



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

August 1, 2017

MEMORANDUM

To: Kate Husband, Architectural Historian  
NCDOT/PDEA/HES

[klhusband@ncdot.gov](mailto:klhusband@ncdot.gov)

From: Renee Gledhill-Earley   
Environmental Review Coordinator

Re: Improve NC 73 from NC 16 Business to Northcross Avenue (SR 2316), PA 16-04-0034, R-5710/R-5721/U-5765, Lincoln and Mecklenburg Counties, ER 17-1165

Thank you for your memorandum of June 14, 2017, transmitting the above-referenced report. We have reviewed the report and offer the following comments, including comments concerning some of the evaluations and supporting documentation.

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

J. P. Hager House (LN0797)

Carl Beard House (MK1454)

Lynn Beard House (MK1455)

- The date on the printed survey form notes "c. NOT 1910" What does this mean?
- Written summary. Delete from lines 7-9 "hung wooden windows..." forward. Duplicate sentence.

Houser House (MK1470)

Long-Hastings House (MK1477)

Brown House (MK3691)

Hubbard-Browning House (MK3695)

We do not concur that the following properties are eligible for listing in the National Register and provide our reasoning for these findings.

Blythe Homestead (MK1457) may be eligible under Criterion C as an intact local example of the evolution of a late nineteenth century I-house. However, we need more information about whether the interior is intact. It is not eligible under Criterion A for Agriculture as the setting has been altered dramatically. It is not associated with farm lands as they were inundated by Lake Norman, which is visible in the photos. The survey does not show any major agricultural outbuildings that might demonstrate the farm's function. The "doghouse/chicken house" are likely too small to count, and the chicken house turned into a garage (entire

side removed to make it open) in the 1960s is noncontributing. More information about what is original versus altered and its condition are needed to evaluate whether the well-house and the smokehouse could be contributing to the house under criterion C.

Caldwell Rosenwald School (MK1461) appears to be ineligible due to loss of integrity including:

- the vinyl siding; loading bay; metal shed roof addition covers one side of school; wrapped by additions; boxed eaves hide rafter tails; replacement windows; and where the large openings are on the interior.

On page 91 - Boundary. One cannot draw a boundary around the school and exclude the additions and on page 85, figure 2.5.20 – That's not the west elevation.

Gilead Associate Reformed Presbyterian Church and Cemetery (MK1465) – We do not think this property is eligible under Criterion C as “an example of the changing style of religious architecture over the late-nineteenth through mid-twentieth centuries.” Comparing other examples, the original portion and the T off the back were typical design elements. The churches grew and expanded off the back. However, the addition of a 1960 vestibule that covered the original façade is not necessarily a significant architectural trend, and no proof is offered in the context provided. It just served to cover up the original façade, and all the windows were replaced in the 1960s. While they are attractive stained-glass windows, they do not mirror the original architectural design.

Stillwell-Hubbard House, Store, and Farm Buildings (MK3692-3694)

- What is the period of significance for these resources?
- How does the “late 20th century” concrete block shed contribute?
- Need more background on the “store”. What was it originally? When did it become a store?
- How has the store changed (or not) given the period of significance? Does it retain enough integrity to contribute?
- Dates of shed and privy on property. Do they contribute?
- We agree with the assessment of the numerous outbuildings and site features associated with the mid-twentieth century farm.

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 any questions concerning the above comment, please contact Renee Gledhill-Earley, environmental review coordinator, at 919/807-6579.

cc: Mary Pope Furr, NCDOT

[mfurr@ncdot.gov](mailto:mfurr@ncdot.gov)

**Historic Structures Report**  
**TIP No. R-5710/R-5721/U-5765**  
**Improve NC 73 from NC 16 Business to**  
**Northcross Avenue (SR 2316)**  
**Lincoln and Mecklenburg Counties, North Carolina**  
**WBS# 50215.1.1**



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

Prepared by:  
S&ME, Inc.  
620 Wando Park Boulevard  
Charleston, SC 29464

S&ME Project No. 4213-17-084

June 1, 2017

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HISTORIC STRUCTURES REPORT  
TIP No. R-5710/R-5721/U-5765  
IMPROVE NC 73 FROM NC 16 BUSINESS  
TO NORTHCROSS AVENUE (SR 2316)  
LINCOLN AND MECKLENBURG COUNTIES, NORTH CAROLINA

**FINAL REPORT**  
**WBS No. 50215.1.1**

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North Carolina Department of Transportation  
Human Environment Section  
1598 Mail Service Center  
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Charleston, South Carolina 29464

S&ME Project No. 4213-17-084

Author:

Heather Carpini, M.A.

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Heather Carpini, M.A.  
Principal Investigator, S&ME, Inc.

Date

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Mary Pope Furr  
Supervisor, Historic Architectural Resources Section  
North Carolina Department of Transportation

Date

June 2017

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## Management Summary

On behalf of the North Carolina Department of Transportation (NCDOT), S&ME, Inc. (S&ME) has completed a historic architectural analysis of 13 properties located within the project area for the improvement of NC 73 from NC 16 Business to Northcross Avenue (SR 2316), in Lincoln and Mecklenburg counties, North Carolina (TIP No. R-5710/R-5721/U-5765, WBS No. 50215.1.1) (Figures 1.1 through 1.4).

NCDOT architectural historians established an Area of Potential Effects (APE) for the project, which corresponded to the Environmental Study Area for the proposed improvements. In August 2016, S&ME conducted a preliminary investigation of the APE and completed a building inventory, identifying 80 resources within the APE that are older than approximately 50 years old (11 previously recorded and 69 unrecorded) and making recommendations on resources that warranted additional study and eligibility evaluation. The 2016 building inventory identified 14 properties for additional study, seven previously recorded structures and seven previously unrecorded structures.

During fieldwork for the current project, it was determined that one of the previously unrecorded structures (13714 NC 73 Highway) was the same as previously recorded structure MK1477, the Long-Hastings House; this resulted in 13 properties being evaluated during the current project instead of 14 properties. One structure, the J. P. Hager House (LN0797) is located in Lincoln County, while the remaining twelve structures are located in Mecklenburg County. This project is subject to review under the Programmatic Agreement for Minor Transportation Projects (NCDOT/North Carolina State Historic Preservation Office (NC-HPO)/Federal Highway Administration (FHWA) 2007).

**Table 1. Summary of properties surveyed in R-5710/R-5721/U-5765 project area.**

Property Name	Property No.	NC-HPO	Eligibility	
		Survey Site No.	Determination	Criteria
J. P. Hager House	21	LN0797	Not Eligible	N/A
Carl Beard House	72	MK1454	Not Eligible	N/A
Lynn Beard House	73	MK1455	Not Eligible	N/A
Blythe Homestead	74	MK1457	Eligible	A, C
Caldwell Rosenwald School	75	MK1461	Eligible	A
Gilead ARP Church and Cemetery	76	MK1465	Eligible	C
Houser House	78	MK1470	Not Eligible	N/A
Long-Hastings House	32/79	MK1477	Not Eligible	N/A
Brown House	38	MK3691	Not Eligible	N/A
Stillwell-Hubbard House	40	MK3692	Eligible (with MK3693 and MK3694)	A, C
Stillwell Hubbard Store	42	MK3693	Eligible (with MK3692 and MK3694)	A
Stillwell Hubbard Farm Buildings	41	MK3694	Eligible (with MK3692 and MK3693)	A, C
Hubbard-Browning House	44	MK3695	Not Eligible	N/A

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## 1.0 Introduction (Methodology)

On behalf of the NCDOT, S&ME has completed a historic architectural analysis of 13 properties located within the project area for the improvement of NC 73 from NC 16 Business to Northcross Avenue (SR 2316), in Lincoln and Mecklenburg counties, North Carolina (TIP No. R-5710/R-5721/U-5765, WBS No. 50215.1.1) (Figures 1.1 through 1.4). Work was conducted in general accordance with the agreed-upon scope, terms, and conditions presented in the Proposal No. 42-1700168 Rev. 1, dated February 9, 2017.

NCDOT architectural historians established an Area of Potential Effects (APE) for the project, which corresponded to the Environmental Study Area for the proposed improvements. In August 2016, S&ME conducted a preliminary investigation of the APE and completed a building inventory, identifying resources within the APE that are older than approximately 50 years old and making recommendations on resources that warranted additional study and eligibility evaluation. The 2016 building inventory identified 14 properties for additional study, seven previously recorded structures and seven previously unrecorded structures.

The project area is located in the southeastern portion of Lincoln County and the northwestern portion of Mecklenburg County, south of Lake Norman. NC 73 is a main east-west thoroughfare in the area and is the only crossing of the Catawba River between Lake Norman and the crossing of NC 16 Business, located approximately five miles to the south. Although these portions of the two counties were once primarily rural, the growth and expansion of the Charlotte metropolitan area and the associated suburban development have spurred significant expansion of residential and commercial development in the area. The proximity of the area to Lake Norman has made this area a desirable location for many area residents to live. This has led to new commercial development along NC 73, near its intersection with major roads, including NC 16 Business, at the western terminus of the project, and Interstate 77 and US 21, just east of the eastern terminus of the project area. Increased development, both commercial and residential, has led to the demolition of many older structures along NC 73, as well as the division and parceling off of many of the large tracts of farmland that once dominated the rural landscape.

During fieldwork for the current project, it was determined that one of the previously unrecorded structures (13714 NC 73 Highway) was the same as previously recorded structure MK1477, the Long-Hastings House; this resulted in 13 properties being evaluated during the current project instead of 14 properties. One structure, the J. P. Hager House (LN0797) is located in Lincoln County, while the remaining twelve structures are located in Mecklenburg County (Figure 1.1).

The intensive level survey included identifying, analyzing, and evaluating 13 historic resources, seven previously recorded and six previously unrecorded, according to National Register of Historic Places (NRHP) criteria. Fieldwork for the project was conducted in March 2017, by Senior Architectural Historian Heather L. Carpini, who completed photography, mapping, research, and authored the report. Research was conducted at the Lincoln and Mecklenburg County Registers of Deeds, the Lincoln County Public Library in Lincolnton, North Carolina, the North County Regional Branch of the Charlotte Mecklenburg Library in Huntersville, North Carolina, and the Robinson-Spangler Carolina Room at the Main Branch of the Charlotte Mecklenburg Library, in Charlotte, North Carolina. Additional information was compiled from survey records of the NC-HPO survey files. Additional research was conducted using online federal census data, historic maps, and other county records.

This report has been prepared in compliance with the National Historic Preservation Act of 1966, as amended; the Department of Transportation Act of 1966, as amended; the Archaeological and Historic Preservation Act of 1979; the Department of Transportation regulations and procedures (23 CFR 771 and Technical Advisory T 6640.8A); procedures for the Protection of Historic Properties (36 CFR Part 800); 36 CFR Parts 60 through 79, as appropriate; NCDOT's current *Historic Architecture Group Procedures and Report Products* (2015); and NC-HPO's *Report Standards for Historic Structure Survey Reports/Determinations of Eligibility/Section 106/110 Compliance Reports in North Carolina* (2015).





Figure 1.1. Street map showing the overall APE for the R-5710/R-5721/U-5765 project area.

Base Map: ESRI street map

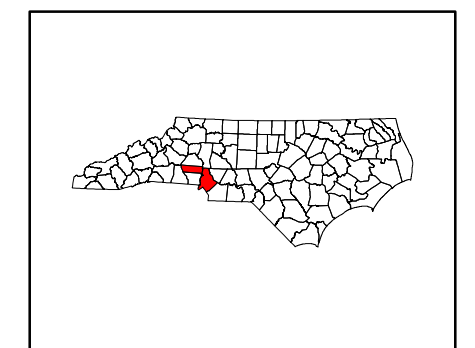
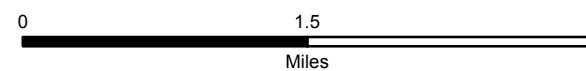
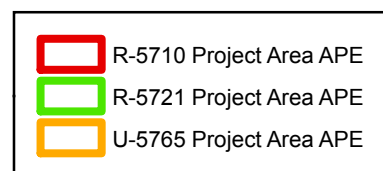




Figure 1.2. Aerial map showing APE for the R-5710/R-5721/U-5765 project area.

Base Map: ESRI aerial imagery

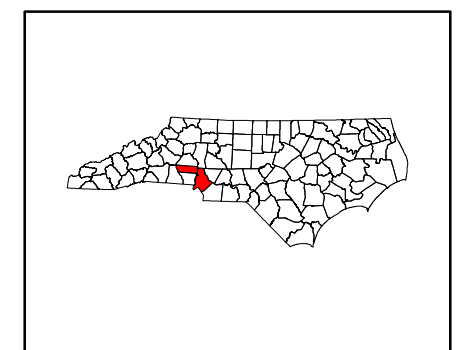
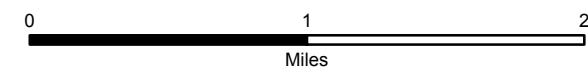
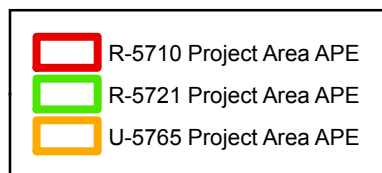




Figure 1.3. Aerial photograph showing the properties recorded in Lincoln County within the R-5710/R-5721/U-5765 project area.

Base Map: ESRI Aerial Imagery.

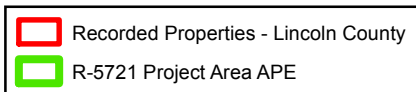
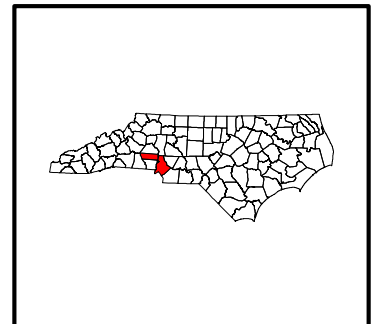
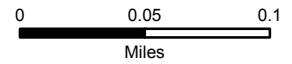
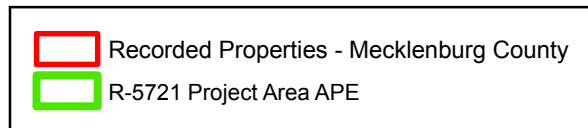
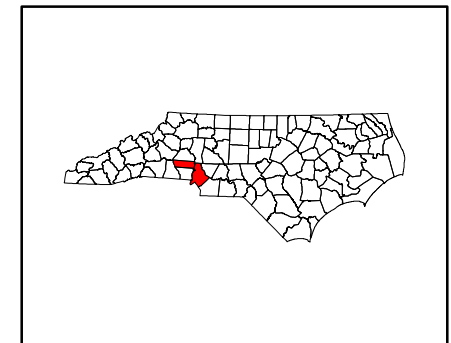
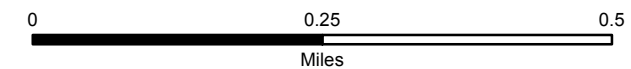




Figure 1.4. Aerial map showing properties recorded in Mecklenburg County within the APE for the R-5710/R-5721/U-5765 project area.

Base Map: ESRI aerial imagery



## 2.0 Eligibility Evaluations

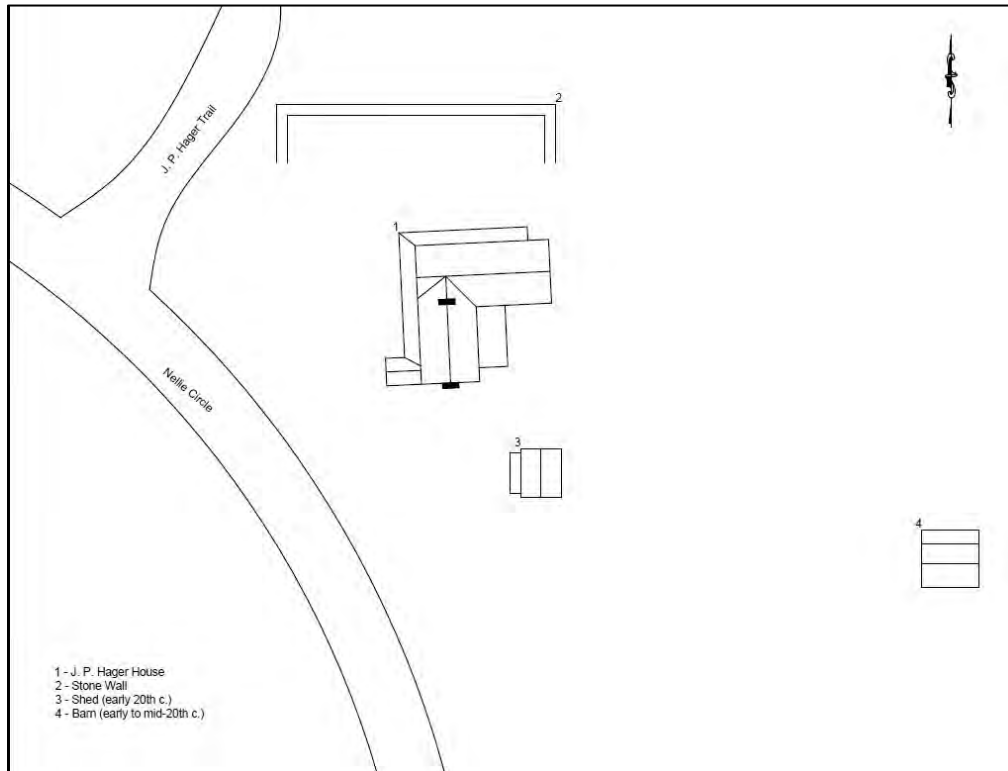
### 2.1 J. P. Hager House (LN0797)

Resource Name	J. P. Hager House
Property No.	21
HPO Survey Site #	LN0797
Street Address	134 Nellie Circle
PIN	4612-01-5024
Construction Date(s)	Circa-1888
NRHP Recommendation	Not Eligible



**Figure 2.1.1. View of the J. P. Hager House, facing south.**

The J. P. Hager House is located at 134 Nellie Circle; it is northeast of NC 73, within the town of Stanley, in Lincoln County (Figure 1.3). The structure, which is set back from the road, is a two-story I-house, with a two-story rear ell, built around 1888; the house is oriented with the front elevation to the north and a side elevation facing the road (Figure 2.1.1). The parcel on which the house sits, which is approximately 1.2 acres, also contains an early-twentieth-century wooden shed located south of the house and a mid-twentieth-century barn located southeast of the house (Figure 2.1.2).



**Figure 2.1.2. Site plan of J. P. Hager House**

The J. P. Hager House is a two-story, frame structure with an L-shaped plan. Approaching the house from the road, the first view is of a side elevation which shows the side-gabled portion of the main roofline along with the two-story rear ell (Figure 2.1.3). The front elevation, which faces north, is three bays wide, and the original portion of the house is one bay-deep (Figure 2.1.4). It has a central six-panel door with three-pane sidelights (Figure 2.1.5), that is flanked by a single two-over-two, double-hung metal sash window on either side; the upper story has three evenly spaced two-over-two, double-hung metal sash windows, which are mid-twentieth century replacements of the house's original windows. The original portion of the house rests on a stone foundation, which has been partially covered with stucco.

The rear ell portion of the structure is two bays long by two bays deep, with a prominent exterior chimney that has a decorative "H" in yellow brick and a yellow brick corbelled top along the south elevation, flanked by a single two-over-two, double-hung, metal sash window on either side (Figure 2.1.6). The west elevation has a single two-over-two, double-hung, metal sash window in the second story of the gable end of the original portion of the house; beneath it, on the first story, is an entry door with a simple wooden surround. The bottom story of this elevation has a symmetrical layout, with a door, two two-over-two, double-hung, metal sash windows, and a second door; the upper story has two two-over-two, double-hung, metal sash windows on the rear ell addition, south of the main portion of the house. The rear ell section has a brick pier foundation, which has been infilled with concrete block.

