

**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

April 13, 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 Interchange Improvements at I-77 and NC-73,  
I-5715, Mecklenburg County, ER 17-0573

Thank you for your March 24, 2017, letter transmitting the above-referenced report. We have reviewed the report and concur that the Pink Graham House (MK2291) is not eligible for listing on the National Register of Historic Places. It does not meet National Register criteria due to a lack of sufficient integrity. The dwelling was once part of a larger farm, but the land has been subdivided, outbuildings lost, and the landscape has been altered.

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

ER 17 0573

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

March 24, 2017

H HB  
electers

Dear Gledhill-Earley:

Due 4/18/17

RE: I-5715, Improvements to Interchange of I-77 at NC 73 (Sam Furr Rd)

The North Carolina Department of Transportation (NCDOT) proposes rail safety improvements to the intersection of I-77 and NC 73 (Sam Furr Road) in Mecklenburg County. The initial screening of the Area of Potential Effects (APE) was conducted in October 2016. The presence of a study-listed, the Pink Graham House (MK2291) in the APE was noted and an eligibility evaluation was recommended. NCDOT contracted with Cardno, Inc. to conduct a field survey and complete an intensive evaluation of the property. The attached report concluded that the Pink Graham House is not 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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RALEIGH NC 27610

**Historic Structures Evaluation for  
Interchange Improvements for I-77 NC 73 (Sam Furr Rd.)  
Mecklenburg County, North Carolina**

TIP# I-5715  
WBS# 50128.1.FS1

Prepared for  
North Carolina Department of Transportation  
Human Environment Section  
1598 Mail Service Center  
Raleigh, North Carolina 27699-1598

Prepared by  
Cardno, Inc.  
5400 Glenwood Avenue, Suite G-3  
Raleigh, North Carolina 27612

March 15, 2017 – Final Report

**Historic Structures Evaluation for  
Interchange Improvements for I-77 NC 73 (Sam Furr Rd.)  
Mecklenburg County, North Carolina**

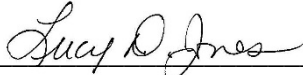
TIP# I-5715  
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Prepared by  
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Raleigh, North Carolina 27612

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Mary Pope Furr, NCDOT Historic Architecture Supervisor

  
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Lucy D. Jones, Cardno Principal Investigator

March 15, 2017 – Final Report

## MANAGEMENT SUMMARY

The North Carolina Department of Transportation (NCDOT) proposes to make interchange improvements for I-77 and NC 73 (Sam Furr Road [Rd.]) in Mecklenburg County (TIP# I-5715, WBS# 50128.1.FS1). In February 2017, NCDOT requested Cardno, Inc., complete an assessment of the National Register of Historic Places (NRHP) eligibility of certain structures within the Area of Potential Effects (APE) and provide this report.

As a result of this study, Cardno recommends that Pink Graham House (MK2291) does not retain sufficient integrity to be considered eligible for the NRHP.

<b>Property Name</b>	<b>NCHPO Survey Site Number</b>	<b>NRHP Eligibility Recommendation</b>	<b>NRHP Criteria</b>
Pink Graham House	MK2291	Not Eligible	N/A

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## I. PROJECT DESCRIPTION AND METHODOLOGY

The North Carolina Department of Transportation (NCDOT) proposes to make interchange improvements for I-77 and NC 73 (Sam Furr Road [Rd.]) in Mecklenburg County (TIP# I-5715, WBS# 50128.1.FS1). This project is subject to review under the *Programmatic Agreement for Minor Transportation Projects* (NCDOT/NCHPO/FHWA 2015). NCDOT architectural historians established an Area of Potential Effects (APE) for the project and conducted a preliminary investigation, identifying resources warranting additional study and eligibility evaluation (Figure 1).

In February 2017, NCDOT requested that Cardno, Inc., complete an intensive-level survey and assess the National Register of Historic Places (NRHP) eligibility of one property over 50 years of age in the project APE (Figure 2).

