gilead Road.

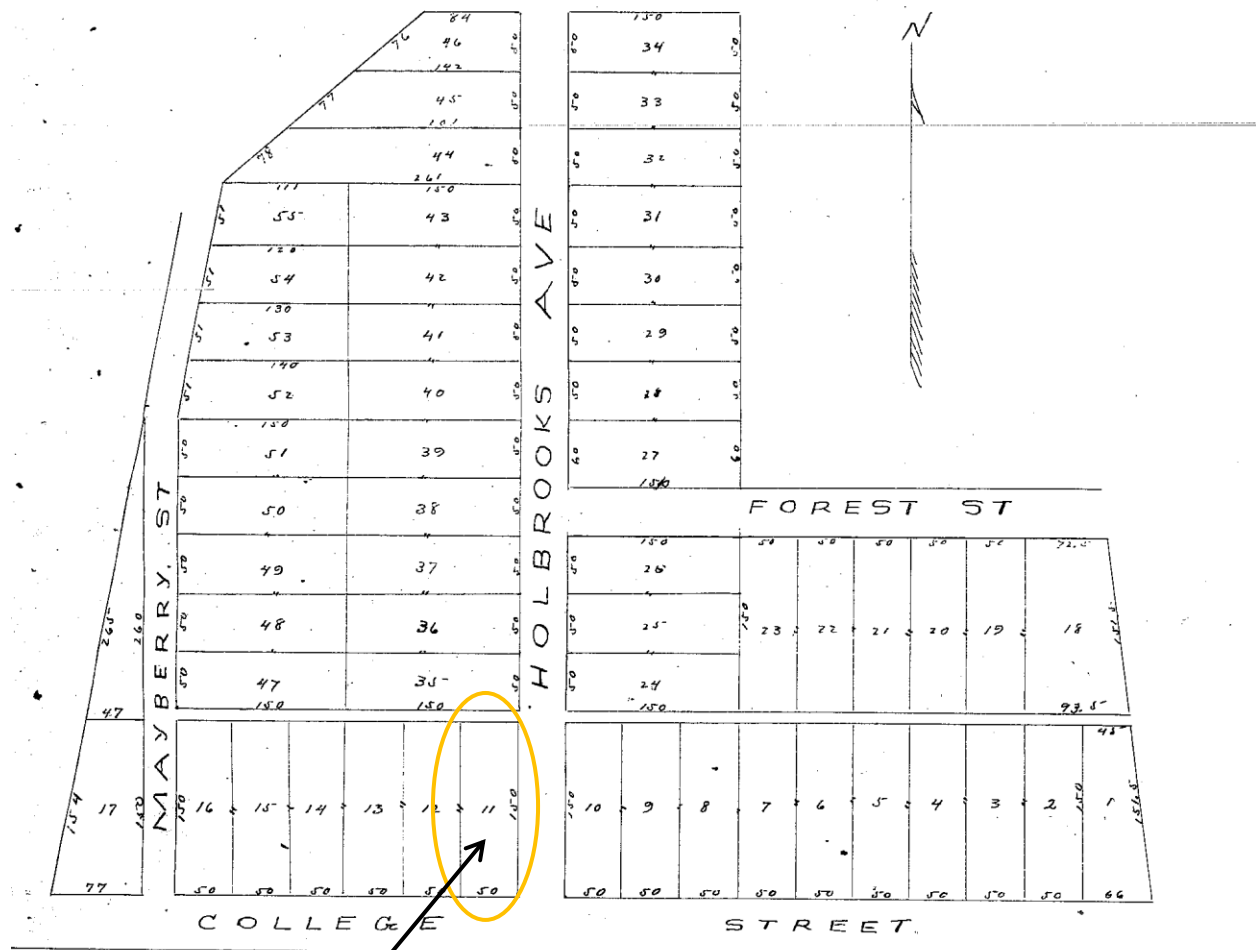
Historical Background

According to 1940 deed records, Hugh M. and Louisa C. McAuley purchased Lot 11 in the College Heights residential subdivision in Huntersville from Vera Lee Hall. The house was probably constructed soon after their purchase. Platted in 1909 by E.C. Holbrooks, College Heights was never developed except for several houses along College Street, now Gilead Road. The subdivision was named for College Street, so called for the nineteenth-century Huntersville Academy that once on the site of present-day Huntersville Elementary School (outside the APE to the east). The 1909 College Heights plat map depicts several blocks of straight streets and fifty-five house lots on the north side of College Street, west of school property (**Figure 3**). Today, the McAuley house and two ca. 1938 residences to the east (208 and 206 Gilead Road) are all that remain of the subdivision. The rest of the original plat is primarily wooded although modern commercial buildings now fill the west side near Gilead Road. After purchasing the house lot, the McAuleys acquired adjacent vacant parcels to expand the grounds of the house to its present size, including land to the east that had been originally platted as north-south Holbrooks Avenue (Mecklenburg County Deed Book 1005: 309; Plat Book 230: 43; Stewart Gray Interview 2016).

Hugh M. McAuley (1897-1982) was a lawyer, and with his wife, Louisa (1909-1999), raised four children in this house. Daughter Sarah Richardson McAuley is the current owner and resident (US Census, Population Schedule 1940; Mecklenburg County Deed Book 1005: 309),

Figure 3

College Heights Plat Map, 1909



McAuley House Lot

MAP OF
COLLEGE HEIGHTS
BELONGING TO
E C HOLBROOKS
HUNTERVILLE, N.C
1909

National Register Criteria Evaluation

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

Integrity

The ca. 1940 Hugh M. and Louisa C. McAuley House no longer possesses all of the seven aspects of integrity needed for National Register eligibility. The house remains on its original tree-shaded site with its historic landscaping and thus has integrity of location and setting. However, encroaching modern commercial development along Gilead Road is compromising much of its original small-town residential feeling and association. The property has also lost much of its integrity of design, materials, and workmanship with the installation of vinyl siding, replacement porch piers, and replacement windows as well as the construction of a large addition to the rear. The garage and shed are also modern.

Criterion A

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