A hipped roof porch wraps around from the front (north) elevation to the west elevation, where it has a gabled portion that extends west, connecting the porch to a walkway that approaches the house from the road; at the road end of the walkway, there is a concrete slab that has been inscribed with "HAGER" (Figure 2.1.7). The porch, which has visible rafter tails, is supported by chamfered square posts and the original porch foundation has been replaced by concrete blocks. The house has aluminum siding covering the exterior and the windows throughout the house have simple, wooden surrounds; the house



**Figure 2.1.3. View of the J. P. Hager House, facing southeast.**



**Figure 2.1.4. View of the J. P. Hager House, facing southwest.**



**Figure 2.1.5. View of north elevation door and surround, J. P. Hager House, facing south.**



**Figure 2.1.6. View of the J. P. Hager House, facing northeast.**





**Figure 2.1.7. View of the carved stone along walkway west of J. P. Hager House, facing east.**

and porch both have wooden shingle roofs. The roof has a wide eave overhang with visible framing members and a second, interior brick chimney is visible at the juncture of the original house and the rear ell.

At the rear of the structure, inset within the L-shape created by the north and west two-story sections, is a single story, shed-roofed addition (Figures 2.1.8 and 2.1.9). The addition has a rear door, with a single six-over-six, double hung wooden sash window to the south and two six-over-six, double hung, wooden sash windows to the north, one of which has been boarded over. The south elevation of the addition has a ribbon of three six-over-six, double hung wooden sashes. The foundation of the one-story addition is concrete block and the door is reached by concrete block stairs; the roof is covered with standing seam metal. The addition is sheathed in aluminum siding, but to the north of the door a portion of the siding has been damaged and shows wooden weatherboard beneath it. The south elevation of the original house has a single two-over-two, double hung, aluminum sash window on each story. A small, gabled wooden structure is attached to the foundation of the house, just west of the first story window; a doorway in the structure leads to a basement beneath the main portion of the house.

Access to the interior of the house was not granted, but a description and photographs from 2016, when the property was for sale by Preservation North Carolina, indicate that there are original doors and fireplace mantels, as well as an original staircase. The restrictive covenant filed with the 2016 sale of the house lists specific elements that contribute to the architectural significance of the structure, and are presumably historic; these include original plank flooring and walls in multiple rooms in the house, original wide baseboards, an original two-vertical-panel door, an original open-string staircase and balusters, and two original mantels (Lincoln County Register of Deeds 2016 DB2624:578).

Along the north property line, in front of the original front elevation of the house, is a stacked fieldstone wall. The wall begins approximately twenty feet west of the northwest corner of the house, where the dirt driveway/roadway begins to slope, and continues along the northern property line to approximately 20 feet east of the house, where it turns south and continues for approximately 15 feet. The wall serves as a retaining wall and as a delineation of the northern property line of the home. In line with the doorway on the north elevation are a set of stone steps, which lead to a gravel walkway (Figure 2.1.1).



**Figure 2.1.8. View of the J. P. Hager House, facing north.**



**Figure 2.1.9. View of the J. P. Hager House, facing west.**

Located south of the J. P. Hager House is a single story, gabled, wooden storage shed that dates to the early-twentieth-century. It is set on a stone foundation and has horizontal wooden siding and a standing seam metal roof (Figures 2.1.10 through 2.1.12). The north elevation has a single, barn-style, sliding entry door, while the west elevation has a shed-roofed overhang, supported by square posts.



**Figure 2.1.10. View of early-twentieth-century shed, J. P. Hager House, facing northeast.**



**Figure 2.1.11. View of early-twentieth-century shed, J. P. Hager House, facing northwest.**



**Figure 2.1.12. View of early-twentieth-century shed, J. P. Hager House, facing southeast.**

To the southeast of the house, at the rear of the property, is a large, mid-twentieth-century wooden barn that rests on a raised concrete block foundation (Figure 2.1.13). The barn is two-stories, with the first story comprised of the concrete block raised foundation and the second story having wooden framing and horizontal wooden siding (Figures 2.1.14 and 2.1.15). The barn is front-gabled, with an enclosed shed-roofed extension to the north side, which is partially covered in fiberboard siding. Currently both stories of the barn are being used for storage.



**Figure 2.1.13. View of mid-twentieth-century barn, J. P. Hager House, facing west.**



**Figure 2.1.14. View of mid-twentieth-century barn, J. P. Hager House, facing northeast.**



**Figure 2.1.15. View of mid-twentieth-century barn, J. P. Hager House, interior, facing west.**

### 2.1.1 History

The J. P. Hager House was constructed around 1888, by William Julius Peter Hager, contemporarily known as J. P. Hager, on land that he had purchased from William J. Cashion in 1882 (Lincoln County Register of Deeds 1882 DB54:240). J. P. Hager was the son of Simon S. Hager and his wife Nancy Lawing; Simon Hager was the great-grandson of early area resident William Hager, whose descendants inhabited lands on both sides of the Catawba River and operated Hager's Ferry. J. P. Hager was born in 1849 and married Annie P. McIntosh in 1873. Census records consistently categorize J. P. Hager as a farmer and indicate that he owned his property outright (United States Census Bureau [USCB] 1900, 1910, 1920).

In addition to being a prosperous Lincoln County farmer, J. P. Hager also operated a saw mill, planing mill, and cotton gin on his land, as well as a threshing machine, which he used to thresh wheat for himself and other nearby farmers (Lincoln County Will Book 8:129; Merritt 1980; *Lincoln County Courier* 24 July 1891). He also served as the area postmaster from 1892 through 1903, when the Hagers post office was discontinued, with the post office being relocated to his house shortly after he became postmaster (*Charlotte Democrat* 11 March 1892). He also served as superintendent of the Hills Chapel School in the early-twentieth-century (*Lincoln County News* 22 January 1915). At the 1911 marriage of his son, Theodore, J. P. Hager was described as a "highly prosperous and highly respected farmer of the Hager neighborhood" (*Lincoln County News* 25 August 1911). In 1915, Hager was wealthy enough to purchase a new Ford automobile (*Lincoln County News* 27 May 1915).

During the ownership of J. P. and Annie Hager, the house appears along the main road leading to Cowans Ford on both the circa 1910 United States Post Office (USPS) map and the United States Department of Agriculture (USDA) soil survey map (Figure 2.1.16).

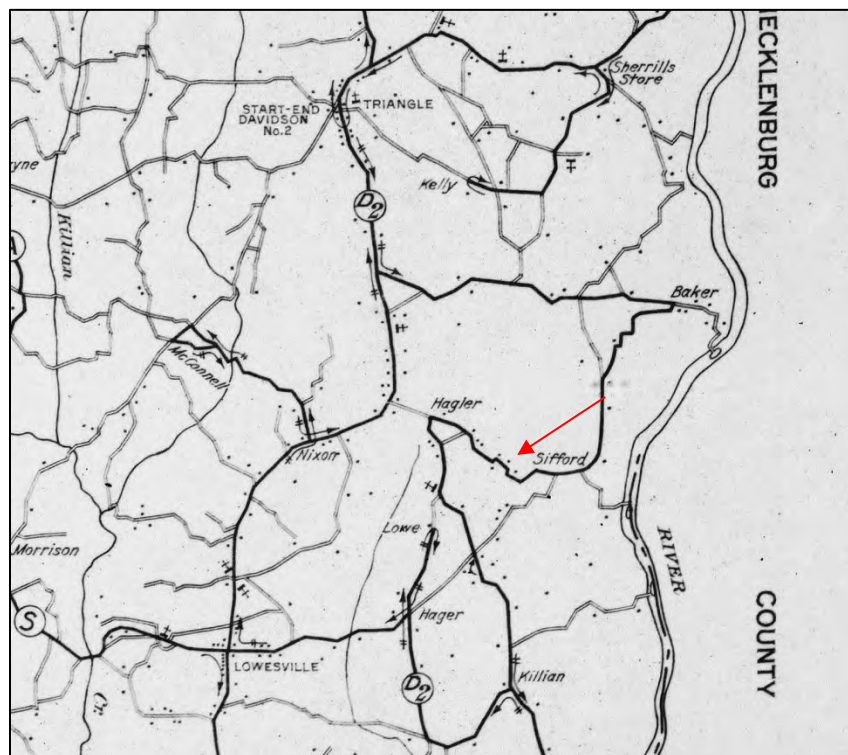
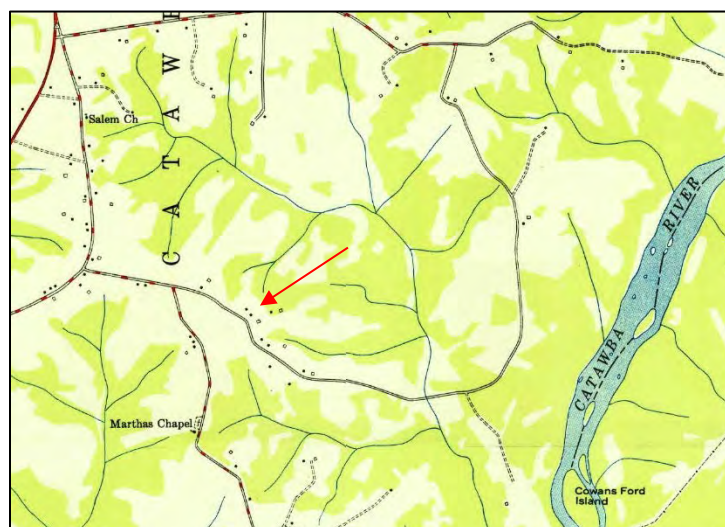


Figure 2.1.16. USPS rural delivery map, circa 1910, showing J. P. Hager house and vicinity.

In 1920, J. P. and Annie P. Hager were living in the home, along with their youngest son, Eddie Clegg Hager, his wife Lucy, and their three children (USCB 1920). The elder Hagers continued to live in the house until 1921, when they sold 52 7/8 acres of land, referred to as the J. P. Hager Homeplace, to Eddie Clegg Hager (Lincoln County Register of Deeds 1921 DB134:319). It is unclear if they continued to live in the home with their son after 1921; Julius P. Hager died in 1929 and when Annie P. Hager died, in 1932, she was living at the home of her daughter, Rhonda Hager Dellenger (USCB 1930). Eddie C. Hager was born in 1893 and married Lucy Edwards in 1914. In 1930, Eddie C. Hager and his wife were living in the J. P. Hager house, along with their seven children; he is listed as a general farmer and owned his property; by 1940, the type of farm was listed as cotton gin farm and the house was estimated to be worth \$1,000. On his 1966 death certificate, Eddie Clegg Hager's occupation was listed as farmer and carpenter.

In 1949, the J. P. Hager house and one outbuilding appear on the United States Geological Survey (USGS) topographic map, located along the same road, which at the time no longer led to a river crossing and was less travelled than in earlier decades (Figure 2.1.17). Between 1960 and 1965, following the construction of the Cowans Ford Dam and the creation of Lake Norman, NC 73 was constructed to cross the Catawba River south of the dam and the road in front of the J. P. Hager House was rerouted to straighten it, leaving the original roadbed as Nellie Circle (Figures 2.1.18 and 2.1.19).

In 1966, Lucy E. Hager, widow of Edward Clegg Hager, conveyed the portion of the property containing the house to her eldest son, Franklin Glenn Hager, and his wife Elizabeth (Lincoln County Register of Deeds 1966 DB444:342). A mid-twentieth-century photograph of Franklin G. Hager on the porch of the J. P. Hager house shows the original wooden siding, which is still extant beneath the aluminum siding, and the details of the porch that remain original, including the visible rafter tails and the chamfered posts, as well as a balustrade along the north elevation, which is no longer extant (Figure 2.1.20). Franklin G. Hager died in 1991; in 1999, Elizabeth F. Hager, his widow, conveyed the property to Eddie C. Hager, their son (Lincoln County Register of Deeds 1999 DB1092:674). In 2016, Eddie C. and Jayne J. Hager donated the J. P. Hager House to the Historic Preservation Foundation of North Carolina (Preservation North Carolina), to market for sale (Lincoln County Register of Deeds 2016 DB2624:571). The house was purchased by Andrew J. and Laurie Morrison, the current owners, with a protective covenant, held by Preservation North Carolina, attached to the deed (Lincoln County Register of Deeds 2016 DB2624:574).



**Figure 2.1.17. Hicks Crossroads (1949) 7.5-minute USGS topographic quadrangle showing J. P. Hager house and vicinity.**



**Figure 2.1.18. USDA aerial photograph (1960) showing J. P. Hager House and vicinity.**



**Figure 2.1.19. USDA aerial photograph (1965) showing J. P. Hager House and vicinity.**





**Figure 2.1.20. Mid-twentieth-century photograph of Franklin Glenn Hager, showing J. P. Hager House porch detail.**

### 2.1.2 *Architectural Context*

In rural Lincoln County during that late-nineteenth-century, two-story, vernacular residences were commonly constructed, with the I-house form being the most popular. Houses differed little in form, but often had architectural details, such as porch supports and windows, that reflected the period in which they were built. These homes were once common throughout the eastern portion of Lincoln County, where farming was the major economic pursuit (Brown and York 1986:22–23).

Lincoln County has experienced significant growth during recent decades, resulting in a decrease in historic housing stock, especially in the eastern portion of the county, near its border with growing Mecklenburg County. As the portion of eastern Lincoln County along NC 73 developed, a large number of new residential subdivisions and commercial developments has altered the landscape of the area; many of these developments have resulted in the demolition of older homes. A windshield survey of the areas surrounding the J. P. Hager House, guided by previously identified structures identified on HPOWEB, determined that a number of previously recorded structures in the area are no longer extant. These include the Robert Nixon House (LN0533), the Lee Cherry House (LN0534), the Black Family House (LN0536), and while the Cherry-Nixon House (LN0532) remains extant, it is in a ruinous state and overgrown by vegetation.

The Sigmon Family House (LN0523), Sigmon-Carpenter House (LN0524), and Mount Welcome (LN0526) are examples of previously recorded structures of the same original form as the J. P. Hager House; none of the structures have been evaluated for NRHP eligibility (Figures 2.1.21, 2.1.22, and 2.1.23). A previously unrecorded home located at 1287 Rufus Road, identified in county tax records as dating to before World War II (as the J. P. Hager House is), has the basic three-bay wide form as the original portion of the J.P. Hager House, although the unrecorded home is two bays deep, with replacement siding and windows and a porch that wraps around to the side elevation (Figure 2.1.24). Another previously unrecorded house, at

424 South Pilot Knob Road, identified in county tax records as dating to before World War II (as the J. P. Hager House is), appears to be another example of this vernacular form that has been covered with replacement siding, like the J. P. Hager House (Figure 2.1.25).

Although located in Mecklenburg County, the Blythe Homestead (MK1457) is approximately 3.5 miles east of the J. P. Hager House. Originally constructed around three decades earlier than the J. P. Hager House, the Blythe Homestead exhibits a similar development to the Hager House, as it was originally a smaller, vernacular structure that fronted on an older roadway; both homes were later expanded and their newer, side elevations restructured to be front elevations (Figure 2.1.26). The Blythe Homestead is a designated local landmark and is recommended as eligible for the NRHP in this report; the J. P. Hager House has a similar history of a multi-generational family that expanded the home to their needs, using construction techniques and architectural details contemporary to their time period. Additionally, the J. P. Hager House retains domestic and agricultural outbuildings associated with the home, as does the Blythe Homestead, although the J.P. Hager House does not have the same associated landscape of agricultural fields as the Blythe Homestead.



**Figure 2.1.21. Sigmon Family House (LN523), facing north.**



Figure 2.1.22. Sigmon-Carpenter House (LN0524), facing south.



Figure 2.1.23. Mount Welcome (LN0526), facing northeast.



Figure 2.1.24. House at 1287 Rufus Road, facing southwest.



Figure 2.1.25. House at 424 South Pilot Knob Road, facing west.



**Figure 2.1.26. Blythe Homestead (MK1457), facing northwest.**

### 2.1.3 *Integrity*

Evaluation of the seven aspects of integrity required for National Register eligibility for the J. P. Hager House are as follows:

◆ Location: High

The J. P. Hager House remains at its original location.

◆ Design: Low to Medium

The J. P. Hager House retains its historic form and design. Although the house has undergone some changes to design, with the rear-ell and single story rear additions, these occurred relatively early in the history of the house and have not altered the overall plan of the structure. The interior design of the structure was not assessed, as interior access was not obtained.

◆ Setting: Medium

When the J. P. Hager House was constructed in the late-nineteenth-century, Nellie Circle was part of the main road to Cowan's Ford, along the Catawba River. Between 1960 and 1965, the main road was rerouted, cutting off the curve and creating Nellie Circle. This altered the setting of the house from being located along a main thoroughfare to being located on a side road. However, during the late-nineteenth-century, this area was primarily rural with scattered residences along the roads; as other portions of the eastern part of Lincoln County have undergone recent residential and commercial development, the J. P. Hager House, by virtue of its location just off NC 73, retains its rural setting.

◆ Materials: Low

The J. P. Hager House retains its original framing and foundation materials. Although the windows have been altered, with the installation of metal sash windows, the trim surrounding them appears to be original. The exterior of the house is covered with aluminum siding, but damaged areas of siding indicate that the original wooden weatherboard is located beneath the aluminum. Although the interior of the building was not assessed, as access was not granted, a 2016 real estate advertisement by Preservation North Carolina indicates that many historic materials, including doors and mantels, are retained.

◆ Workmanship: Low

The original workmanship on the structure's exterior has been somewhat altered by the addition of aluminum siding, but the historic window surrounds and weatherboard siding beneath the aluminum indicates that some of this workmanship was likely covered instead of removed. Although the interior of the building was not assessed, as access was not granted, a 2016 real estate advertisement and a restrictive covenant held by Preservation North Carolina indicates that historic workmanship, including a staircase, as well as doors and mantels, is evident inside the home.

◆ Feeling: Medium

The J. P. Hager House is a late-nineteenth-century residential structure within a rural portion of eastern Lincoln County. The house remains extant and retains the feeling of a late-nineteenth through mid-twentieth-century residence, including outbuildings that date to the early and mid-twentieth-century. Changes to the surrounding area, in the form of new residential and commercial development, are not visible from the J. P. Hager House and do not affect the feeling of the property.

◆ Association: Medium to High

The J. P. Hager House retains its association with the Hager family, who were the original owners of the house and who continued to own the house until 2016; the alterations, including the rear ell and single story rear additions, the replacement of the windows, and the application of aluminum siding to the house, do not compromise the association with the Hager family, as they were carried out while the house was owned by the family. The carved walkway slab and decorative yellow-brick H on the chimney solidify the house's association with the Hager family.

#### 2.1.4 *Eligibility*

The J. P. Hager House is recommended as ineligible for inclusion in the NRHP under Criterion A. The property is associated with the development of the Hagers/Lowesville area of Lincoln County, as the house and associated outbuildings representing a turn-of-the-twentieth-century residence and farm within a small rural community. Additionally, the house also served as the area post office during the 1890s, providing an essential service to area residents. However, the J. P. Hager House's loss of integrity, from multiple modifications and alterations during the early to mid-twentieth century, has compromised these associations. The house is recommended ineligible under Criterion B, as it does not have an association with a prominent person; the Hager family was among the earliest settlers in this portion of Lincoln County, but none of the residents of the J. P. Hager House achieved a level of prominence to elevate them above the other nearby residents. The J. P. Hager House is an example of a late-nineteenth-century, vernacular residence. Information in the restrictive covenant held by Preservation North Carolina indicates that there is a large amount of historic fabric intact on the interior of the house, but the significant alterations to the exterior have compromised its integrity of design, materials, and workmanship, which are significant factors in architectural integrity. Therefore, the J. P. Hager House is not recommended eligible under Criterion C.