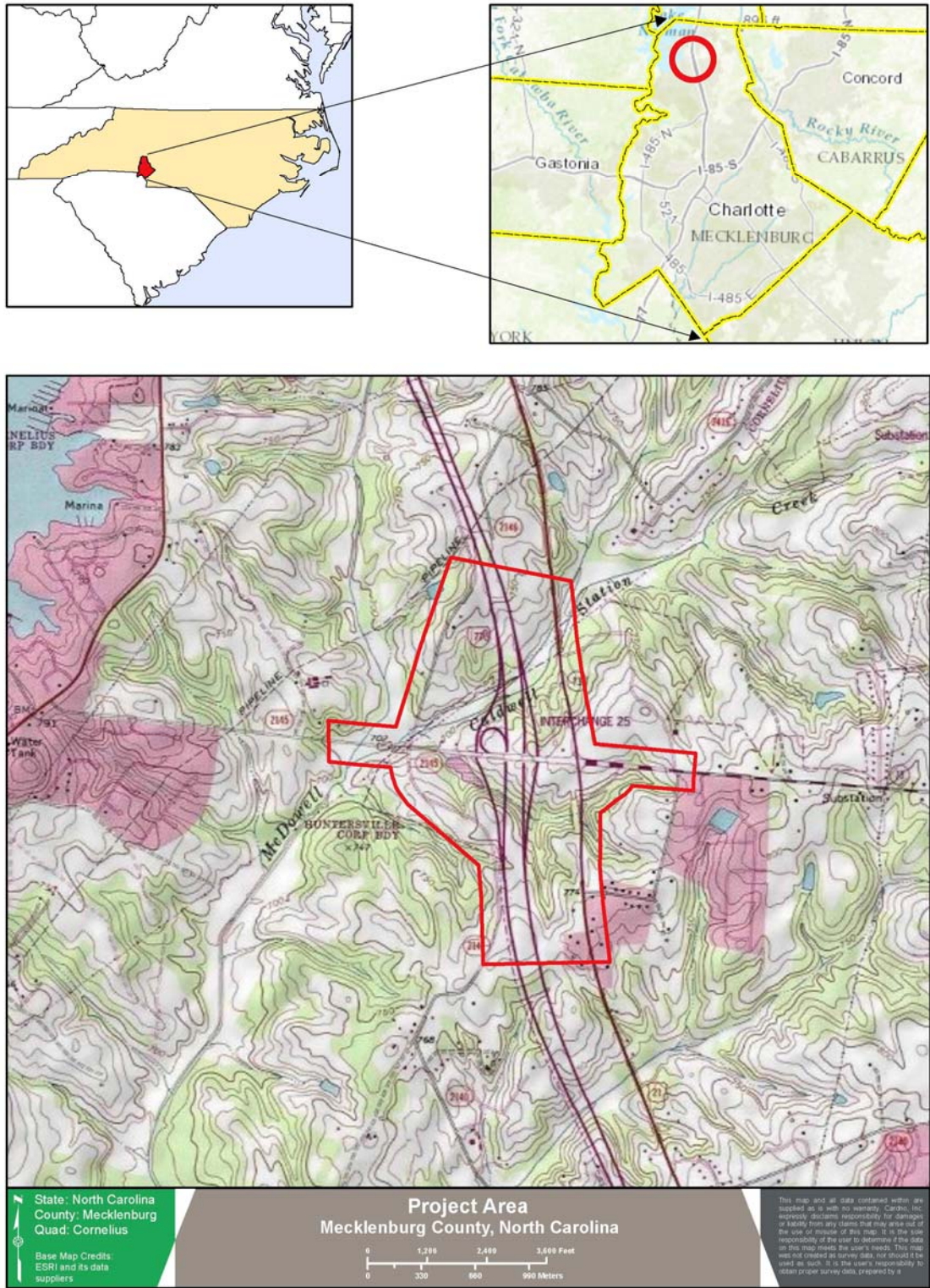
- Pink Graham House (MK2291) PIN 00927403

The Pink Graham House previously was included in a survey of African American historic resources in Mecklenburg County (Gray and Stathakis 2002), and is on the North Carolina Historic Preservation Office's (HPO) study list of properties considered eligible for listing in the NRHP.