The house is not eligible under Criterion A because the property is not associated with a specific event or patterns of events that make a significant contribution to the development of Huntersville or Mecklenburg County.

Criterion B

The Hugh M. and Louisa C. McAuley 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 Hugh M. and Louisa C. McAuley 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 Hugh M. and Louisa C. McAuley 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 McAuley house no longer has the integrity needed for eligibility under Criterion C for architecture. Although the dwelling retains its original tripartite form, and limited views of the interior reveal the original side-hall plan and architectural finishes, the exterior of the house has been heavily altered. The house has vinyl siding, replacement windows throughout, and replacement porch piers. Furthermore, a modern garage addition now extends from the original rear ell.

Because of this lack of integrity, the McAuley residence is no longer an illustrative example of early to mid-twentieth century Colonial Revival architecture in Mecklenburg County. The style, in its many variations, is well represented in the small towns of the county, notably in the nearby Davidson Historic District and in Huntersville with the Ranson House, a local landmark at 412 Old Statesville Road. Dating to 1913, the well-preserved Ranson House is an imposing, two-story, frame, Colonial Revival dwelling with a hip roof and a wraparound porch supported by classical columns. Of the three houses built in the College Heights subdivision of Huntersville, only the house at 206 Gilead Road retains much integrity. The two-story, stuccoed Colonial Revival house has a side-gable roof and two subsidiary wings of frame construction which gives the house the appearance of additions made over time and lessens the formality of symmetrical, three-bay main block. The two-story, frame house at 208 Gilead Road has been completely remodeled in recent years.

Criterion D

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

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

Figure 4

**Hugh M. and Louisa C. McAuley House
Tax Parcel and APE Boundary**



Figure 5
Hugh M. and Louisa C. McAuley House
Site Plan



Source: Mecklenburg County Tax Map

Bibliography

Gray, Stewart. Interview with principal investigators. Charlotte North Carolina. 25 February 2016. Mr. Gray is Associate Director of the Charlotte Mecklenburg Historic Landmarks Commission, Charlotte.

Mecklenburg County Register of Deeds. Online Real Estate Records Search. Available at www.charmeck.org.

North Carolina Historic Preservation Office (HPO). Mecklenburg County Architectural Survey Files. Raleigh, North Carolina.

U.S. Federal Census. Mecklenburg County, North Carolina. Population Schedule. 1940.