The house is unlikely to yield important historical information, so it is considered ineligible under Criterion D, for building technology.

## 2.2 Carl Beard House (MK1454)

Resource Name	Carl Beard House
Property No.	72
HPO Survey Site #	MK1454
Street Address	15248 Beatties Ford Road
PIN	4621-92-2310
Construction Date(s)	Circa mid-1800s
NRHP Recommendation	Not Eligible



**Figure 2.2.1. View of the Carl Beard House, facing south.**

The Carl Beard House is located at 15248 Beatties Ford Road, south of the intersection of Beatties Ford Road and Gilead Road, and south of NC 73, in Huntersville, Mecklenburg County. The structure, which is located off of a private, dirt, access road, is within a forested area set back from both Beatties Ford Road and Gilead Road; it is a one and one-half-story residence with a side gabled roof, built around the mid-1800s (Figure 2.2.1). The 18-acre parcel on which the home sits is contiguous with the Lynn Beard House (MK1455) parcel and is primarily forested. The house was recorded as part of the Mecklenburg County architectural survey in 1988 (Survey File 1988:MK1454).

The original portion of the Carl Beard House is a side-gabled, rectangular plan house of log construction that is one-story with an upper loft area (Figure 2.1.2). The front elevation has a central door, located beneath a full-width, shed-roofed porch, which is partially supported by framing that was used to enclose the porch structure; the remaining porch supports are no longer in place. The western elevation of the



house has a central exterior brick chimney, which is flanked by a single rectangular window opening on either side on the first story and a single, square window opening on the upper, loft story; none of these window openings has extant window components (Figure 2.2.3). The rear elevation of the original structure has a shed-roofed porch spanning its width, which is partially supported by wooden posts; this porch is in poor condition and has begun to collapse (Figure 2.2.4).

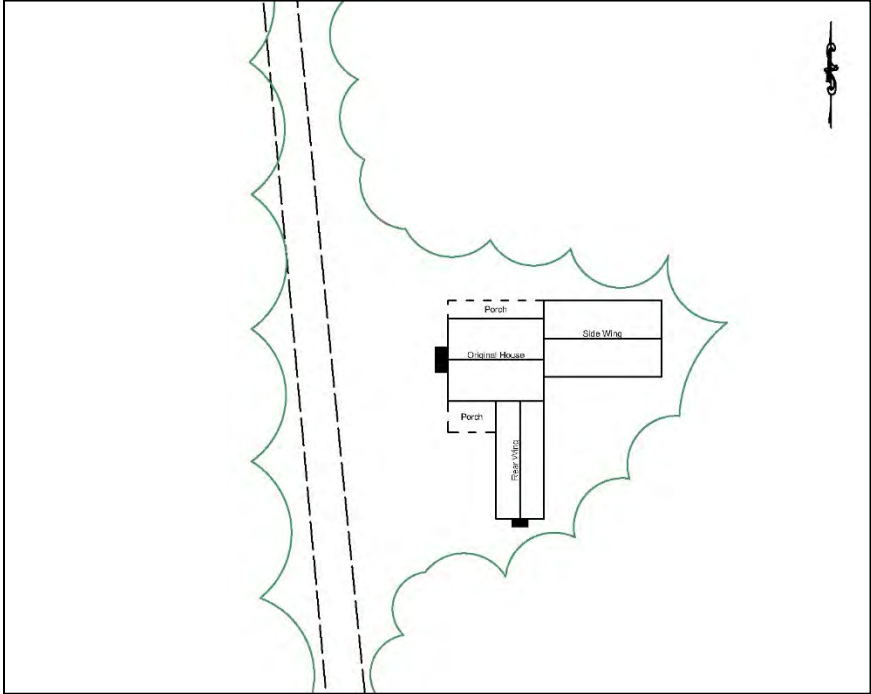


Figure 2.2.2. Site plan of the Carl Beard House.



Figure 2.2.3. View of the Carl Beard House, facing east.



**Figure 2.2.4. View of the Carl Beard House, facing northeast.**

There are two single-story, gabled wings attached to the original portion of the house, on the south and east elevations (Figures 2.2.5 through 2.2.7). The addition attached to the south elevation is essentially a rear ell and was likely the first addition to the house; it has an exterior brick chimney centered on its south elevation, with a single window opening, with no window components remaining, to the east. The western wall of the rear ell has deteriorated and has begun to fall; the eastern elevation remains standing and has a single door, with no door remaining, and single window opening, with the remnants of a wooden double hung sash. The wing addition on the east elevation is side gabled; the addition is slightly in front of the original portion of the house and the front of the addition intersects the front of the porch on the original structure (Figure 2.2.8). This addition has two window openings on its south wall, a single central window opening on its east wall, and a door opening and two window openings on its north wall; the door is missing and none of the windows have extant elements. On the west wall of the addition, there is a doorway that leads to the front porch of the original structure. This portion of the house also has a central, interior, brick chimney.

The main structure and both wings sit on a brick pier foundation and the roof of the entire house, including both porches, is covered with standing seam metal. The exterior of the house is sheathed in horizontal wooden weatherboard, obscuring the log construction of the original portion of the house, which was identified during the 1988 survey. Since it was surveyed in 1988, the Carl Beard House has continued to deteriorate. In 1988, the house had been unlivd in for a number of years, but still retained structural integrity and most of its exterior envelope, including windows. Further deterioration over the past three decades has begun to compromise some of the exterior walls, with siding falling off and walls beginning to collapse. Interior access to the home was not obtained, due to the structurally unsound nature of the building.



**Figure 2.2.5. View of the Carl Beard House, facing north.**



**Figure 2.2.6. View of the Carl Beard House, facing northwest.**



**Figure 2.2.7. View of the Carl Beard House, facing southwest.**



**Figure 2.2.8. View of the Carl Beard House, facing south.**

### 2.2.1 *History*

The Carl Beard House (MK1454) was recorded as part of the comprehensive architectural survey of Mecklenburg County in 1988, but no history of the property was recorded outside of naming Carl Beard as a former owner (Survey File 1988:MK1454). Although Carl Beard was an owner of the property in the mid-twentieth century, he was not the original property owner. The parcel on which the Carl Beard home stands was part of the more than 170 acre farm of James Francis Marion Beard. J. F. M. Beard was born in 1842 and married Katherine Alexander in 1868. Beard built his large farm over a number of years, purchasing property from multiple sources, including members of his wife's family; the Carl Beard House may have been built shortly after the marriage of J. F. M. and Katherine Beard, or it may have been an existing structure that the couple moved into. The couple had 12 children between 1869 and 1891, 11 of whom lived to adulthood, and a large family would account for the multiple additions to the house.

In 1870, J. F. M. and Katherine Beard, along with their infant daughter Mary, were living near Davidson, northeast of the area where the Carl Beard House is located, indicating that they had not yet moved to the property (USCB 1870). By 1880, they had moved to Lemley Township and were likely living in the house; J. F. M. Beard was listed as a farmer (USCB 1880). J. F. M. Beard continued to own the farm and live in a house in Lemley Township into the 1910s, although he may have built a new farmhouse and used the Carl Beard House as a rental property; in 1910, only the two unmarried daughters and the youngest son remained at home with their parents (USCB 1900, 1910).

J. F. M. Beard died in 1917 and his estate was divided among his eleven children. The parcel on which the Carl Beard House stands was part of the 24 acre Lot No. 5, which was conveyed to Emma Kate and Nancy Kesiah (Kizzie) Beard, J. F. M. and Katherine Beard's unmarried daughters (Mecklenburg County Register of Deeds 1918 DB391:288). Presumably they continued to live in their childhood home. In the 1920 census, the sisters were living with their brother Robert, along Beatties Ford Road and in 1930 they were living with their mother's brother, Milton Alexander (USCB 1920, 1930). Kizzie Beard died in 1936 and in 1940, Emma was living alone, off of Beatties Ford Road (USCB 1940). Emma died in 1960; since neither sister had a will, the property conveyed to their living siblings and the children of their deceased siblings (Mecklenburg County Register of Deeds 1966 DB2817:61, 77). The heirs of Emma and Kizzie Beard sold their interest to the four children of Neal G. Beard, one of the sons of J. F. M. and Katherine Beard; Banks Gailbreath Beard, Carl Dunn Beard, Craig McGinn Beard, and Billy Francis Beard shared ownership of the property until Billy F. Beard sold his interest to Carl Beard in 1980 (Mecklenburg County Register of Deeds 1966 DB2817:77; 1980 DB4288:161). In 2013, after the death of the four brothers the heirs of the property divided the interest in the property amongst themselves (Mecklenburg County Register of Deeds 2013 DB28947:144).

Carl Dunn Beard, one of four sons of Neal G. Beard, was born in 1911 and died in 1990; it is unknown how the property became known as the Carl Beard House, since he was only part owner of the property from 1966 to his death and it is unlikely that he lived on the property, since in 1930, Carl Beard was living in his parents' house and by 1940 he was married and living in Charlotte (USCB 1930, 1940). Aerial photographs of the area indicate that during the late 1960s through the 1970s, the house was left unoccupied and the land around it was allowed to reforest. The 1888 Orr map shows a home at the location of the Carl Beard House with the label Beard (Figure 2.2.8). The house is visible on the 1910 USDA soil survey map and on the 1911 Spratt map J. F. M. Beard is shown as living in a house closer to Gilead Road and M. M. Blythe, J. F. M. Beard's brother-in-law, is shown as living in the Carl Beard House. On the 1912 USPS rural delivery route map, the Carl Beard House has the label "Beard" (Figures 2.2.9). The house is depicted on the 1949 USGS topographic quadrangle, and can be clearly seen on the USDA aerial photographs from 1960 and 1968, but by 1978, the area had become overgrown and the house was barely visible (Figures 2.2.10 through 2.2.12).



Figure 2.2.8. Portion of Orr map of Mecklenburg County (1888), showing location of Carl Beard House

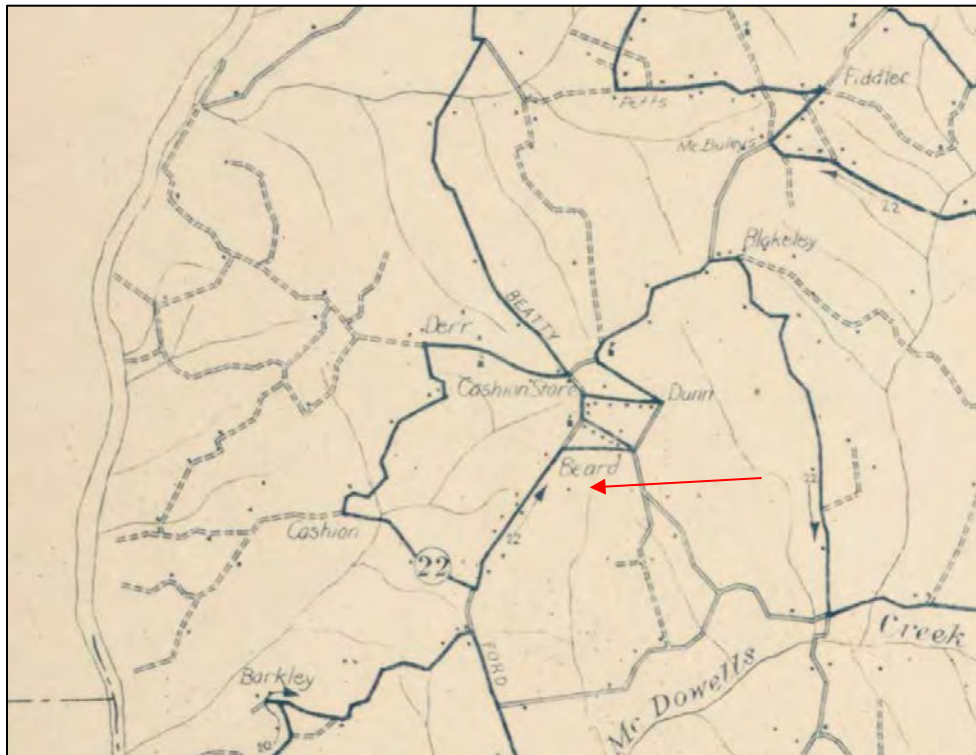


Figure 2.2.9. Portion of USPS rural delivery route map (1912), showing location of Carl Beard House.

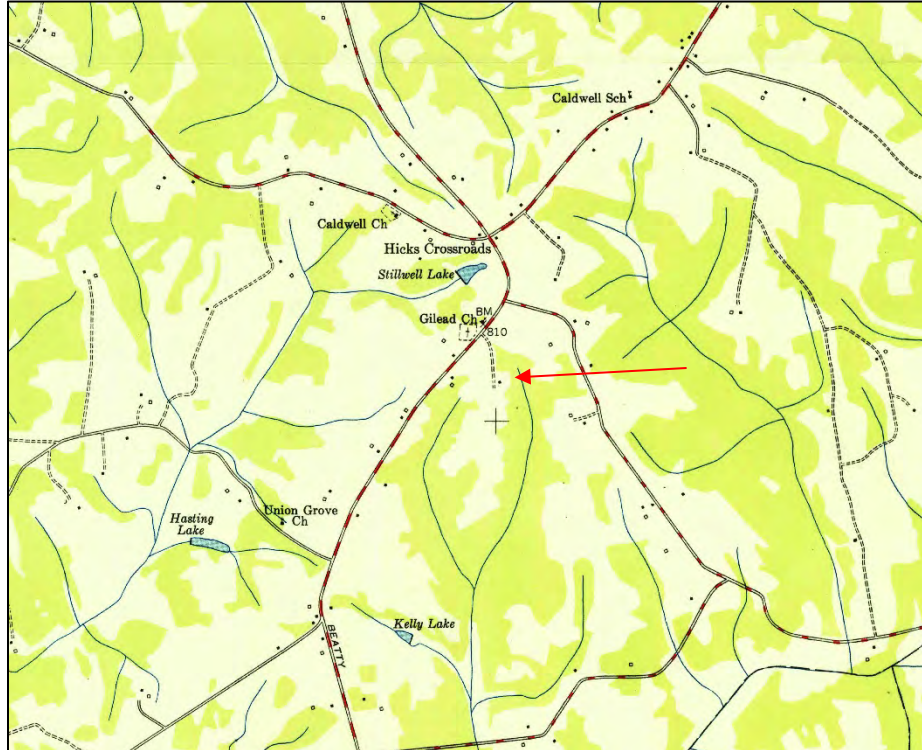


Figure 2.2.10. *Hicks Crossroads* (1949) 7.5-minute USGS topographic quadrangle showing Carl Beard House and vicinity.



Figure 2.2.11. USDA aerial photograph (1968) showing Carl Beard House and vicinity.



**Figure 2.2.12. USDA aerial photograph (1978) showing Carl Beard House and vicinity.**

### 2.2.2 *Architectural Context*

The area of Lemley Township, Mecklenburg County, surrounding the intersection of Brown Mill Road with Beatties Ford Road was formerly designated as the Cowan's Ford Post Office and has been known as Hicks Crossroads since the mid-twentieth-century. Before the construction of NC 73 in the 1960s, this was the major intersection in the area. The surrounding community was primarily farm tracts, with homes surrounded by open fields, with agricultural outbuildings on the property, but few other homes in the general vicinity.

Based on a mid-nineteenth-century construction date for the house, it is contemporaneous with the Blythe Homestead home, although it was built using a significantly different construction technique and style than the Blythe Homestead. Although not recognizable from the interior, the Carl Beard House is a one-and-one-half, single-pen, log home; the multiple additions and exterior weatherboard siding obscure its original form. These types of structures were built in Mecklenburg County, especially in the more rural areas of the county, from the late-1700s through the late-1800s (Mattson and Huffman 1990). There are 26 structures of log construction that have been previously surveyed in Mecklenburg County; of these, 11 date to the 1830s to the 1880s, with two others not having listed construction dates. Three of the mid-to-late-nineteenth-century log structures (MK1226, MK1266, and MK1710) have been identified as being demolished; a windshield survey of the area indicates that the Benjamin Garrison House (MK1545), the John William Todd House (MK1695) and the Fincher Farm Log House (MK2333) are no longer extant. The Oehler Log House (MK1311) is a well-preserved example of this type of home and looks significantly different than the current appearance of the Carl Beard House (Figure 2.2.16). The Hoover-Duncan House (MK1680) has been added to, like the Carl Beard House, but it has also been maintained as a residence and is in good physical shape (2.2.17). The Stafford Plantation Log House (MK2309) is set back from the road in a heavily treed area; it is not visible from the public right of way, but based on its location is likely in similar condition to the Carl Beard House.





**Figure 2.2.16. Oehler Log House (MK1311), 11 White Plains Road, facing east.**



**Figure 2.2.17. Hoover-Duncan House (MK1680), facing north.**

### 2.2.3 Integrity

Evaluation of the seven aspects of integrity required for National Register eligibility for the Carl Beard House are as follows:

◆ Location: High

The Carl Beard House remains at its original location.

◆ Design: Low

The Carl Beard House retains portions of its original form and design, although it appears that additions and changes after the original construction have significantly enlarged the home and altered its design. Also, the significant deterioration of the structure has either damaged or obscured most of the original design elements.

◆ Setting: Medium

When the Carl Beard House was constructed in the mid-nineteenth-century, the Hicks Crossroads area, near the intersection of Beatties Ford and Gilead roads, was a rural farm community with a number of extended families living nearby. Currently, although some late-nineteenth and early-twentieth-century residences, farm buildings, and open land remain, the area has begun to experience significant new development, including modern commercial and residential construction.

◆ Materials: Low

The house retains its original construction materials, including foundation and framing; however many exterior materials have been lost due to alteration and deterioration. This includes windows and doors that have been removed; more significant damage to materials has occurred through the continued deterioration of the house, including the collapsing of walls and the rear porch. Since interior access was not obtained, no information on original interior materials or details is known.

◆ Workmanship: Low to Medium

Most of the original exterior workmanship on the house has been removed, or has been obscured or damaged by the deterioration of the house. One of the significant details mentioned in the original 1988 survey was the log walls of the main structure, which appear to remain. Since interior access was not obtained, there is no information on any craftsmanship or interior detailing that may be extant.

◆ Feeling: Low

The Carl Beard House retains the feeling of a nineteenth-century residence. However, the deterioration of the building fabric has begun to compromise that feeling. Additionally, there have been changes to the area that have compromised integrity of feeling. Until the late 1960s, the house was located in a cleared area, surrounded by agricultural fields and some trees; for the past half century, the land has been allowed to revert to forest land, obscuring the location of the Carl Beard House and altering its feeling as a small farm dwelling.

◆ Association: Low to Medium

The house retains its association with the Beard family, who were the late-nineteenth-century owners of the property, as the parcel is still owned by members of the family. The house has undergone significant alteration since it was originally constructed, which was likely before the Beard family acquired the property. Deterioration of the structure has compromised its association

with any of its nineteenth or twentieth-century owners or inhabitants, as it is barely recognizable as the house they inhabited.

#### 2.2.4 *Eligibility*

The Carl Beard House is recommended as ineligible for inclusion in the NRHP under Criterion A, as it does not have a significant association with a particular event or broad pattern of history. Although it represents a nineteenth and twentieth-century rural residence, there have been alterations and significant deterioration to the building and there are better representative examples of this structure type in northern Mecklenburg County. The house is recommended ineligible under Criterion B, as it does not have an association with a prominent person. Although it was owned by members of the Beard family, who were well known in the local community, they did not achieve a level of prominence to elevate them above the other nearby residents. Although the Carl Beard House is an example of a nineteenth-century log structure, it has undergone alterations that have compromised its original architectural form and detail, as well as losing materials and workmanship to significant deterioration; therefore, despite being one of only a few log structures extant in Mecklenburg County, it is ineligible under Criterion C. The house is unlikely to yield important historical information, so it is considered ineligible under Criterion D, for building technology.