On February 23, 2017, senior architectural historian Lucy Jones and Chris Cash, both with Cardno, Inc., visited the property listed above, which was visually inspected and the exterior and setting documented through written notes and digital photographs. The house does not appear to be vacant, but despite several attempts at varying times on different days we were unable to find anyone at home, and no interior inspection was possible. Site visits also were made to other historic structures within Mecklenburg County to provide an architectural context for the resource under evaluation.

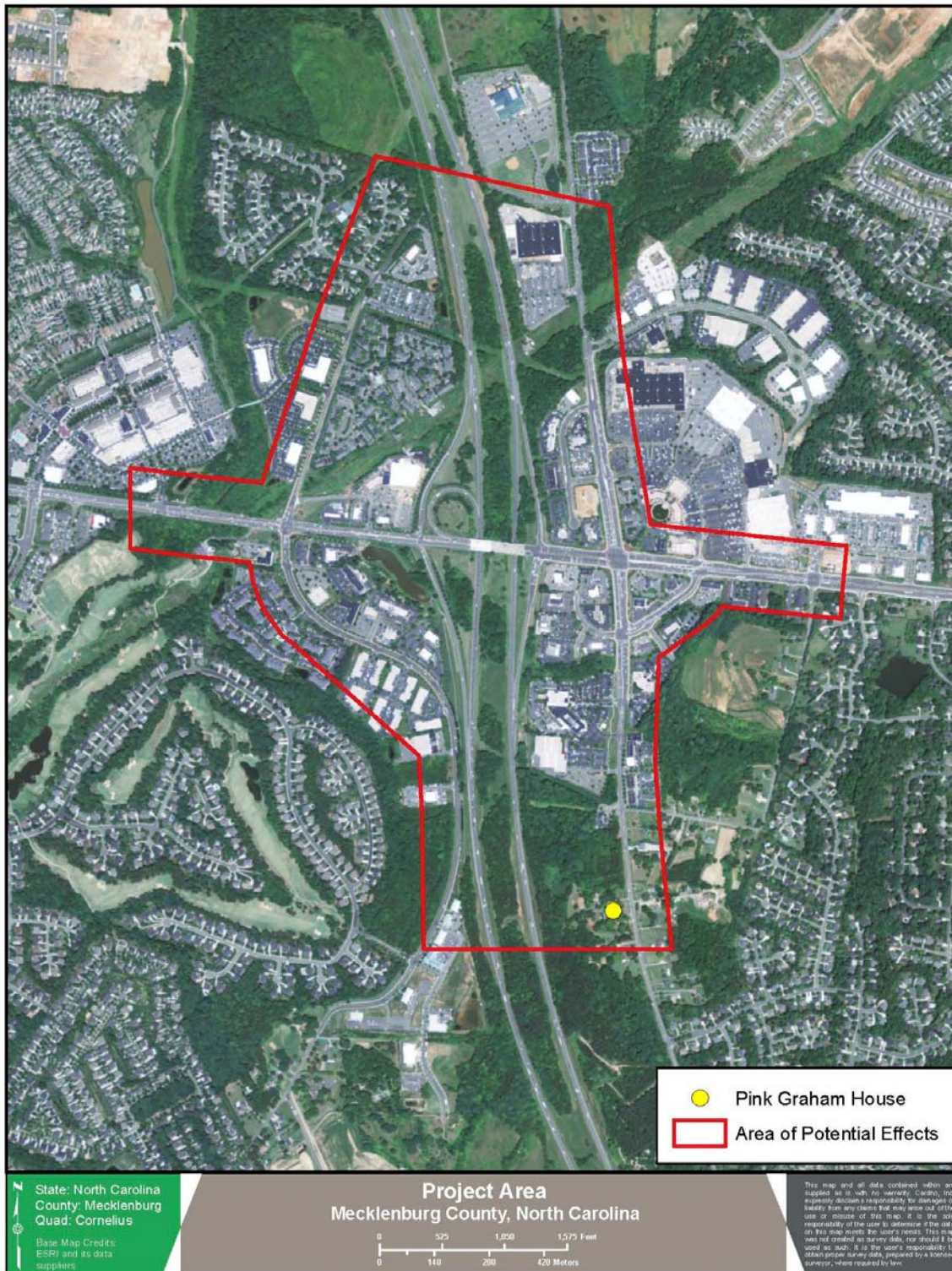
Basic research was conducted prior to the site visit including Mecklenburg County GIS and tax records and a search of the North Carolina State Historic Preservation Office (HPO) historic structure records. Copies of NRHP nomination forms for relevant resources were obtained. A phone interview was conducted with Stewart Gray, Preservation Planner with the Charlotte-Mecklenburg Historic Landmarks Commission, one of the researchers who prepared the report, *Survey of African American Buildings and Sites in Mecklenburg County*. We also contacted Jan Blodgett, an archivist with Davidson College's E. H. Little Library, who with the support of a grant from the National Endowment for the Humanities, is working with members of local African American communities to record oral histories (Habina 2017). We have attempted to reach her local contact in Huntersville, but have not yet been successful.





**Figure 1. Project location map, Mecklenburg County, North Carolina.**





**Figure 2. Aerial photograph showing APE and location of structure evaluated.**

## II. PROPERTY EVALUATION

Resource Name	Pink Graham House (Figure 3)
HPO Survey Site Number	MK2291 (SL)
Location	16101 Statesville Road, Huntersville
PIN	00927403
Date of Construction	1930
Recommendation	Not eligible



**Figure 3. Pink Graham House, front elevation.**

### SETTING

The Pink Graham House and its historically associated outbuilding are located within Mecklenburg County PIN 00927403, a 2.636-acre parcel bounded to the east by US 21 (Statesville Road), more generally to the west by I-77, and to the north and south by adjacent house parcels fronting US 21 (Figure 4). To the north, south, and east are other single family residences, and the I-77 right of way is to the west. To the northeast, US 21 intersects Rich Hatchett Road; at which point are found a recently built pizza delivery business and a small shopping center. Huntersville is a small town with its historic downtown business centered on State Highway 115 to the southeast of the project area. It has been overtaken by Charlotte's suburban sprawl, creating a land use pattern where small farms have been converted into subdivisions, healthcare facilities, and shopping centers. In some places the old farm houses remain, their fields now yielding houses, apartments, and restaurants.

When the State Highway Commission was established in the 1920s, the Charlotte-Statesville Road through Huntersville became part of US 21 (North Carolina Public Laws of 1921, Chapter 2, Section 7). The 1953 Mecklenburg County highway map shows that route as well as Rich Hatchett Road, but it was not until the 1957 edition that the current US 21 was mapped. The former US 21 through downtown Huntersville became State Highway 115, and is now called Old Statesville Road.





**Figure 4. Pink Graham House site plan.**



## DESCRIPTION

The Pink Graham House has a hipped roof, three-bay wide, four room plan with a hipped-roof rear wing (Figure 5). With narrow eaves, a steeply sloped roof, and paired interior brick chimneys, from the front, the house has a slightly Georgian appearance. Overall, however, there is very little ornament, although there is a lightning protection system on the peak and the chimneys.