### 2.3 Lynn Beard House (MK1455)

Resource Name	Lynn Beard House
Property No.	73
HPO Survey Site #	MK1455
Street Address	15124 Beatties Ford Road
PIN	4621-82-4610
Construction Date(s)	Circa-1910
NRHP Recommendation	Not Eligible

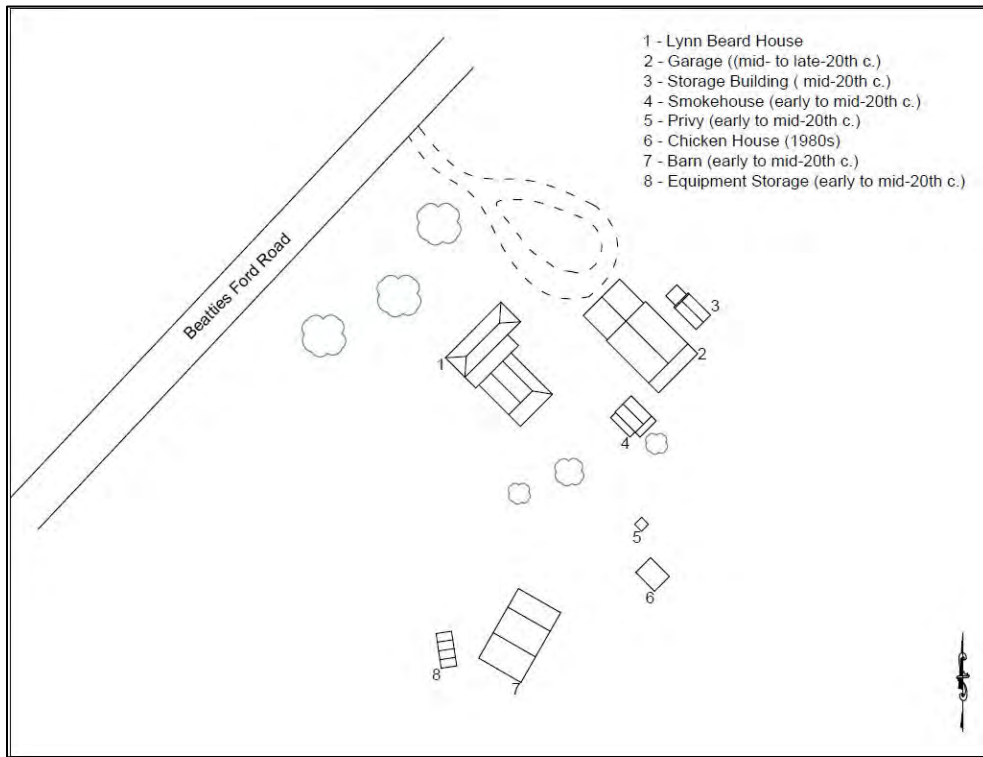


**Figure 2.3.1. View of the Lynn Beard House, facing southeast.**

The Lynn Beard House is located at 15124 Beatties Ford Road, south of the intersection of Beatties Ford Road and Gilead Road, and south of NC 73, in Huntersville, in Mecklenburg County. The structure, which is set back from the road, is a two-story frame residence with a hipped roof, which was built around 1910 (Figure 2.3.1). The nearly 25 acre parcel on which the house is located, also contains a number of residential and agricultural outbuildings that date to the early-twentieth-century (Figure 2.3.2). The house was recorded as part of the Mecklenburg County architectural survey in 1988 (Survey File 1988:MK1455).

The Lynn Beard House is three bays wide by two bays deep with a low-hipped roof, with two rear additions that have been appended to the original structure (Figure 2.3.3). The house rests on a brick pier foundation that has been infilled with brick; the exterior is covered with fiberboard siding and the roof is covered with standing seam metal. The front elevation has a central door, flanked by a single six-over-six, double-hung wooden sash window on either side, while the upper story has three, evenly spaced, six-over-six, double-

hung wooden windows. The door is located beneath a wide central portico with a gabled roof that is supported by simple square posts; the gable of the portico has horizontal wooden siding.



**Figure 2.3.2. Site plan of the Lynn Beard House.**



**Figure 2.3.3. View of the Lynn Beard House, facing northeast.**

The east (rear) elevation of the house has a two-story, shed roofed addition; this addition has one-over-one, double-hung, vinyl sash windows and is primarily covered with vinyl siding, although horizontal wooden siding is visible on the southern portion of the second story, above the second rear addition (Figure 2.3.4). At the southeast corner of the house is a gabled, one-story addition, which was once a separate kitchen structure according to the current owner. An interior brick chimney rises above the roofline near the juncture of the two-story addition with the one-story addition (Figure 2.3.5). An enclosed, shed-roofed porch wraps around the east and north sides of the one-story addition. Although the majority of the addition is covered with fiberboard siding, the eastern gable end is sheathed in horizontal wooden siding. The windows, like those of the main two-story portion of the house, are six-over-six, double-hung, wooden sashes. The two-story rear addition does not span the entire length of the eastern elevation, leaving a single six-over-six, double-hung wooden window visible on both the first and second stories at the northwest corner (Figure 2.3.6); windows on both the addition and the main block of the house are protected by metal storm windows. An interior metal chimney with a revolving cowl is visible along the roof ridge. The roof of the home is covered with standing-seam metal, although the owner of the home indicates that there is a wooden shingle roof intact beneath the metal covering. The roof overhang has boxed metal soffits, with a regularly spaced venting system, which obscure any original details along the roof-wall juncture.

Since it was surveyed in 1988, the Lynn Beard House has not changed significantly. The current owner purchased the property in 1986 and remodeled the interior of the home, adding interior plumbing, but has not made major alterations since then.



**Figure 2.3.4. View of the Lynn Beard House, facing north.**



Figure 2.3.5. View of the Lynn Beard House, facing northwest.



Figure 2.3.6. View of the Lynn Beard House, facing west.

In addition to the house, the parcel contains eight outbuildings that date from the early to the late-twentieth-century. Northeast of the house is a single story, gabled, frame garage and a single story, gabled storage shed that has been outfitted to resemble an early-twentieth-century store (Figure 2.3.7). The garage has a front opening that is covered with a gabled carport structure; there is a later, shed-roofed addition to the rear and a smaller shed-roofed extension of the addition (Figure 2.3.8). The north elevation has two six-over-six, double-hung vinyl windows, while the south elevation has a central door, flanked by single six-over-six, double hung, vinyl sash windows (Figure 2.3.9). The garage and additions are covered with vertical wooden siding and the roof is covered with composition shingles. The small shed structure to the north of the garage has a gabled roof that is hidden by a stepped parapet façade. There is a shed-roofed porch, supported by square posts, spanning the front elevation and shielding a single entry door and six-over-six, double-hung, vinyl sash window; the north elevation of the shed has a single six-over-six, double-hung, vinyl sash window. Like the garage, the shed is covered with vertical wooden siding and the roof is covered with composition shingles.



**Figure 2.3.7. View of the garage and storage building, Lynn Beard House, facing south.**





Figure 2.3.8. View of the garage and storage building, Lynn Beard House, facing northwest.



Figure 2.3.9. View of garage and smokehouse, Lynn Beard House, facing northeast.

To the south of the shed and garage is an early-to-mid-twentieth-century wooden smokehouse building with a gabled roof; it is currently used as a storage shed (Figures 2.3.9 and 2.3.10). The smokehouse has a central door on its western elevation, which also has a wide roof overhang that is supported by triangular brackets at the corners. The building is covered with horizontal wooden siding; the roof is covered with standing seam metal and has skylights on the south slope. The south elevation of the shed has a shed-roofed addition that is constructed of wooden framing and corrugated plastic exterior sheathing (Figure 2.3.11).



**Figure 2.3.10. View of smokehouse, Lynn Beard House, facing east.**



**Figure 2.3.11. View of smokehouse and garage, Lynn Beard House, facing north.**

South of the early-to-mid-twentieth-century shed and garage is a collection of three outbuildings: an early-to-mid-twentieth-century privy, a late-twentieth-century chicken house, and an early-to-mid-twentieth-century barn (Figure 2.3.12). The privy is a single story, shed-roofed, frame structure with a single doorway on the western elevation; it was in use until the mid-1980s, when indoor plumbing was installed in the house. The chicken house, which is located down a hill slope, southeast of the privy, is a frame structure, with vertical wooden panel siding; it has a shed-roof, which is covered with corrugated metal (Figure 2.3.13). The south elevation has two doorways and a ribbon of four one-over-one, single-hung, vinyl windows; it is connected to a long run of wire fencing. An earlier chicken house was destroyed during Hurricane Hugo in 1987 and the current structure is a replacement of that.

The barn is a two-story, gabled, wooden frame structure that sits on a brick, concrete block, and wooden pier foundation (Figure 2.3.14). The west elevation has a large opening, centered beneath the gable; a second large opening is located beneath the shed-roofed extension that has been attached to the north elevation. The eastern elevation has a large opening centered beneath the gable and a defined loft space above, which has a ribbon of three, twelve-pane, wooden casement windows, which appear to have been made from glass-paned doors, above the lower story opening (Figure 2.3.15). The exterior of the barn is covered with vertical wooden siding, which has been replaced piece-meal, as necessary, since the barn was constructed; the roof is covered with standing seam metal.

To the south of the barn is an early-to-mid-twentieth-century equipment shed (Figure 2.3.16). The structure is a single-story, with a front-gabled roof; there are shed-roofed extensions, which are supported by simple wooden posts, on either side of the main structure. The shed has a central doorway. It is covered with horizontal wooden siding and the roof is covered with standing-seam metal.



**Figure 2.3.12. View of privy, chicken house, and barn, Lynn Beard House, facing southeast.**



**Figure 2.3.13. View of chicken house and privy, Lynn Beard House, facing northeast.**



**Figure 2.3.14. View of barn, Lynn Beard House, facing south.**



Figure 2.3.15. View of barn, Lynn Beard House, facing northwest.



Figure 2.3.16. View of equipment storage building, Lynn Beard House, facing southwest.

### 2.3.1 *History*

The Lynn Beard House (MK1455) was recorded as part of the comprehensive architectural survey of Mecklenburg County in 1988, but no history of the property was recorded outside of the naming Lynn Beard as a former owner (Survey File 1988:MK1455). The parcel on which the Lynn Beard home stands was part of the more than 170 acre farm of James Francis Marion Beard. J. F. M. Beard was born in 1842 and married Katherine Alexander in 1868. Beard built his large farm over a number of years, purchasing property from multiple sources, including members of his wife's family. The couple had 12 children between 1869 and 1891, 11 of whom lived to adulthood, and a large family would account for the multiple additions to the house.

In 1870, J. F. M. and Katherine Beard, along with their infant daughter Mary, were living near Davidson, (USCB 1870). By 1880, they had moved to Lemley Township and were likely living in the nearby Carl Beard House; J. F. M. Beard was listed as a farmer (USCB 1880). J. F. M. Beard continued to own the farm and live in the house into the 1910s; in 1910, only the two unmarried daughters and the youngest son, Francis Leon Beard, remained at home with their parents (USCB 1900, 1910).

J. F. M. Beard died in 1917 and his estate was divided among his eleven children. The parcel on which the Lynn Beard House stands was part of the 20 acre Parcel No. 6, which was conveyed to Francis Leon Beard (Mecklenburg County Register of Deeds 1918 DB391:287). It is likely that Francis Leon Beard, known contemporarily as Leon Beard, was the "Lynn Beard" identified in the 1988 survey as a former owner of the house. The house does not appear on the 1910 USDA soil survey map, but it does appear on the 1912 USPS rural delivery route map (Figure 2.3.17).

Francis Leon Beard was born in 1891 and was the youngest of J. F. M. and Katherine Beard's children. In 1912, the first year the Lynn Beard House appears on a map, he would have been 21 years old, a reasonable age to begin his own household, especially with the assistance of his prosperous father; in 1916, F. L. Beard married Mary Wooton. Between 1920 and 1940, F. L. Beard, who worked as a farmer, was living along Beatties Ford Road with his wife and two daughters; during this time owned his home and farm, which was worth approximately \$1,200 by 1940 (USCB 1920, 1930, 1940).

Upon the death of Francis Leon Beard, in 1974, the property conveyed to his daughter, Annie Beard; upon the death of Annie Beard, it transferred to her three children, who sold it to James R. Nicholson, the current owner, in 1982 (Mecklenburg County Register of Deeds 1982 DB4563:896). Nicholson added indoor plumbing to the structure, since it only had an outdoor well pump at the time of his purchase.



**Figure 2.3.17. Portion of USPS rural delivery route map (1912), showing location of Lynn Beard House.**

### 2.3.2 *Architectural Context*

The area of Lemley Township, Mecklenburg County, surrounding the intersection of Brown Mill Road with Beatties Ford Road was formerly designated as the Cowan's Ford Post Office and has been known as Hicks Crossroads since the mid-twentieth-century. Before the construction of NC 73 in the 1960s, this was the major intersection in the area. The surrounding community was primarily farm tracts, with homes surrounded by open fields, with agricultural outbuildings on the property, but few other homes in the general vicinity; these characteristics are generally retained by the Lynn Beard House. The vernacular farmhouse style that the Lynn Beard House exhibits was relatively common in rural Mecklenburg County from the late-1800s through the early-1900s; the form was often used as a base for construction, with contemporary architectural and stylistic details added (Mattson and Huffman 1990).

An assessment of the historic architectural inventory conducted in 1988 indicates that "the majority of surviving two-story farmhouses (from the post-Civil war period) are frame, central-hall I-houses. These I-houses are usually simply embellished, with weather boarded veneers, common-bond brick end chimneys, and rear kitchen ells. Although many of these houses have been aluminum- or vinyl-sided, the most intact have bracketed eaves and gable returns, main entries treated with sidelights and transoms, and sash windows with six-over-six or four-over-four panes" (Mattson and Huffman 1990). Traditional-style homes continued to be constructed into the 1910s, specifically "I-houses with turned-post, square, or round porch columns" (Mattson and Huffman 1990). The Lynn Beard House, which dates to slightly later than the majority of examples of the style, does not have an exterior end chimney, but it does retain six-over-six, double-hung, wooden sash windows; it also has a low hipped roof, in contrast to the homes of this style that were primarily gabled.

Mecklenburg County has experienced significant growth during recent decades, resulting in a decrease in historic housing stock; although the rural, northern portion of Mecklenburg County near the project area has not grown as fast as other areas of the county, it has begun seeing increased residential development since the 1988 historic architectural survey of the county. As the portion NC 73 along the southern portion of Lake Norman has developed, a large number of new residential subdivisions and commercial developments has altered the landscape of the area; many of these development have resulted in the demolition of older homes.

The Bly House (MK1326), James B. Kidd House (MK1474), and the Alexander House/Alexander Farm (MK1448/MK2397) are examples of previously recorded structures of the same form as the Lynn Beard House. Notably, the Bly House (MK1326) also has a low hipped roof, although it features a wraparound front porch, unlike the smaller portico on the Lynn Beard House. The Alexander House retains a large lot and a collection of outbuildings, like the Lynn Beard House, but has a gabled roof, exterior chimneys, and a larger front porch. None of the structures have been evaluated for NRHP eligibility (Figures 2.3.18, 2.3.19, and 2.3.20). A previously unrecorded home located at 10816 Washam Potts Road has the basic three-bay wide form as the Lynn Bead House, as well as an entry portico instead of a full-façade porch, but its eight-over-eight windows suggest a later construction date (Figure 2.3.21). A previously surveyed house with no survey number, located at 17303 Old Statesville Road, which has a similar form to the Lynn Beard House but a side-gabled roof, was determined ineligible for the NRHP in 2006 (2.3.22).



**Figure 2.3.18. Bly House (MK1326), facing east.**





Figure 2.3.19. James B. Kidd House (MK1474), facing south.



Figure 2.3.20. Alexander House (MK1448/MK2397), facing east.



Figure 2.3.21. House at 10816 Washam Potts Road, facing south.



Figure 2.3.22. House at 17303 Old Statesville Road (NSN), facing west.

### 2.3.3 Integrity

Evaluation of the seven aspects of integrity required for National Register eligibility for the Lynn Beard House are as follows:

◆ Location: High

The Lynn Beard House remains at its original location.

◆ Design: Medium

The Lynn Beard House retains its basic form, however it has undergone alterations since its original construction, including multiple additions to the rear of the structure. It is likely that the front portico is an alteration from an original porch structure. Access to the interior of the house was not obtained, so no assessment was made of the interior plan of the house.

◆ Setting: Medium

When the Lynn Beard House was constructed, around the turn of the twentieth-century, the Hicks Crossroads area, near the intersection of Beatties Ford and Gilead roads, was a rural farm community with a number of extended families living nearby. Currently, although some late-nineteenth and early-twentieth-century residences, farm buildings, and open land remain, the area has begun to experience significant new development, including modern commercial and residential construction.

◆ Materials: Medium

The Lynn Beard House retains its original framing and foundation materials, as well as a historic standing seam metal roof. The house retains six-over-six, wooden sash windows that appear to date from the early-twentieth-century. Despite being covered with fiberboard and aluminum siding, the original wooden exterior sheathing of the house is extant beneath the more recent covering. The interior materials were not assessed, as interior access to the structure was not obtained.

◆ Workmanship: Low to Medium

Much of the original workmanship on the structure's exterior has been removed or altered. Decorative detailing on the exterior of the house was either removed with the installation of the fiberboard siding or was covered during this process. The boxed metal soffits along the roof overhang are replacements of original wooden materials, which may have had a different configuration or decorative detailing. The interior workmanship was not assessed, as interior access to the structure was not obtained.

◆ Feeling: Medium

Despite changes to the Lynn Beard House, the structure continues to evoke the feeling of a turn of the twentieth-century farmhouse and farm property. The outbuildings on the property help establish the feeling of the home as a farmhouse on a working farm. The property associated with the house is approximately 25 acres, which has prevented development intrusions in the area; however, it consists primarily of trees that have been allowed to grow on formerly cleared fields, which has changed the landscape around the house.

◆ Association: Medium to High

The Lynn Beard House retains its association with the Beard family, who were the original owners of the house. The house remained in the Beard family until 1986 and many of the alterations that have been made to the house occurred during the Beard family ownership.

#### 2.3.4 *Eligibility*

The Lynn Beard House is recommended as ineligible for inclusion in the NRHP under Criterion A, as it does not have a significant association with a particular event or broad pattern of history. Although it represents a turn of the twentieth-century rural residence and farm, there have been alterations to the building and the land use and there are other, more significant examples of this property type in northern Mecklenburg County. The house is recommended ineligible under Criterion B, as it does not have an association with a prominent person. Although it was owned by members of the Beard family, who were well known in the local community, they did not achieve a level of prominence to elevate them above the other nearby residents. Although the Lynn Beard House is an example of a circa 1900 rural farmhouse residence, it has undergone alterations that have compromised its original architectural form and detail, as well as losing materials and workmanship, making it ineligible under Criterion C. The house is unlikely to yield important historical information, so it is considered ineligible under Criterion D, for building technology.

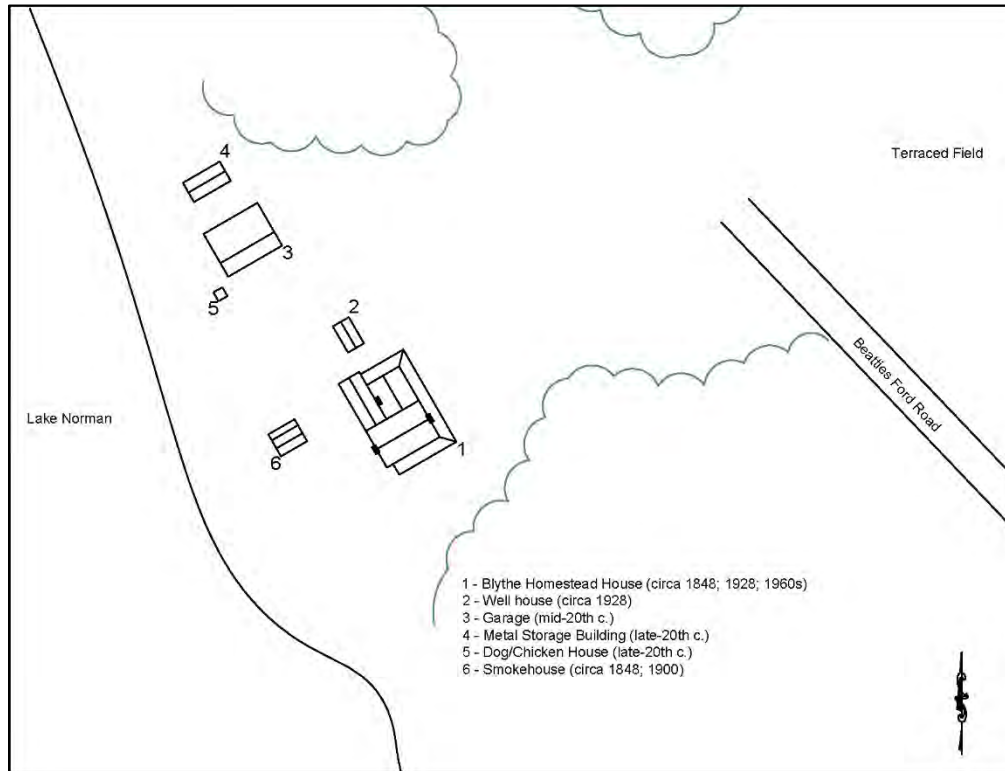
## 2.4 Blythe Homestead (MK1457)

Resource Name	Blythe Homestead
Property No.	74
HPO Survey Site #	MK1457
Street Address	16001 Beatties Ford Road
PIN	4621-76-8422
Construction Date(s)	Circa 1848; 1928
NRHP Recommendation	Eligible, Criteria A and C



**Figure 2.4.1. Blythe Homestead, residence, facing west.**

The Blythe Homestead is located at 16001 Beatties Ford Road, along the shoreline of Lake Norman, north of NC 73, in Huntersville, Mecklenburg County. The house is a two-story frame residence with an irregular plan, which was built in multiple building periods from around 1848 through the early-twentieth-century, with some late-twentieth-century alterations (Figure 2.4.1). The 5.5 acre parcel on which the house sits also contains five outbuildings that date from the mid-nineteenth-century through the late-twentieth-century (Figure 2.4.2). The Blythe Homestead building was recorded as part of the Mecklenburg County architectural survey in 1988 and in 1991 it was designated a local landmark by the Charlotte-Mecklenburg Historic Landmarks Commission (Survey File 1988:MK1457; Charlotte-Mecklenburg Historic Landmarks Commission [CMHLC] 1991).



**Figure 2.4.2. Site plan for the Blythe Homestead.**

The Blythe Homestead house was originally a classic I-house, with a three bay façade and side-gabled roof, which was oriented with the front elevation to the south; later additions and alterations have reoriented the house with the primary façade to the east, facing Beatties Ford Road, although the original plan is still apparent (Figures 2.4.3 and 2.4.4). The entire house is sheathed in horizontal wooden weatherboarding and has a composition shingle roof. The original portion of the house originally rested on a stone pier foundation, which was infilled with brick in 1965; it has an exterior end brick chimney resting on a stone foundation centered in each gable end, the western chimney is painted while the eastern chimney is covered with plaster. The south elevation has a central door flanked by single four-over-four, double-hung, wooden sash windows, while the upper story has three evenly spaced six-over-nine, double-hung, wooden sash windows; the lower story windows were originally nine-over-nine configuration, but were replaced in 1923, and the upper story windows were replaced in 1966, using salvaged panes from the original windows (CMHLC 1991). There is a hipped-roof porch that wraps around to the eastern elevation; the four supports along the southern elevation are chamfered wooden posts, which were installed in 1989 and are replicas of the original porch supports that were replaced in the late 1920s (CMHLC 1991).

The gable ends of the original house are two-bays deep and there is subtle, sawn bargeboard trim along the eaves. The eastern elevation has two upper story windows and two lower story windows; the two lower story windows and the upper story window north of the chimney are four-over-four, double-hung, wooden sashes, while the upper story window south of the chimney is a six-over-nine, double-hung, wooden sash. The western gable has a single six-over-nine, double-hung, wooden sash window on the upper story and a single four-over-four, double-hung wooden sash window on the lower story, both south of the chimney, with a single, smaller, six-over-six double-hung, wooden sash window on the first story, north of the chimney; the alteration to the window configuration dates to the 1960s, when interior bathrooms were added to the house (CMHLC 1991).



**Figure 2.4.3. Blythe Homestead, residence, facing northwest.**



**Figure 2.4.4. Blythe Homestead, residence, facing southwest.**

The two-story rear wing addition of the house dates from 1928 and replaced an earlier, smaller rear addition. The gabled wing is attached to the northeast corner of the original house structure and is two bays deep. It has an entry door adjacent to the original house and paired four-over-four, double-hung, wooden sash windows on the first story; there are two single four-over-four, double-hung, wooden sash windows on the upper story. At the same time the two-story rear wing was constructed, the original hipped-roof porch was extended to wrap around to the eastern elevation of the house, creating a new front façade oriented to the east. The eastern portion of the porch is supported by square columns resting in brick piers. A one-story, shed-roofed rear porch is located on the northern elevation of the rear wing; in 1989, the expanded porch of the house was extended to connect with this rear porch, which was enclosed with siding and screened windows (Figure 2.4.5). An exterior brick chimney, now partially hidden, is located on the western side of the rear wing.

To the west of the 1928 two-story rear wing is a circa 1965 single story, rear ell addition, which rests on infilled brick piers (Figures 2.4.6 and 2.4.7). The north, gable end of the rear ell has a single six-over-six, double-hung, wooden sash window, while the west elevation has single and paired six-over-six, double-hung, wooden sashes. Interior access to the home was not obtained, so the interior of the structure was not assessed. However, the 1991 local landmark designation report indicates that there have been alterations to the original plan of the house since its original construction, although some interior details, including pine floors in the upper story of the original house, remain (CMHLC 1991).



**Figure 2.4.5. Blythe Homestead, residence and shed, facing southeast.**





**Figure 2.4.6. Blythe Homestead, residence, facing northeast.**



**Figure 2.4.7. Blythe Homestead, residence, facing north.**

The Blythe Homestead sits on more than five acres of land. Additional family-owned land is located across Beatties Ford Road to the northeast. This land has been associated with the house since its construction and is currently a terraced field, which was created in in the 1930s by the Civilian Conservation Corps and redesigned in the 1950s (Figure 2.4.8). There are five extant outbuildings on the Blythe Homestead property, as well as the remains of an earlier Blythe family residence and additional farm structures that are no longer extant (CMHLC 1991).

To the north of the Blythe Homestead house is a single story, frame well house that dates to the early-twentieth-century (Figure 2.4.9). The well house is a gabled structure, which is half enclosed and half open, underneath an extension of the main roof. The enclosed portion has a single four-pane, wooden casement window on both the east and west elevations. The extended roof structure is supported by repurposed logs and the openings are framed to resemble a clipped gable. The building has horizontal wooden weatherboard siding and the roof is covered with standing-seam metal.

North of the well house is an early-twentieth-century, frame carport/garage structure that is sheathed in horizontal weatherboard (Figure 2.4.10). The structure has a gabled roof that is covered with standing seam metal. The building was originally used as a chicken house, but was converted for use as a garage in the 1960s (CMHLC 1991). North of the garage/former chicken house is a late-twentieth-century metal shed building. West of the garage/former chicken house is a small, shed-roofed structure that appears to have been constructed out of reclaimed wood from older buildings (Figure 2.4.11). The structure, which dates to the mid-to-late-twentieth-century, may have originally been a doghouse, but is currently being used as a chicken house. West of the Blythe Homestead residence is a two-story log smokehouse with a gabled roof that overhangs the front of the structure (Figure 2.4.12). The first story of the smokehouse dates to the mid-nineteenth-century, while the second story and shed roofed extension were built around 1900. The building has horizontal wooden plank siding where the log frame does not cover the walls and a standing-seam metal roof.



**Figure 2.4.8. Blythe Homestead, terraced field across Beatties Ford Road, facing east.**



**Figure 2.4.9. Blythe Homestead, well house, facing north.**



**Figure 2.4.10. Blythe Homestead, carport/garage and shed, facing northwest.**



**Figure 2.4.11. Blythe Homestead, dog/chicken house, facing west.**



**Figure 2.4.12. Blythe Homestead, smokehouse, facing west.**

### 2.4.1 History

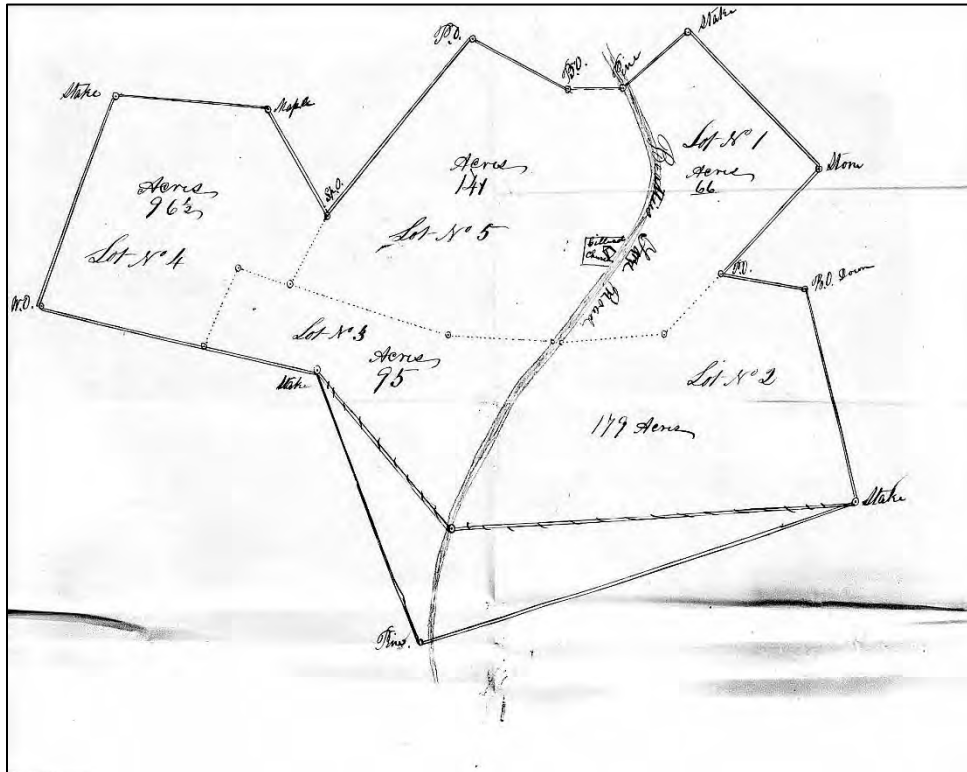
The Blythe Homestead (MK1457) was recorded as part of the comprehensive architectural survey of Mecklenburg County in 1988, along with a brief history of the house written by the present owner (Survey File 1988:MK1457). In 1991, the Blythe Homestead was designated as a local landmark by the Charlotte-Mecklenburg Historic Landmarks Commission. The landmark designation includes three tax parcels: the one that holds the home and outbuildings and two adjacent parcels that remain open land. The landmark designation indicates that the Blythe Homestead is significant as an intact homestead dating to the land acquisition by Samuel Blythe in 1772 and as a representation of Mecklenburg County's farming past. Additionally the house was deemed significant as a well preserved example of rural vernacular architecture dating from the mid-nineteenth-century and the outbuildings represent traditional construction techniques for agricultural outbuildings from the period.

The property on which the Blythe Homestead stands is a portion of a 400 acre tract of land purchased by Samuel Blythe from John Wilson in 1772, who had come to the American colonies from Ireland around 1740 (Alexander 1897:62; Mecklenburg County Register of Deeds 1772 DB8:88). Eighteen years after he acquired the property, Samuel Blythe conveyed 125 acres of land to his son, Richard Blythe, a portion of which is the current Blythe Homestead property (Mecklenburg County Register of Deeds 1790 DB13:758). Upon Richard Blythe's death in 1800, his property passed to his heirs (Mecklenburg County Probate Records 1800:Richard Blythe). In 1818, Samuel Blythe, son of Richard Blythe, acquired approximately 160 acres of his father's property from his sister's husband, Anderson Sadler; he also purchased 40 additional acres in the area, which had been part of his grandfather's original 400 acre tract, from Joseph M. Alexander (Mecklenburg County Register of Deeds 1818 DB19:32, 345). Around the time of his 1822 marriage to Isabella Nantz, Samuel Blythe took up residence on his land along the east side of the Catawba River, which included the current Blythe Homestead lands (*Western Carolinian* [Salisbury, North Carolina] 22 January 1822). It is unknown if he originally resided in the house his parents had owned in the 1790s or built his own home when he moved to the area, but at some point he constructed his own home, south of the current residence on the Blythe Homestead (Alexander 1897:62). From 1830 through 1860, Samuel Blythe was living in Mecklenburg County; although the location is not specified in the 1830 and 1840 census records, many of his neighbors are the same as those in the 1850 and 1860 census records, indicating he was living in the same location (USCB 1830, 1840, 1850, 1860). In 1850 and 1860, Samuel Blythe's occupation was listed as farmer; in 1850, his property was estimated to be worth \$2,400, and by 1860, his real estate was valued at \$3,000 and his personal estate at nearly \$8,500 (USCB 1850, 1860).

Samuel and Isabella Blythe's oldest of their seven children was Richard Franklin Blythe, who was born in 1824; in 1848 he married Violet McCoy and family tradition states that he constructed the current residence on the Blythe Homestead around this period of time (Alexander 1897:62). In both the 1850s and 1860s, Richard Franklin Blythe, along with his wife and family, were neighbors of his parents, supporting the tradition that he constructed the current Blythe house just north of the home he grew up in (USCB 1850, 1860). In 1850, R. F. Blythe served as constable in the area; he had served as the postmaster at Cowan's Ford from 1844 to 1847, when he was succeeded by his father (USCB 1850; Appointment of United States Postmasters, 1844–1856 16:420). By 1860, Richard F. Blythe's property was worth \$1,200 and his personal estate \$3,300 (USCB 1860). Between Richard and Samuel Blythe, in 1860 the family owned 600 acres of farmland, of which 220 acres were improved, along with 30 pigs, 15 sheep, 11 horses, nine dairy cows, and three other cattle; farm production from the Blythe's included wheat, corn, oats, cotton, wool, peas, beans, Irish potatoes, sweet potatoes, butter, hay, beeswax, and honey (USCB 1860).

Samuel Blythe died in 1866 and the settlement of his estate involved the division of 577.5 acres of his property, all lying south of present day Brown Mill Road (Figure 2.4.13). The description of Lot No. 5 indicates

that the 141 acres included a portion of the "Home Tract", likely referring to the parcel on which Samuel Blythe's home was located, north of Brown Mill Road; it also references Tract No. 5 as being bound on the north by the lands of R. F. Blythe, referring to the land on which the current Blythe Homestead residence sits (Mecklenburg County Probate Records 1866:Samuel Blythe).



**Figure 2.4.13. Plat of the division of Samuel Blythe's Land (Mecklenburg County Probate Records 1866:Samuel Blythe)**

In 1870, Richard and Violet Blythe, along with their eight children, were living in the Blythe Homestead home and Richard was a farmer; his mother and younger brother James continued to live nearby, in the home that had been owned by Samuel Blythe, with his brother continuing to run the farm (USCB 1870). In 1876, when Isabella Blythe died, she was living with her son Richard and his family (*The Charlotte Democrat* 21 August 1876). Richard Blythe lived in the home until his death in 1885, with his wife and children continuing to reside in the home until her death in 1899; on the 1888 Orr map, the property is labeled as "Mrs. Blythe" (*The Charlotte Democrat* 16 October 1885). John Clifford Blythe, the youngest of Richard and Violet's eleven children, was born in 1878. In 1902, he acquired his childhood home and 48 surrounding acres from his siblings; six years later, he married Mary Bailes and purchased an additional 24 acres adjacent to his property (Mecklenburg County Register of Deeds 1902 DB232:570; 1908 DB241:573). From 1910 to his death in 1936, John Clifford Blythe continued to operate a farm and live in his family's home on the Blythe Homestead property (USCB 1910, 1920, 1930). During the 1920s, the Blythe family had multiple reunions at J. Clifford Blythe's home, the "former home of the late Richard Franklin Blythe" – the current Blythe Homestead residence (*The Charlotte News* 11 August 1920; *The Charlotte Observer* 6 August 1922). It was under the ownership of J. Clifford Blythe that the 1928 wing was added and the porch was extended to the east elevation, effectively changing the front façade of the house from the south to the east; J. Clifford Blythe also constructed the extant well house and added the second story to the earlier smokehouse.

After John Clifford Blythe's death, Mary Blythe continued to live in the home and operate the Blythe farm; in 1940 she lived in the house with her youngest son, John Charles Blythe, and a hired hand who worked as a farm laborer (USCB 1940). Because of the construction of the Cowans Ford Dam in 1959 and the subsequent creation of Lake Norman, the Blythe family lost 27.1 acres of property to inundation, severely hampering farm operation and leading John Charles Blythe to cease farming in the early 1960s. A 1961 plat from a land exchange between Duke Power Company and the Blythes shows the location of the house and outbuildings at the time (Figure 2.4.14) (Mecklenburg County Register of Deeds 1961 DB2284:350).

Mary Blythe died in 1976. In 1984, the property of John Clifford Blythe was divided among his heirs, with John Charles Blythe inheriting approximately 23 of the 51.75 remaining acres of land, namely Lots 1, 2, 4, 5, and 6 on the land division survey (Figure 2.4.15) (Mecklenburg County Register of Deeds 1984 BK5042:984). Upon the death of John Charles Blythe in 1992 and his wife, Helen Johnson Blythe, in 2006, their son John Charles Blythe, Junior, the current owner, inherited the property; after the death of his aunt, Christine Blythe, in 2006, John Charles Blythe, Junior, also inherited Lot 7, comprising 12.7 acres of open land, from the division of his grandfather's property (Mecklenburg County Register of Deeds 2008 BK23428:746).