The symmetrical façade features an almost full-width hipped roof porch supported by replacement wrought iron posts. The wood railing does not extend the full width of the house, and is entirely under the cover of the porch. The main entrance is centered on this porch, with a solid replacement door and screen. Single six-over-six sash windows with plain surrounds flank the entry. The roof is covered with composite shingles, and the exterior walls are clad with white aluminum siding. The two interior chimneys have been painted white, but the exterior chimney on the northwest corner remains plain red brick matching the foundation of both the main body of the house and the front porch, which has a wooden floor painted gray. Three brick steps are centered on the porch, with a handrail on one side.

The house rests on a continuous brick foundation. The side elevations have the same type windows as the front, with aluminum screens. There are two window air conditioning units on the south elevation (Figure 6). On the rear of the house is a nearly full-width hipped roof wing one room wide. On the rear of that is an open shed roof porch supported by rectangular wood columns over a wood porch floor, and another, enclosed room.



**Figure 5. Pink Graham House, front and north elevations.**





**Figure 6. Pink Graham House, south and front elevations.**

Landscaping in the front yard is also symmetrical, with shrubs on either side of a central concrete sidewalk. Planting beds are outlined with low wire edging; a few daffodils were blooming at the time of the site visit. The remainder of the lawn is grass with mature trees, and a playset is in the side yard. On the left, or south, side of the house a graveled driveway runs west from US 21 to the rear of the house where it curves into a slightly expanded parking area. There is no attached garage, only a small frame shed now used for storage (Figure 7). The shed has a cantilevered roof extension over the east entrance, supported by oversized wood brackets; entry is through a paneled wood door and the shed is covered with siding comparable to that on the house. On the north side of the shed is an open shed roof addition supported by round columns, two bays wide.





**Figure 7. Driveway and Garage.**

## **HISTORY**

African-American ownership of local farms was more the exception during the early twentieth century than the rule. Although African Americans accounted for one-third of Mecklenburg County farmers in 1910 and 1920, only ten percent owned the land where they worked. By comparison, in 1920, 55 percent of farms run by whites were owner operated. All Mecklenburg farmers, whether white or black, owner or tenant, faced a declining local agricultural economy triggered by falling cotton prices. The number of African-American farm owners in the county dropped from 150 in 1920 to 97 in 1930 (Mattson and Huffman 1990; Stewart and Stathakis 2002). Black farmers who did own land also faced inequities of income and property values relative to white farm owners (Crow et al. 2002).

The increased urbanization of Charlotte contributed to a decline in both the number and acreage of surrounding farms, a trend that continued during the Great Depression of the 1930s (Mattson and Huffman 1990; Stewart and Stathakis 2002). Statewide numbers showed a similar pattern, with the number of blacks with agricultural jobs decreasing every decade before World War II. African Americans were moving from the country to the city; many were leaving the state altogether, migrating northward (Crow et al. 2002).

In 1866, Pink Graham was born in Iredell County, North Carolina, to Adam and Murry Forney Graham (Ancestry.com 2007); the 1870 federal census recorded Adam working as a farmhand



living with his wife and children in Lemley Township, Mecklenburg County (Ancestry.com 2009). Pink married Emma Young in Mecklenburg County in 1895 (Ancestry.com 2015a), and with her had two children: Annie Graham Alexander and John W. Graham. Following Emma's death, he remarried, to Lula Davis in 1901. Together, they had eleven children (Ancestry.com 2015b).

The 1910 and 1920 federal censuses recorded Pink and Lula Graham, along with their dependents, living in Lemley Township, Mecklenburg County. Pink was farming, but on rented land (Ancestry.com 2006, 2010).

In 1922, Pink Graham bought two tracts in Huntersville Township, one being 54.25 acres and the other 10, from J.M. Knox for the price of \$409.37 (*The Charlotte Observer*, "Real Estate Record," 03 May 1922). In 1930, federal census takers found the Graham family on this property, where Pink owned a house and farm valued at \$1,000. Of the thirteen total members of the household, sons John, Edward, and Norwood worked as farm laborers for their father, and daughter Anna worked as a servant for a "private family" (Ancestry.com 2002). According to county property records, the Pink Graham House was built in 1930.