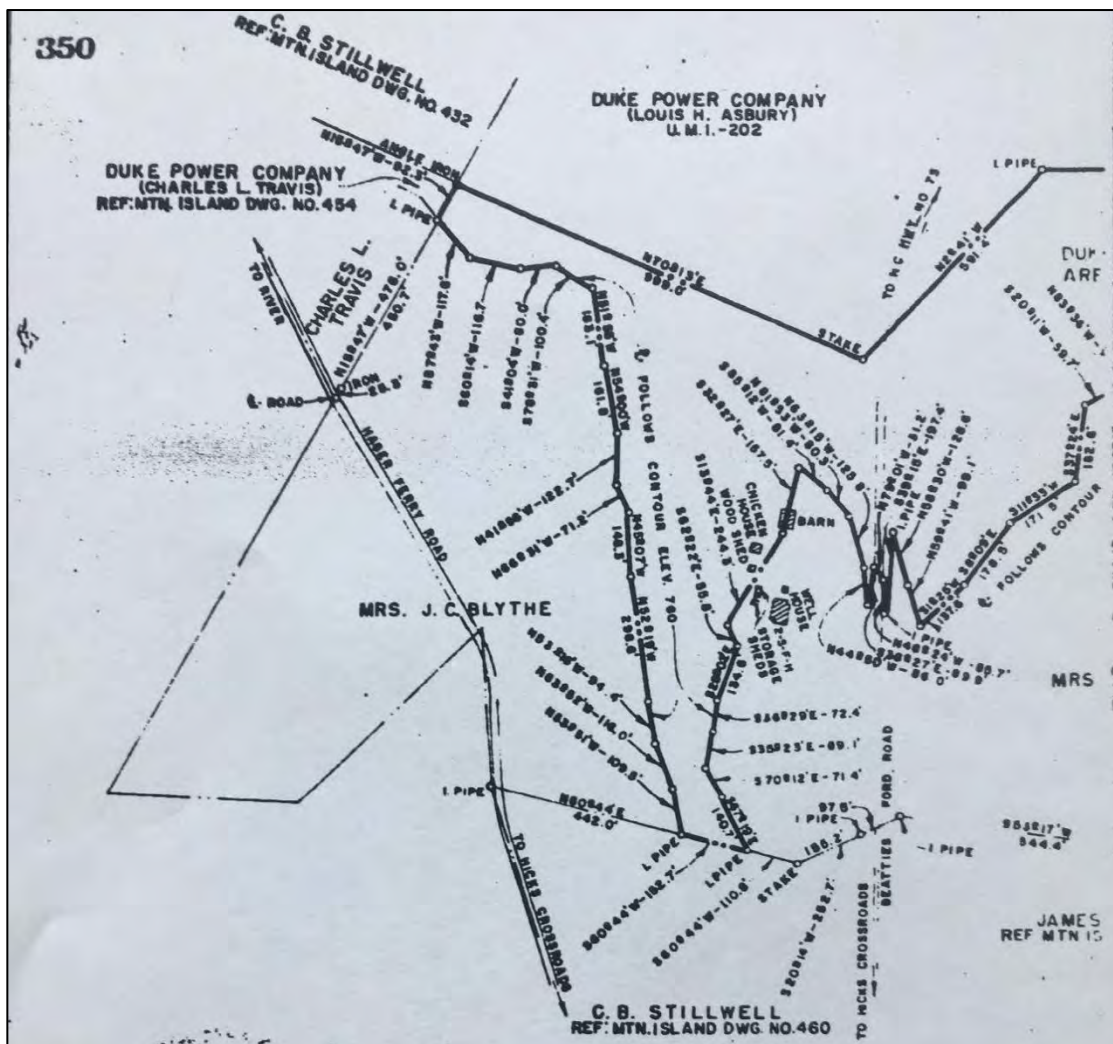


Figure 2.4.14. Plat of the Blythe land (1961) (Mecklenburg County Register of Deeds 1961 DB2284:350).

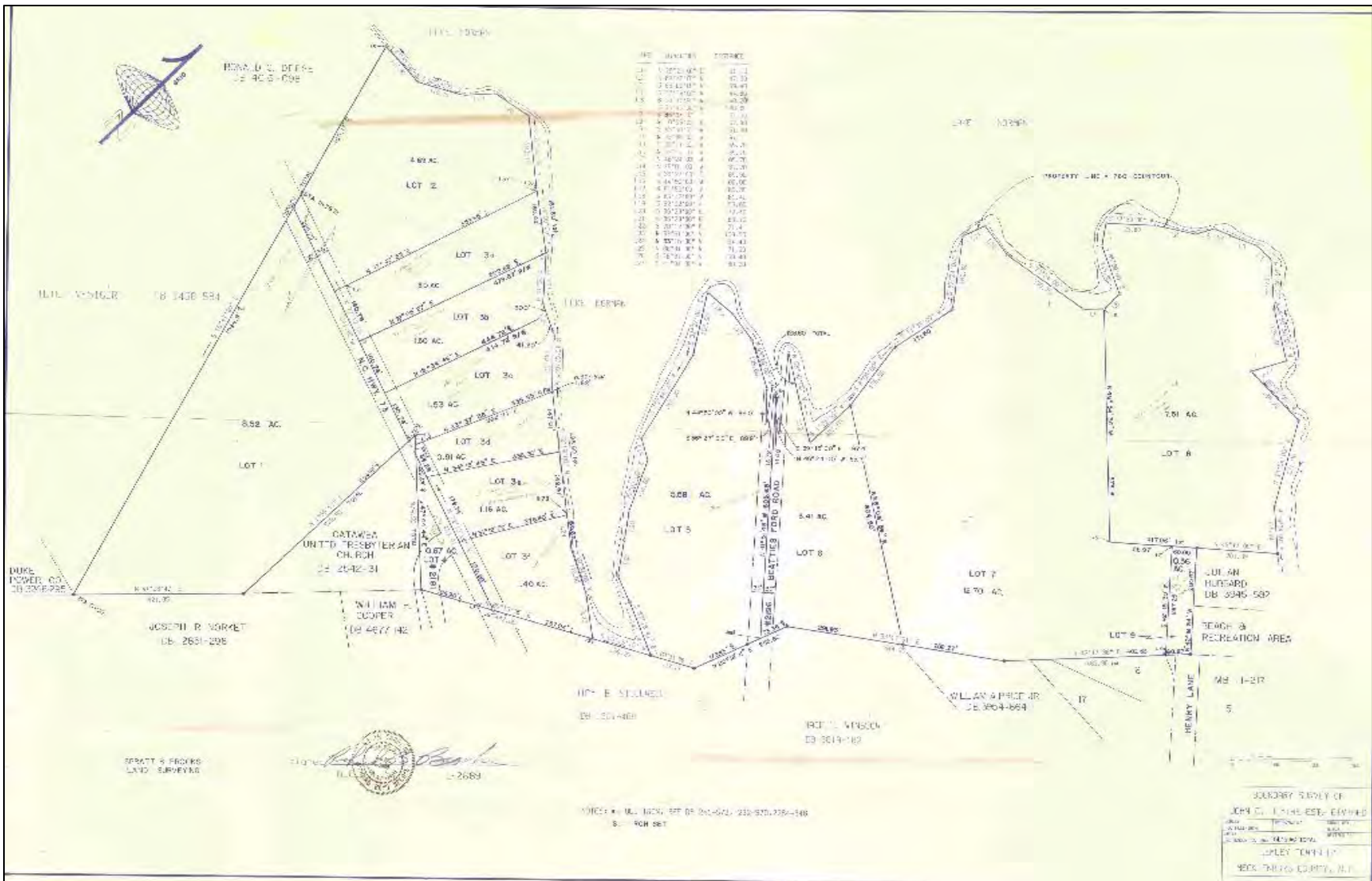


Figure 2.4.15. Plat of the estate of John Clifford Blythe (1984) (Mecklenburg County Register of Deeds, unrecorded map).



## 2.4.2 *Architectural Context*

The area of Lemley Township, Mecklenburg County, surrounding the intersection of Brown Mill Road with Beatties Ford Road was formerly designated as the Cowan's Ford Post Office and has been known as Hicks Crossroads since the mid-twentieth-century. Before the construction of NC 73 in the 1960s, this was the major intersection in the area. The surrounding community was primarily farm tracts, with homes surrounded by open fields, and agricultural outbuildings on the property, but few other homes in the general vicinity. These are characteristics retained by the Blythe Homestead.

The Blythe Homestead is a mid-nineteenth-century, vernacular style home, which has been remodeled and added to during the early- and mid-twentieth-centuries. The side-gabled, double-pile home, with exterior end chimneys, that was the form of the original Blythe Homestead house was relatively common in rural Mecklenburg County during the 1830s through the 1860s (Mattson and Huffman 1990). The later alterations of the house reflect a continuation of the traditional architecture of the home, with the addition of contemporary stylistic details, notably the square columns on brick piers that support the east elevation porch.

There are a number of surviving examples of houses from the mid-nineteenth-century in Mecklenburg County; many are excellent examples of high-style architecture, such as the circa-1833 Cedar Grove (MK0004), which was completed only 15 years earlier than the Blythe Homestead house, but is a distinct contrast to the vernacular style of the original portion of the Blythe Homestead residence, with its masonry construction, five-bay façade, and dominant Greek Revival porch (Figure 2.4.15). Similarly, Sunnyside/Ingleside (MK1471) was constructed during the 1850s, only a decade after the Blythe Homestead house and is an excellent example of the Italianate style (Figure 2.4.16).

While Cedar Grove and Sunnyside/Ingleside were the epitome of contemporary architectural style, the Blythe Homestead reflected a more traditional, conservative style for the period. Many of the most recognizable homes in Mecklenburg County from this period are distinctive examples of a particular style, much like Cedar Grove, while the Blythe Homestead represents the more ubiquitous home style of the period in the area, which generally has not been as well preserved as higher style structures. In this, the Blythe Homestead is similar to the Alexander House/Alexander Farm (MK1448/MK2397), which is a two-story, double-pile farmhouse with a gabled roof, exterior end chimneys, and a hipped roof front porch; although a rear ell has been added to the Alexander House, however, the orientation of the house has not been changed, as has occurred with the Blythe Homestead (Figure 2.4.17). Similar to the Blythe Homestead, the Alexander House retains a number of agricultural outbuildings and some associated fields.

Although located in Lincoln County, the J. P. Hager House (LN0797) is approximately 3.5 miles west of the Blythe Homestead. Originally constructed around three decades after the earliest portion of the Blythe Homestead home, the J.P. Hager House exhibits a similar development to the Blythe property, as it was originally a smaller, vernacular structure that fronted on an older roadway; both homes were later expanded and their newer, side elevations restructured to be front elevations (Figure 2.4.18).



Figure 2.4.15. Cedar Grove (MK0004), facing north.



Figure 2.4.16. Sunnyside/Ingleside (MK1471), facing north.



**Figure 2.4.17. Alexander House (MK1448/MK2397), facing east.**



**Figure 2.4.18. J. P. Hager House (LN797), facing south.**

### 2.4.3 Integrity

Evaluation of the seven aspects of integrity required for National Register eligibility for the Blythe Homestead are as follows:

◆ Location: High

The Blythe Homestead is in the same location where it has been since its construction, in the mid-nineteenth-century.

◆ Design: Medium

Although there have been changes to the residence to accommodate subsequent generations of the family and modernize the structure, the form of the original house remains and the subsequent early-twentieth-century alterations to the home have obtained their own historical significance. Although interior access to the residence was not obtained to evaluate alterations to the interior of the structure, the 1991 description for the Charlotte-Mecklenburg Landmarks Commission indicates that there have been multiple alterations to the plan of the home since its construction, although its original form is evident.

◆ Setting: Medium to High

The Blythe Homestead has historically been part of a rural farm that was owned by several generations of the same family. The setting of the home and land were significantly changed in the early 1960s with the construction of the Cowan's Ford Dam by Duke Power Company, which created Lake Norman; the Blythe family lost approximately 27 acres of their property to inundation by the lake. However, the family has retained more than 21 acres of property surrounding the house, and its location at the end of a dead end street, surrounded by lake frontage and open land, has kept the setting from being affected by the modern development that has occurred in along NC 73 and adjacent roads.

◆ Materials: Medium

The Blythe Homestead retains the majority of its original construction materials, including the foundation, framing, and exterior wallcovering. Although there have been changes to the house since its original construction, they have generally not compromised historic materials and many of the alterations made in the early-twentieth-century have obtained historic significance in their own right and retain their original materials. The interior materials were not assessed, as interior access to the structure was not obtained, but information from 1991 indicates that some original materials, including pine flooring on the second floor of the original house, remain. The extant outbuildings retain much of their original material.

◆ Workmanship: Medium

The Blythe Homestead retains the workmanship from its original construction in its framing and some of the original details that have been retained, such as the chimneys, exterior sheathing, window surrounds, and decorative bargeboard on the original gable ends. The workmanship on the 1920s addition has also been retained, as have the majority of the 1920s four-over-four windows, which, although replacements of earlier windows have their own significance. The interior materials were not assessed, as interior access to the structure was not obtained; however, information from 1991 indicates that much of the original interior workmanship has been altered by later additions, although the 1920s workmanship has obtained historical significance in its own right. The extant outbuildings retain their workmanship, specifically the log construction of the smokehouse.

- ◆ Feeling: High

The Blythe Homestead retains its feeling as a multi-generational residence and farm which has been in use since the mid-1800s. The house retains its original structure, while also exhibiting the continued use by a growing family through the twentieth century. The extant outbuildings and landscape features, including the associated field across Beatties Ford Road, project a feeling of a rural farm complex, despite the loss of land to the construction of Lake Norman.

- ◆ Association: High

The Blythe Homestead retains its association with the Blythe family, who have owned the house since its construction and who have owned the land surrounding the home since the mid-1700s. Although there have been some alterations to the home since its original construction and there has been loss of land to the construction of Lake Norman, these changes have all occurred under the Blythe family ownership of the home and property; therefore, the association has not been compromised.

#### 2.4.4 *Eligibility*

The Blythe Homestead is recommended as eligible for inclusion in the NRHP under Criterion A, for its association with mid-nineteenth through mid-twentieth-century rural farming in northern Mecklenburg County and as an intact homestead of one of the earliest residents of this area. It is ineligible under Criterion B, as it does not have an association with a prominent person; although its original owner, Samuel Blythe, was well-known in the area, as were many of his descendants, none of them achieved a level of prominence above other members of the community. The Blythe Homestead is a well-preserved example of rural, vernacular architecture from the mid-nineteenth-century that exhibits the changes for the continued use of an older house by a growing family, along with elements of contemporary architecture styles from its expansion periods. Also, the extant outbuildings exhibit traditional techniques of farm building construction used from the mid-nineteenth through mid-twentieth-centuries. Therefore, it is eligible under Criterion C. The house and outbuildings are unlikely yield important historical information about construction methods utilized during the mid-nineteenth through mid-twentieth-century, so the Blythe Homestead is recommended ineligible under Criterion D, for building technology.

#### 2.4.5 *Boundary Justification*

The NRHP boundaries for the Blythe Homestead encompass three parcels, totaling over 21 acres, and corresponds to the area designated as a local landmark by the Charlotte-Mecklenburg Historic Landmark Commission (Figure 2.4.19). This property has been part of the Blythe family land since the 1700s and has been the location of two Blythe family homes and a working farm. The land includes not only the home and outbuildings, but a terraced field located across Beatties Ford Road that was historically used for farming.



**Figure 2.4.19. NRHP boundary for the Blythe Homestead (MK1457).**

## 2.5 Caldwell Rosenwald School (MK1461)

Resource Name	Caldwell Rosenwald School
Property No.	75
HPO Survey Site #	MK1461
Street Address	15435 NC 73 Highway
PIN	4631-17-3631
Construction Date(s)	Circa 1924
NRHP Recommendation	Eligible, Criterion A



**Figure 2.5.1. View of Caldwell Rosenwald School, facing northwest.**

Caldwell Rosenwald School is located at 15435 NC 73 Highway, north of NC 73 Highway, in Huntersville, Mecklenburg County. The building is a circa 1924 single story, wooden frame, former school building that, along with connecting buildings that have been added since its use as a school, is currently being used as a retail store (Figures 2.5.1 and 2.5.2). The Caldwell Rosenwald School building was recorded as part of the Mecklenburg County architectural survey in 1988; the survey information for the school was updated in 2001 and the survey file indicates that it was placed on the North Carolina Study List, although this is not reflected in the HPOWEB Geographic Information System (GIS) information (Survey File 1988, 2001:MK1461).

The school building is a wooden framed structure that sits on a brick foundation, with a side-gabled roofline and a small, side-gabled entry portico on the eastern side of the structure (Figure 2.5.3). The south elevation

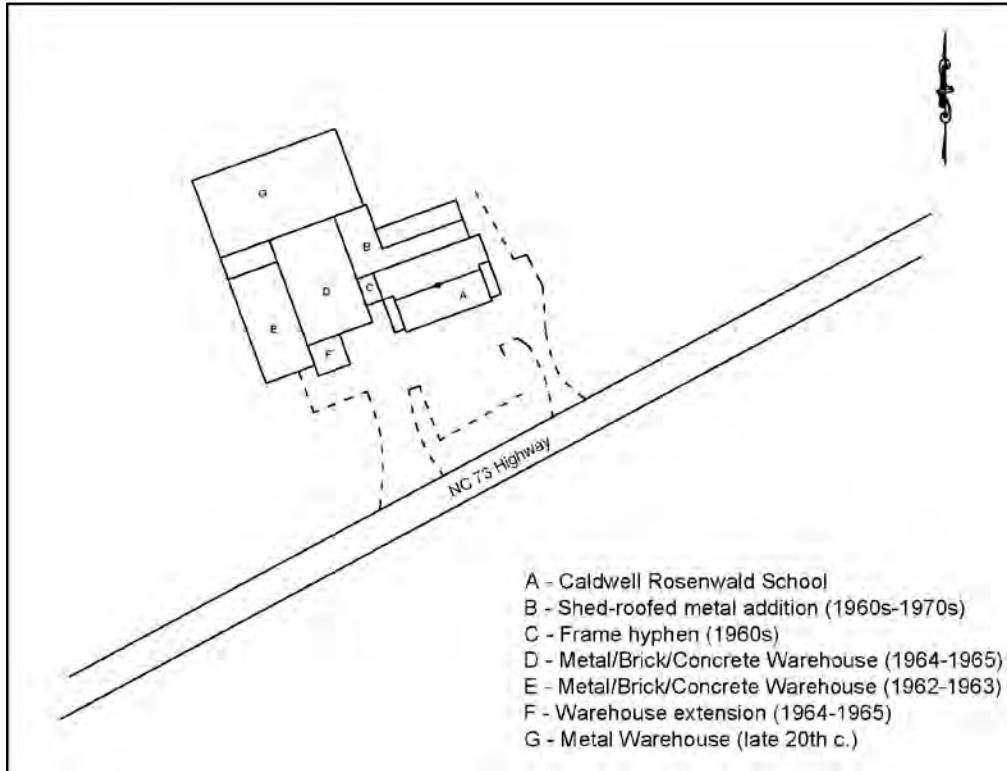


Figure 2.5.2. Site plan of the Caldwell Rosenwald School.



Figure 2.5.3. Caldwell Rosenwald School, facing west.



has two ribbons of six nine-over-nine, double-hung, wooden sash windows, which are mid-century replacements for the original windows. The entry portico on the eastern side is supported by a square post and has a single door in the south elevation and three, single six-over-six, double-hung wooden sash windows (Figure 2.5.4). The original front-gabled entry portico on the western elevation has been replaced with a gabled porch and double glass doors, entering the main school building through its west wall. The structure is covered with vinyl siding and has a standing-seam metal roof; the underside of the roof structure, where there were once visible rafter tails, has been boxed in with vinyl. A central, interior, brick chimney is visible along the roof ridge.

A shed-roofed metal addition, with two garage door bays, has been attached to the northern elevation of the school building (Figure 2.5.5). Two metal-framed, flat-roofed warehouse buildings, with brick veneer exterior and concrete interior, have been attached to the western elevation of the school via a frame hyphen section that connects to the mid-twentieth-century western porch structure (Figure 2.5.6). The eastern warehouse structure has a large, glassed opening that is divided into five large panes surrounding a double, glass entry door. To the west of this portion of the structure, the warehouse extends forward, in a structure with one entry door on both the eastern and western walls, and three tall, single-pane, casement windows along the south elevation (Figure 2.5.7). The western warehouse structure has a single garage-style door, a single main entry door, and a single-pane casement window on its south elevation, while it has two, small, single-pane casement windows on its western elevation. An interior brick chimney structure is visible above the roof (Figure 2.5.8). Attached to the north elevation of the metal/concrete/brick veneer warehouse structures is a large, metal warehouse structure with a low-pitched gable roof, corrugated metal sheathing, and a loading dock area on both the eastern and western elevations (Figures 2.5.9 and 2.5.10).



**Figure 2.5.4. Caldwell Rosenwald School, facing southwest.**



**Figure 2.5.5. Caldwell Rosenwald School, facing south.**



**Figure 2.5.6. Caldwell Rosenwald School and side warehouse addition, facing north.**



**Figure 2.5.7. Caldwell Rosenwald School, side warehouse addition, facing north.**



**Figure 2.5.8. Caldwell Rosenwald School and side warehouse addition, facing northeast.**



**Figure 2.5.9. Caldwell Rosenwald School, side and rear warehouse additions, facing south.**



**Figure 2.5.10. Caldwell Rosenwald School, rear warehouse addition, facing west.**

The interior of the school building has been converted for use as a retail sales building, but retains its basic original form. There are four main rooms, each with original hardwood floors and beadboard lower wall covering and ceiling; the plaster upper wall sections have been replaced with drywall. At the intersection of the four rooms, at the center of the structure, is the remains of the original chimney, which has been covered with drywall. The main double entry door enters the building into the southwest room; facing east, there is a dividing wall halfway down the length of the structure, between the two banks of ribbon windows, with a large, cased opening with clipped corners between the two front rooms (Figure 2.5.10). Although the current windows are replacements for the originals, they replicate the profile and configuration of the original windows and fit within the same openings (Figure 2.5.11). Along the west wall of the southwest classroom is a former cloak closet, which retains its original five-panel door (Figure 2.5.12). On the eastern wall of the southeastern classroom, there is a cased opening to the former vestibule area, which has been retained and is used as additional sample space (Figure 2.5.13).

The northern section of the school building has two rear classrooms, which are currently accessed from the front (south) classrooms by large openings with clipped corners (Figure 2.5.14); this is a modification from the original configuration, which had a smaller door opening and a "breeze" window opening, along with a slate blackboard, along each wall. The rear window openings have been covered over on the interior, but may still be evident under the drywall. Between the rear classrooms is a small, cased door opening (Figure 2.5.15). Along the eastern wall of the northeast classroom, the door opening to the former cloak closet remains, although the door has been replaced, and the former industrial room extends into the classroom and retains its original five-panel door (Figure 2.5.16).

Since it was surveyed in 1988, the Caldwell Rosenwald School has undergone few alterations.



Figure 2.5.10. Interior view of Caldwell Rosenwald School, front classrooms, facing east.



Figure 2.5.11. Interior view of Caldwell Rosenwald School, window detail, south.



Figure 2.5.12. Interior view of Caldwell Rosenwald School, former cloak closet, west wall.



Figure 2.5.13. Interior view of Caldwell Rosenwald School, former vestibule area, east wall.



Figure 2.5.14. Interior view of Caldwell Rosenwald School, from front west classroom to rear east classroom, facing north.

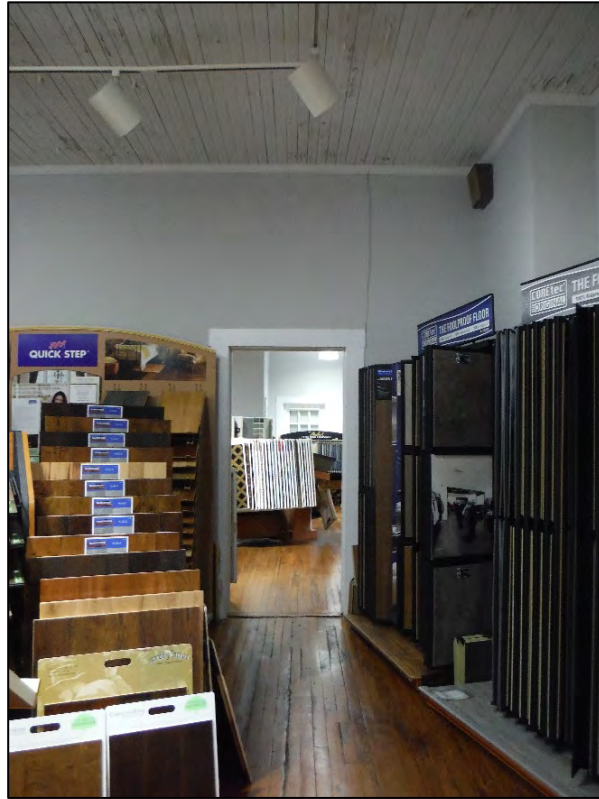


Figure 2.5.15. Interior view of Caldwell Rosenwald School, rear classrooms, facing east.



Figure 2.5.16. Interior view of Caldwell Rosenwald School, former industrial room and cloak closet area, east wall.



### 2.5.1 *History*

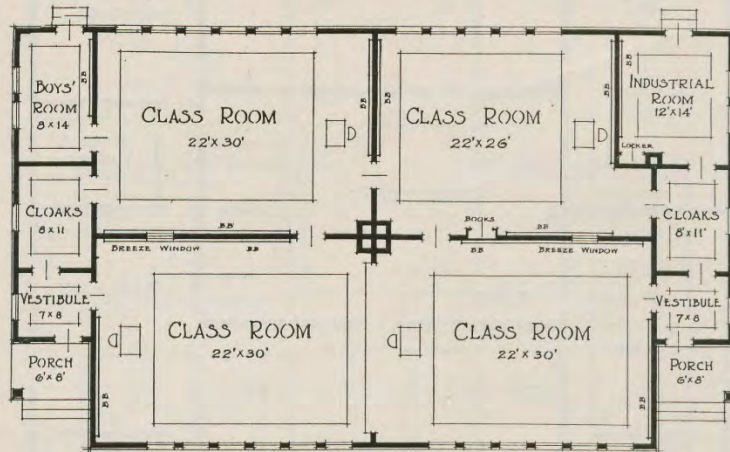
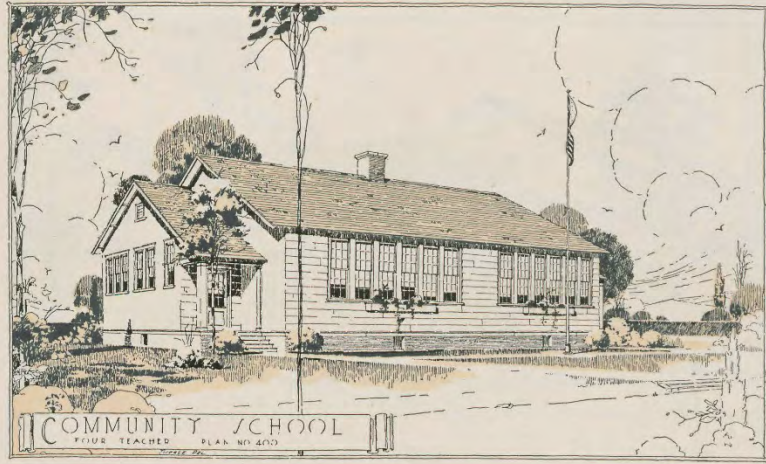
The Caldwell Rosenwald School building was recorded as part of the Mecklenburg County architectural survey in 1988; the survey information for the school was updated in 2001 and the survey file indicates that it was placed on the North Carolina Study List, although this is not reflected in the HPOWEB GIS information (Survey File 1988, 2001:MK1461). A 2007 report prepared for NCDOT provides a framework for assessing the significance and integrity of Rosenwald Schools in North Carolina and a survey of Rosenwald Schools in five counties in the eastern part of the state, as examples (Brown 2007). In 2015, NC-HPO completed a NRHP Multiple Property Documentation Form for Rosenwald Schools in North Carolina, with historical and architectural context, associated building types, and a list of Rosenwald funded schools in each county; there are 26 Rosenwald Schools listed for Mecklenburg County, including the Caldwell Rosenwald School, listed as a four teacher building, funded in budget year 1924–1925 (Obenauer and Brown 2015).

The land on which the Caldwell Rosenwald School stands was part of a four acre tract deeded to the Mecklenburg County Board of Education by Walter S. and Ida Blakely in 1924 (Mecklenburg County Register of Deeds 1924 DB533:303). It was part of over 120 acres of land purchased by Walter S. and Ida Blakely in Lemley Township between 1895 and 1913 (Mecklenburg County Register of Deeds 1895 DB209:687; 1898 DB163:426; DB305:218). The Blakelys were a farm family in Lemley Township, but by 1920 had moved to Cornelius; they transferred the property to the Board of Education shortly before Walter’s death in 1924.

The Caldwell Rosenwald School was funded during the 1924–1925 budget year; it was application 86-D. The cost of construction of the school was \$5,200; of that, \$1,100 was paid by the Rosenwald Fund, \$3,500 by the public, and \$600 by the African-American community (Fisk University 2001). It was constructed using Community School Floor Plan No. 400, with a slight modification of having a gabled entry portico on the west elevation (Figures 2.5.17 through 2.5.20). The school was opened in the fall of 1925, with four grade levels, each in a separate room. It continued to educate the African-American children of the area until 1951, when the school was closed.

In 1953, the building was sold by the Mecklenburg County Board of Education to Truman W. and Margie Burgess (Mecklenburg County Register of Deeds 1953 DB1570:297). Burgess began his upholstery business in the school building. In the 1960s, he added the adjacent metal/concrete/brick warehouse buildings, which were built from the designs for fallout shelters; the western building was constructed in 1962–1963 and the eastern building was constructed in 1964–1965 (Rhonda Burgess Griffith, personal communication, March 2017). During the 1960s through the 1980s, the Caldwell Rosenwald School was converted for use as a retail showroom, although the original structure was largely maintained. During the 1980s, the interior of the school building was renovated, replacing the original plaster with drywall and removing some of the partitions and the original blackboards, but retaining many of the architectural details; during this period, the original windows were removed and replaced with replicas. In 2010, Rhonda Burgess Griffith acquired the property from the estate of her parents (Mecklenburg County Register of Deeds 2010 DB26071:838).

COMMUNITY SCHOOL PLANS



FLOOR PLAN NO 400  
FOUR TEACHER COMMUNITY SCHOOL  
TO FACE EAST OR WEST ONLY

Figure 2.5.17. Community School Floor Plan No. 400 (Julius Rosenwald Fund 1924:11)



**Figure 2.5.18. Historic photograph of the Caldwell Rosenwald School, south elevation (Fisk University 2001).**



**Figure 2.5.19. Historic photograph of the Caldwell Rosenwald School, west elevation (Fisk University 2001).**



**Figure 2.5.20. Historic photograph of the Caldwell Rosenwald School, west elevation (CMHLC 2010).**

### 2.5.2 *Architectural Context*

A review of HPOWEB indicates that there have been 58 school buildings and related structures surveyed within Mecklenburg County. Of those structures, eight are Rosenwald school buildings, representing the 26 Rosenwald Schools built in Mecklenburg County; of these eight structures, only one, the Rockwell Rosenwald School (MK1316) has been identified as no longer extant (Obenauer and Brown 2015:39).

The Newell Rosenwald School (MK1278), circa 1928, has a similar front façade to the Caldwell Rosenwald School, despite being a three-room frame school as opposed to a four-room building; there is a central recessed entryway with a gabled portico, flanked by banks of windows that have been boarded over (Figure 2.5.21). The Newell Rosenwald School was designated as a local landmark in 1989 and placed on the North Carolina Study List in 2001. The Huntersville Rosenwald School (MK1345) dates to around 1924 and is a four-room, frame school building, like the Caldwell Rosenwald School, but it was oriented with its gable end fronting the road; it had a gabled entry portico on its north elevation, similar to the one that was formerly on the Caldwell Rosenwald School, but it has undergone significant alterations to its windows (Figure 2.5.22). The McClintock Rosenwald School (MK1447) is a three-room, frame Rosenwald School that dates from around 1922; it has a hipped roof and a central entry portico, but a similar window configuration to the Caldwell Rosenwald School (Figure 2.5.23). It was listed as a local landmark in 1989, but has not been evaluated for NRHP eligibility. The Smithville Rosenwald School (MK2403), now used as the Smithville Community Center, was built around 1922–1923 and originally was a hipped-roof, three-teacher plan structure, similar to the McClintock Rosenwald School; it has undergone significant alterations, including additions and changes to the windows (Figure 2.5.24). The Smithville Rosenwald School was designated as a local landmark in 2006.

In terms of four-teacher Rosenwald Schools in Mecklenburg County, the Fisk University files identify nine structures. Of these, the Huntersville Rosenwald School (MK1345), Matthews School, Pineville School, and Woodland School were built with the same front-gabled entrance portico and side entry vestibule as the Caldwell School, although Matthews School was brick as opposed to frame; it is unclear from historic photos if Clear Creek School had the front-gabled entry portico and there are no historic photos of Rockwell Rosenwald School (MK1316). Murkland School and Billingsville School were not built on the same plan as Caldwell Rosenwald School. Only two of the four-teacher schools built along the same plan as Caldwell Rosenwald School have been surveyed (Huntersville Rosenwald School and Rockland Rosenwald School), and Huntersville had significant alterations, while Rockland is no longer extant. It is unclear whether the remaining three un-surveyed schools are extant.

Approximately four miles northeast of the Caldwell Rosenwald School is the Caldwell Station School (MK1284), which was a school for white children in the Caldwell Station community and was not funded by the Julius Rosenwald Fund, but was built in the 1920s using a very similar plan, although only half as deep (Figure 2.5.25). The Caldwell Station School was not funded by Rosenwald Fund. However, there were 24 Rosenwald Schools constructed in Mecklenburg County between 1919 and 1930, so the plans associated with these schools and the concepts behind the Rosenwald buildings would have been available in the county during the 1920s. It is possible that this knowledge was adapted to construct another rural school, even though the funding was from a different source (Obenauer and Brown 2015:33). Additionally, both the Interstate School Building Service, on a nationwide level, and North Carolina's Department of Public Instruction, within the state, distributed Rosenwald school plans to districts that wanted them (Brown 2007; Claudia Brown, personal communication, 21 July 2016). Caldwell Station School was listed on the North Carolina Study List in 2001, determined eligible for the NRHP in 2006, and designated a local landmark in 2010 (CMHLC 2010).



Figure 2.5.21. Newell Rosenwald School (MK1278), facing northwest.



Figure 2.5.22. Huntersville Rosenwald School (MK1345), facing southeast.



Figure 2.5.23. McClintock Rosenwald School (MK1447), facing Northwest.



Figure 2.5.24. Smithville Rosenwald School (MK2403), facing northeast.



**Figure 2.5.25. Caldwell Station School (MK1284), facing southeast.**

### 2.5.3 *Integrity*

Evaluation of the seven aspects of integrity required for National Register eligibility for the Caldwell Rosenwald School are as follows:

◆ Location: High

The Caldwell Rosenwald School remains in the same location it has occupied since its original construction.

◆ Design: Medium

The Caldwell Rosenwald School retains most of its original form and design. The western entry porch has been expanded and altered, with the addition of a new double glass doorway and a connection to the brick warehouse structures to the west. The interior has been renovated for use as a retail showroom, although they have retained the four room plan and the original vestibule, cloak room, and industrial room on the eastern side of the building; however, the blackboards and some partitions have been removed, as well as the removal of the rear windows and covering of the openings to accommodate the rear addition. Based on the evaluation guidelines presented by Brown (2007) for Rosenwald Schools in North Carolina, the Caldwell Rosenwald School retains the footprint and shell of the building and it remains recognizable as a Community Floor Plan No. 400 school; although there have been additions to the structure, the visible ones have been appended via a hyphen, which keeps them visually separate from the original school building. While the rear bank of original window bays has been removed, the original size and configuration of window openings along the front of the structure has been retained and the replacement windows that have been installed are similar to the originals in size, profile, and configuration; Brown (2007) indicates that the "loss of some windows and bays is acceptable", although there is no specific

definition for how much window loss is acceptable. The interior rooms of the Caldwell Rosenwald School are still recognizable, despite the removal of the original blackboards and folding doors; the retention of the industrial room and cloak closet are integral to the integrity of design.

◆ Setting: Low to Medium

The area surrounding the Caldwell Rosenwald School was primarily rural with cleared fields and farmland when the school was built in the mid-1920s. Presently, the area surrounding the school has undergone significant modern development, including commercial development along NC 73 and residential development in new communities off of NC 73. However, the parcel containing the Caldwell Rosenwald School retains 2.7 acres of land, including some open space that helps retain some of the setting. Although no significant landscape elements associated with the school remain, Brown (2007) suggests that “articular landscape features are...not considered as important components of design integrity at Rosenwald schools”, since many times the installation of these features was limited by funding.

◆ Materials: Medium

The Caldwell Rosenwald School retains its original framing and foundation materials; however, original exterior sheathing has been covered when the structure was sided with vinyl. Although the replacement windows have been designed to replicate the original, the loss of the historic windows constitutes a loss of historic materials. The interior of the Caldwell Rosenwald School retains a high degree of integrity of materials, including the original beadboard ceiling and wall covering and the original wooden floors, as well as a number of original five-panel, wooden doors. The removal of original plaster and replacement with drywall is the largest interior change to historic materials.

◆ Workmanship: Medium

The original workmanship on the exterior of the structure has been altered or obscured by the addition of vinyl siding and a vinyl soffit, as well as the removal of the western entry portico. Although the replacement windows have been designed to replicate the original, the loss of the historic windows constitutes a loss of historic workmanship. The interior of the Caldwell Rosenwald School retains a integrity of workmanship, through the retention of the original beadboard ceiling and wall covering and the original wooden floors, as well as a number of original five-panel, wooden doors. The removal of original plaster and replacement with drywall is the largest interior change to historic workmanship.

◆ Feeling: Medium

The Caldwell Rosenwald School, despite its reuse as a retail showroom, remains recognizable as a Rosenwald School, thus retaining the feeling of an early-twentieth-century rural school building.

◆ Association: Medium

The Caldwell Rosenwald School retains its association with the surrounding community and the education of rural African-American students in northern Mecklenburg County. Despite some alterations, many of the elements that were part of the structure when it was a school are still intact.

#### 2.5.4 *Eligibility*

The Caldwell Rosenwald School (MK1461) is recommended as eligible for inclusion in the NRHP under Criterion A, for its association with early to mid-twentieth-century education, specifically the education of rural African-American students, in northern Mecklenburg County. The Caldwell Rosenwald School is one



of 26 Rosenwald schools constructed within Mecklenburg County; however, of these schools only eight have been identified in survey files and only seven of those remain extant; only one surveyed, extant school (Huntersville Rosenwald School – MK1345) was built with the same plan as Caldwell Rosenwald Scholl and it has undergone significant alterations, compromising many aspects of its integrity. Based on the criteria established by Brown (2007), the Caldwell Rosenwald School retains many aspects of integrity and many of the important structural elements that identify it as a Rosenwald School. It is ineligible under Criterion B, as it does not have an association with a prominent person. The Caldwell Rosenwald School, which was built using available plans for rural school buildings provided by the Julius Rosenwald Fund; it is one of a number of Rosenwald Schools in Mecklenburg County and the building has undergone some alterations, making it ineligible under Criterion C. The school building is unlikely to yield important historical information, so it is considered ineligible under Criterion D, for building technology.