The 1940 census recorded Pink and Lula Graham at the same location, living with two sons, two daughters, and five grandchildren (Ancestry.com 2012). Three of Pink's children (John, Edward, and Neomia) are shown as working on the farm as laborers; none reported non-agricultural wages.

Pink Graham died intestate in 1949 (Ancestry.com 2007, 2015b), and each of his children inherited a one-thirteenth share of his property; real estate left by Graham included the two tracts totaling 64 acres. His second wife, Lula, died in 1959 (Ancestry.com 2007). Subsequently, some of his children transferred ownership of their landholdings to siblings, with the result that the estate became divided into multiple parcels east and west of Statesville Road. Some parcels are still owned by Graham's descendants, while others have been sold outside the family.

The current owner of Pink Graham's house in Parcel 00927403 is Samuel (Sammie) Lee Cureton, Jr.; born in 1951, he is Pink's grandson. His mother, Neomia Graham, was born in 1924, and married Samuel Lee Cureton, Sr., who died in 1967. Neomia died in 1990.

To the immediate south of the Pink Graham House, Parcel 00927402, currently owned by Mooresville Lodging, LLC, contains two houses: 16013 Statesville Road, built in 1992, and 16015 Statesville Road, dating to 1978. Mooresville Lodging, LLC, bought this parcel in 2008 from Sadie Graham Reid and her husband Gladie Lee Reid (Book 23917, Page 296), who had received it from Katie Cathey Graham Reid and her husband Samuel Reid, Jr., in 1978 (Book 4034, Page 864). Katie was the widow of Pink's son Edward. Outbuildings associated with Pink's farm can be seen within this area on the 1960 aerial photograph (Figure 8), but are no longer standing.

To the immediate north of the Pink Graham House, the parcel at 16111 Statesville Road (00927404) became solely owned by Norwood Graham and his wife Thelma in 1965 (Book 2663, Page 232). In 1974, Thelma's heirs sold the property to Clarence and Margie Howard (Book 03726, Page 008), and in 2008, it was purchased from the Howards by Mooresville Lodging, LLC (Book 23917, Page 302). According to Mecklenburg County property records, the house on this parcel was built in 1965. Mooresville Lodging, LLC, also owns the parcel to the west (PIN 00927405) between the Pink Graham House and I-77.

## ARCHITECTURAL CONTEXT

Early-twentieth-century examples of this resource type are typically hipped-roof, three-bays wide, with a four-room plan, a departure from the hall and parlor houses popular on late-nineteenth and turn-of-the-century farms in North Carolina. The county's report *Survey of African American Buildings and Sites* includes the Pink Graham House in a list of modestly sized farms. Others called out by name include the Rich Hatchett House, the Pressley Farmhouse, and the Murray Alexander Farmhouse (Gray and Stathakis 2002). The ca. 1917 John Murray Alexander Farm House (MK2335 [SLD]) is no longer standing at 4123 Glory Street in Charlotte, having been replaced by a housing development, but it was a one-story front-gable Craftsman-style bungalow.

Approximately 0.25 mile to the northeast of the Pink Graham House is the Rich Hatchett House (MK2290 [SL], 9731 Rich Hatchett Road) (n.b., in some reports and records, the name is variously spelled "Hatchet" or "Hachett"). The two houses are both one-story frame houses that were historically part of African-American farmsteads. The Rich Hatchett House is older, reportedly built in 1901, and is a hall and parlor type, three bays wide and one room deep, with a rear ell addition creating an L-plan (Figure 9 and Figure 10). Still in its original location, the house has lost integrity of materials and there are no remaining outbuildings (Charlotte-Mecklenburg Historic Landmarks Commission n.d.). The setting is no longer agricultural due to the nearby newer houses, subdivisions, and apartment complexes. Like Pink Graham, Rich Hatchett owned his own land, having purchased this parcel from E.L. Hucks in 1923. He was not the original builder or owner of the house.



**Figure 8. Comparison of 1960 and 2014 aerial imagery.**





**Figure 9. Rich Hatchett House, front and east elevations.**



**Figure 10. Rich Hatchett House, east and north elevations.**



The Pressley Farmhouse (MK2299 [SL], 6845 Old Plank Road, Charlotte) is another example of a hipped-roof, three-bay-wide, four-room plan house originally owned by an African American farmer (Figure 11 and Figure 12). Built ca. 1925, roughly contemporaneous with the Pink Graham House, it is an example of the persistence of the type well into the twentieth century. Lattice on the front porch obscures the façade, but the historic massing of the building is still evident.



**Figure 11. Pressley Farmhouse, south and front elevations.**



**Figure 12. Pressley Farmhouse, front and north elevations.**



Historically part of Tank Town, a rural African-American community near Matthews in southeastern Mecklenburg County, the Rowland-Clay House (MK2301 [SLDOE], 606 E. Charles Street) was built ca. 1929. This Craftsman bungalow was originally owned by Charlie and Vivian Rowland on six acres purchased by them in 1929 (Murphy 2005). This is a later example of a rural house belonging to African Americans, and is unusual for its use of brick and the Craftsman style (Figure 13). Located along a railroad and home to someone who worked for the railroad, it represents the introduction of a new design at the same time that the Pink Graham House was built using a more old-fashioned or traditional plan (Bishir 2005; Mattson and Huffman 1990).



**Figure 13. Rowland-Clay House, front and north elevations.**

## **SIGNIFICANCE**

### ***Integrity***

The Pink Graham House does not retain sufficient integrity to be considered eligible for the NRHP. While the structure is in its original location and retains some of the elements of a traditional turn-of-the-century farmhouse, its setting, feeling, and association have been diminished through the parceling of the Pink Graham estate, loss of all but one outbuilding, highway construction, and nearby suburban development. The landscape has been altered by the re-orientation of the



driveway and farm roads, as well as the abandonment of agricultural fields. The house's rear wing appears to have been added during the period of significance, but aluminum siding now covers the exterior. The original front porch columns and railings are no longer present, and the entrance door has been replaced. While recognizable as a typical rural house of the early twentieth century, it does not have sufficient integrity to convey the sense of a farmhouse or the resource's historic appearance during the early 1920s to 1950, when it was Pink Graham's residence.

### *Evaluation Criteria*

The Pink Graham House is not recommended as eligible for listing in the NRHP under Criterion A for its association with broad patterns of Mecklenburg County's rural history. To qualify as part of the NRHP rural Mecklenburg County multiple property listing, pre-World War II farmhouses should retain enough farmland to clearly represent the resource's historical function (Mattson and Huffman 1990). The Pink Graham House no longer meets this standard.

Pink Graham was an apparently successful African American farmer who owned his own property, which is associated with his productive career. However, there is no evidence to support his individual significance as a farmer or member of the local community. According to guidance provided by the National Park Service, "a property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. It must be shown that the person gained importance within his or her profession or group" (National Register Branch 1995:15). Therefore, the Pink Graham House is not recommended as eligible for listing in the NRHP under Criterion B for its association with individuals significant in history.

The Pink Graham House does not retain sufficient integrity to embody the distinctive characteristics of a traditional one-story, three-bay farmhouse, nor does it possess high artistic merit. Therefore, it is not recommended as eligible for listing in the NRHP under Criterion C for its physical design and construction.

As an altered example of a common style and type of construction, the Pink Graham House is not recommended eligible for listing in the NRHP under Criterion D for its potential to yield information important in the history of the state.

### III. REFERENCES CITED

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Charlotte-Mecklenburg Historic Landmarks Commission

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National Register Branch

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