### 2.5.5 *Boundary Justification*

The recommended boundary of the NRHP-eligible property is the Caldwell Rosenwald School building and a ten foot buffer around it (Figure 2.5.26). The boundary is limited to the former school structure, as the building retains its association with early-to-mid-twentieth-century African-American education in the county. The remaining portion of the parcel is excluded from the NRHP boundary, as it contains more modern structures and a landscape that does not add to the eligibility of the property.



**Figure 2.5.26. NRHP boundary for Caldwell Rosenwald School (MK1461).**

## 2.6 Gilead Associate Reformed Presbyterian Church and Cemetery (MK1465)

Resource Name	Gilead Associate Reformed Presbyterian Church and Cemetery
Property No.	76
HPO Survey Site #	MK1465
Street Address	15303 Beatties Ford Road
PIN	4621-83-4826
Construction Date(s)	1880-1882; 1949; circa 1963
NRHP Recommendation	Eligible, Criterion C



**Figure 2.6.1. View of Gilead ARP Church, facing southwest.**

Gilead Associate Reformed Presbyterian (ARP) Church and Cemetery is located at 15303 Beatties Ford Road, southwest of its intersection with Gilead Road, and south of NC 73 in Huntersville, Mecklenburg County. The church is a brick structure constructed in multiple building periods, with the original structure built in 1882; there is a large cemetery to the south of the church (Figures 2.6.1 and 2.6.2). The church building was recorded as part of the Mecklenburg County architectural survey in 1988; a 2001 North Carolina Study List application was denied because mid-twentieth-century alterations to the church had compromised its integrity (Survey File 1988:MK1465).

The original portion of the church building is a brick structure, with a five-to-one common bond, which is two bays wide by four bays deep (Figure 2.6.3). Each of the four bays of the original structure, on both the north and south elevations, features an arched window opening and is separated by pilasters; the current

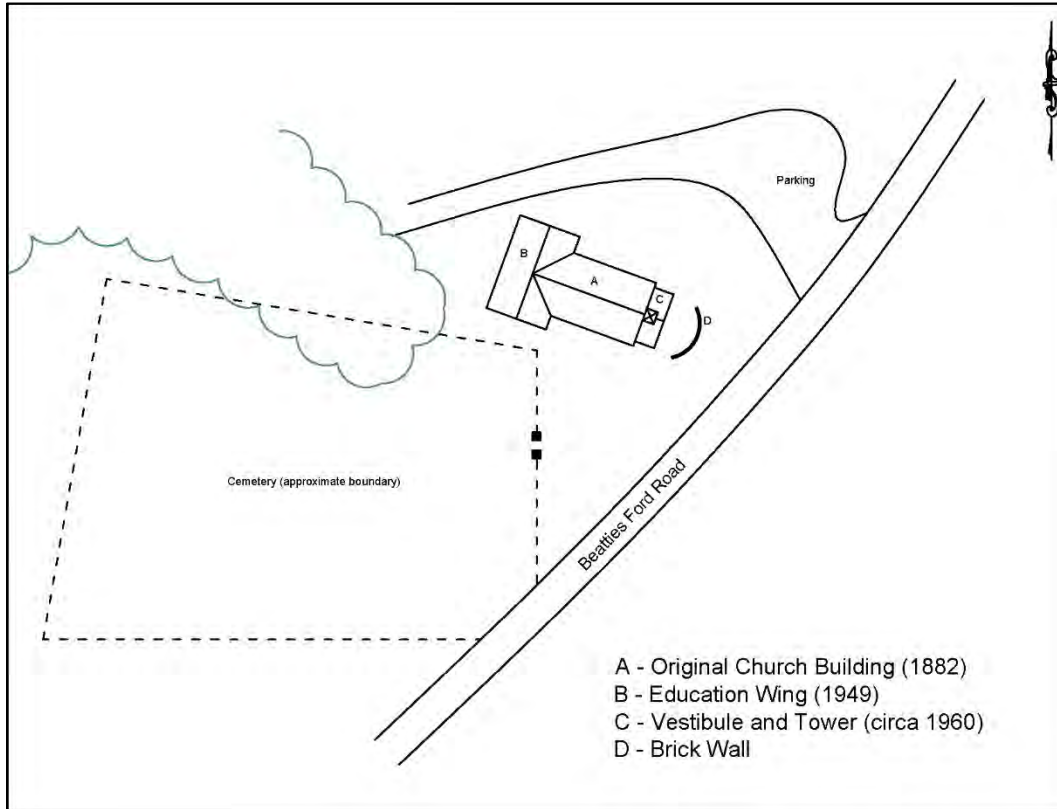


Figure 2.6.2. Site Plan of Gilead ARP Church.



Figure 2.6.3. View of Gilead ARP Church, original structure, facing north.

stained-glass panels date from around the mid-twentieth-century. The roof of the structure is covered with composition shingles and the cornice is corbelled.

In 1949, a two-story, side-gabled education wing was added to the west (rear) elevation of the original church structure. The addition is of frame construction, with brick veneer, and features cornice returns on its gable ends. The windows on the education annex are single and paired one-over-one, double-hung, vinyl sashes (Figures 2.6.4 and 2.6.5). On the eastern wall of each projecting wing of the education annex, adjacent to the intersection with the original church building, is a six-panel entry door located beneath a hipped-roof that is supported by a square post (Figure 2.6.6).

In 1960, the gabled, brick veneer, three bay vestibule and tower were added to the front of the church building. The vestibule has a recessed central double door with a stained glass fanlight; it is flanked by a single arched, stained glass window on either side. The gable end is fully enclosed and has a circular central vent. The frame tower has a square plan, pyramidal roof, arched vent, and widow's walk (Figure 2.6.7). The corners of the vestibule have faux quoins, constructed of brick, and the cornice of the vestibule has denticulated molding (Figure 2.6.8). The addition of this style vestibule and tower is representative of the popularity of the Colonial Revival style for churches in the mid-twentieth-century.



**Figure 2.6.4. View of Gilead ARP Church, education wing, facing southeast.**



**Figure 2.6.5. View of Gilead ARP Church and cemetery, facing northeast.**



**Figure 2.6.6. View of Gilead ARP Church, education wing and original structure, facing northwest.**



Figure 2.6.7. View of Gilead ARP Church, circa 1963 vestibule and tower, facing west.



Figure 2.6.8. View of Gilead ARP Church, molding detail, original structure and circa 1963 vestibule, facing north.

The interior of the vestibule has wooden floors and the original, arched door openings (Figure 2.6.9). The doors have been replaced with swinging double, six-panel doors and the original four-pane fanlights have been replaced with stained glass fanlights. The pilasters separating the original two front bays of the church are evident beneath the drywall that covers the original front façade. The sanctuary has a central hallway flanked by a row of wooden pews, dating from the 1920s, on either side (Figure 2.6.10).



**Figure 2.6.9. Interior of Gilead ARP Church, circa 1963 vestibule and original double entryway, facing northwest.**



**Figure 2.6.10. Interior of Gilead ARP Church, original building, sanctuary, facing southeast.**

The altar is an arched recess in the rear wall of the church, flanked by a single, six-panel door on either side, which both access the education wing (Figure 2.6.11). The mid-twentieth-century ceiling of the church was removed in 1997, revealing the brick wall in the gable end, arched window opening, and structural roof system (Figure 2.6.12).



Figure 2.6.11. View of Gilead ARP Church, altar, facing northwest.



Figure 2.6.12. Interior of Gilead ARP Church, original structure, roof framing detail, facing northwest.



Southeast of the church building is a large cemetery, covering approximately 1.5 acres. The cemetery is roughly rectangular and is oriented east-west; it is not fenced, but it does have a designated entry point, along its eastern edge, which is delineated by two fieldstone columns with pyramidal tops (Figure 2.6.13). There are a wide variety of burial markers in the cemetery, with materials including granite and sandstone. There are over 600 interments in the cemetery, ranging from the 1820s to the present (Figures 2.6.14 and 2.6.15).



**Figure 2.6.13. View of Gilead ARP Cemetery, stone pillar entry, facing west.**



**Figure 2.6.14. View of Gilead ARP Cemetery, facing southwest.**



**Figure 2.6.15. View of Gilead ARP Cemetery, facing northeast.**

Since it was surveyed in 1988, Gilead ARP Church has undergone some alterations, including the removal of the mid-twentieth-century ceiling to reveal the structural roof system and original gable brick walls. The entirety of the alterations to the church were addressed in the 2001 North Carolina Study List application for the church, which was denied because the mid-to-late-twentieth-century alterations had compromised aspects of the church's integrity.

### *2.6.1 History*

The Gilead ARP Church and Cemetery was recorded as part of the Mecklenburg County architectural survey in 1988; a 2001 North Carolina Study List application was denied because mid-twentieth-century alterations to the church had compromised its integrity (Survey File 1988:MK1465).

Gilead ARP Church congregation dates to 1787 and is the oldest Associate Reformed Presbyterian Church in the county. The location was reputedly originally a frontier fort, which provided the communicants with protection (Gilead ARP Church 1987; *Mecklenburg Gazette* 18 August 1949). In 1791, Samuel Blythe deeded two and one-half acres of his property, which he had purchased from John Wilson in 1772, to Alexander Baldrige, William Henderson, and David Smith, Trustees of the Presbyterian Congregation of Gilead, of the Associated Reformed Synod, for the construction of a meeting house and graveyard (Mecklenburg County Register of Deeds 1791 DB13:930). This church structure was begun in 1793 and was a log building (Gilead ARP Church 1987). In 1818, the will of William Henderson specified that his 300 acre lands be sold upon his death and the profits be used to endow the "Gilead Meeting House located on the Great Road from Charlotte to Beatties Ford" with a fund to pay the salary of a minister (Mecklenburg County Probate Records 1818 Will Book D:6). The church location is marked on the plat of the division of the lands of Samuel Blythe, grandson of the original grantor of the church property, after his death in 1833 (Figure 2.4.13).

The church went through six pastors between its founding and 1879, when Reverend D. G. Caldwell took over the church. It was during the pastorate of Reverend Caldwell that the construction of a new church building was begun. The new structure was “a substantial and elegant brick church, erected at the cost of \$2,000”; the church was constructed out of “hand-hewn brick” over a period of two years, with the first service held in the completed church in March 1882 (Gilead ARP Church 1987). The church erected between 1880 and 1882 is the core structure of the current church building (Figure 2.6.16).

A “Session Room” was constructed on the rear of the church in 1913, but it was demolished with the later construction of the education annex (Figure 2.6.17). In 1949, the church began construction of an education wing at the rear of the church, under the pastorate of Reverend R. M. Bell, at the cost of \$18,000. This education wing originally contained 13 classrooms, two large assembly rooms, rest rooms, and a kitchen; it was necessary to support the functions of a mid-twentieth-century church and for the continued functionality of the expanded church congregation in hosting Sunday school classes, which required more space than the original church building could provide (*Mecklenburg Gazette* 18 August 1949). In 1960, the new vestibule and tower for the church were completed at a cost of \$13,000; this new vestibule covered the original front of the church building, although the original double arched entry openings remain within the vestibule. Around this time, the original wooden sash windows of the church were replaced with stained glass windows. In 1997, the congregation removed the drop ceiling of the church to uncover the original church beams and moldings (Gilead ARP Church 1997).

Throughout its history, Gilead ARP Church has played an important role in the community. In addition to a place of worship, it has also served a key function in the social lives of members. The Women’s Benevolent Society (later Women’s Missionary Society) has been an active organization within the church since 1884; their work in the community helped to support the mission of the parish and the funds the society raised contributed greatly to purchase of pews and pulpit furniture in the 1920s and the expansion of the building in the 1940s. Members of the Gilead ARP Church community have also made significant contributions to international missionary work, including sending the first Associate Reformed Presbyterian missionary to India in 1910 (*Mecklenburg Gazette* 18 August 1949).



Figure 2.6.16. Historic photograph of Gilead ARP Church (circa 1882), on display at the church.



Figure 2.6.17. Historic photograph of Gilead ARP Church (circa 1913), on display at the church.

## 2.6.2 *Architectural Context*

The Gilead ARP Church is a congregation that spans more than two centuries and the current structure has been in use by the church for 135 years. Over that time it has been adapted to the changing needs of a growing congregation and has incorporated contemporary ideas and styles of religious architecture. Churches are relatively common in Mecklenburg County. A review of HPOWEB indicates that there have been 98 church structures surveyed within the county; nine of these churches are listed in the NRHP, five have been determined eligible for the NRHP, and five have been placed on the North Carolina Study List. There are also multiple unrecorded church structures, primarily those constructed after 1950, within the county.

The Huntersville Associate Reformed Presbyterian Church (MK1242) is a circa 1950, brick church building, with a monumental, gabled front portico (Figure 2.6.18). Although the entire church building dates to around the same period as the education annex of Gilead ARP Church, the Huntersville Church has similar form and placement of its education annex; it also has a wooden tower structure similar to the one built at Gilead ARP Church in the 1960s. The Huntersville Church was built to replace an earlier church structure; it was determined ineligible for inclusion in the NRHP.

Saint Mark's Episcopal Church (MK0199) was built around the same period as Gilead ARP Church, dating to the mid-1880s. This brick church building is approximately the same scale as the original Gilead ARP Church building, instead of the monumental church buildings that were built in later decades, which is appropriate for a rural congregation (Figure 2.6.19). In contrast to the Gilead APR Church, which was built in a traditional style, Saint Mark's Episcopal Church was designed in the contemporary Gothic Revival style, with flared eaves, lancet arched windows and doors, and a cruciform shape.

Although built a half-century earlier than Gilead ARP Church, with its original construction date of circa-1830, the Hopewell Presbyterian Church has a similar development pattern to Gilead ARP Church (Figure 2.6.20). The original Hopewell Presbyterian Church was remodeled in the 1860s, but the church was substantially enlarged with the 1928 addition of an education annex at the rear of the original structure; at the same time, the original façade was altered slightly. Although the alterations were made to Hopewell Presbyterian Church a few decades earlier than the changes to Gilead ARP Church, they were made for the same reasons – an expanding church population and need for additional space for functions performed by the church. Hopewell Presbyterian Church was designated as a local landmark in 1988 and listed in the NRHP in 1996.

Paw Creek Presbyterian Church (MK1687) was built in 1882; although it is a larger scale church than Gilead ARP Church, it also has multiple additions to the original structure (Figure 2.6.21). Paw Creek Presbyterian Church was determined eligible for the NRHP in 2002. Similarly, the Sugar Creek Presbyterian Church (MK1761) is a circa 1870 church structure that was significantly enlarged and altered in the 1960s (Figure 2.6.22); it was placed on the North Carolina Study List in 1971.



**Figure 2.6.18. Huntersville Associate Reformed Presbyterian Church (MK1242), facing southeast.**



**Figure 2.6.19. St. Marks Episcopal Church (MK0199), facing northeast.**



Figure 2.6.20. Hopewell Presbyterian Church (MK1498), facing east.



Figure 2.6.21. Paw Creek Presbyterian Church (MK1687), facing northeast.



**Figure 2.6.22. Sugar Creek Presbyterian Church (MK1761), facing east.**

### 2.6.3 *Integrity*

Evaluation of the seven aspects of integrity required for National Register eligibility for the Gilead ARP Church and Cemetery are as follows:

◆ Location: High

Gilead ARP Church remains in the location that the congregation has been located since 1791; the current structure has stood at its location since 1882.

◆ Design: Medium

The original 1882 brick structure is evident, both on the exterior and on the interior of the Gilead ARP Church. Although the original church has been expanded, therefore changing its design, these additions occurred more than 50 years ago and have attained historic significance, as they demonstrate the changes necessary to maintain a thriving church congregation and serve the needs of a growing community.

◆ Setting: Medium

Gilead ARP Church and Cemetery has historically been located in a rural farming community in northern Mecklenburg County. Although there has been some modern development in the surrounding areas, the lands immediately adjacent to the church remain primarily rural and retain some of the characteristics of the farmland that surrounded the church from the late-eighteenth-century to the mid-twentieth century.

◆ Materials: Medium to High

Gilead ARP Church retains most of its original construction materials from 1882, although the original front entrance has been covered with drywall and obscured by the 1960s vestibule and the



original rear wall has been covered with the 1949 education building addition. Each of these additions has now reached a period of historical significance for the church and they each retain their original materials. The original windows and window sashes have been removed, but the stained glass windows date from the same period as the vestibule.

◆ Workmanship: Medium to High

Gilead ARP Church exhibits notable detail and workmanship, both interior and exterior. The masonry construction of the 1882 church, along with the corbelled moldings and interior support beams attest to the workmanship of the original construction of the church. The 1949 education addition has a utilitarian workmanship reflective of its construction period and purpose. The 1960s vestibule addition features denticulated moldings, a deep arched entryway, and a wooden tower structure, as well as the addition of stained glass windows, which speaks to the craftsmanship of the mid-twentieth-century.

◆ Feeling: High

Gilead ARP Church evokes the feeling of a church belonging to a long-standing, rural congregation that has evolved to meet the changing needs and styles of its constituents. The cemetery to the south of the church, with the stone entry and graves of church members, contributes to this feeling.

◆ Association: High

Gilead Associate Reformed Presbyterian Church and Cemetery has a strong association with Hicks Crossroads community and the important role it has played in the religious life of the residents of the area.

#### 2.6.4 *Eligibility*

Religious properties are normally are not considered eligible for listing in the NRHP. However, Criteria Consideration A allows for a religious property to be considered eligible for listing if: "it derives its primary significance from architectural or artistic distinction or historical importance". Gilead ARP Church and Cemetery (MK1465) is recommended as ineligible for inclusion in the NRHP under Criterion A. The church has a strong association with the late-nineteenth and early-twentieth-century settlement of the Hicks Crossroads area and has served as an important part in the development of the surrounding community. However, this was a common function of churches from this time period and does not meet the threshold of historical importance established by Criteria Consideration A. It is ineligible under Criterion B, as it does not have an association with a prominent person; although many of its members were well-known farmers and businessmen in the area, none of them achieved a level of prominence above other members of the community. Gilead ARP Church is not a significant example of a specific style of church construction, but it is an example of the changing style of religious architecture over the late-nineteenth through the mid-twentieth-centuries. Although it was designed as a small rural church during the late-nineteenth-century, later alterations were designed using contemporary architectural styles, demonstrating the evolution of ecclesiastical architectural styles from 1882 through the 1960s and showing how various styles were often combined in a single, evolving structure. The denial of the Study List application for the church in 2001 cited "the changes (1949 and 1960s additions) to Gilead Associate Reformed Presbyterian Church are such that...it does not meet National Register criteria for architectural integrity". However, these changes, which are now greater than 50 years old, contribute to the evolving architectural history of the church. Therefore, these changes no longer diminish the integrity of the building, but are a significant element of its architecture. Unlike many growing churches in the area, the Gilead ARP congregation did not demolish their nineteenth century structure and construct a new, larger church in the mid-to-late-twentieth century. Instead, they continued to adapt the existing structure, resulting in a unique architectural example of multiple styles of

church architecture over an eight decade period. Therefore, using Criteria Consideration A, Gilead ARP Church is recommended as eligible under Criterion C for its architecture. The church does not have the potential to yield important historical information about church construction during the late-nineteenth through mid-twentieth-century, so it is ineligible under Criterion D, for building technology.

### 2.6.5 *Boundary Justification*

The NRHP boundaries for Gilead ARP Church and Cemetery (MK1465) would encompass the eastern portion of the approximately eight acre parcel on which the church and cemetery are located, including only the church and cemetery (Figure 2.6.23). This lot has been the historic location of the congregation since the late 1700s, the cemetery since the early 1800s, and the current church building since 1882. This portion of the lot contains open space and vegetation that have historically been part of the church's landscape. The western portion of the parcel, which is not included within the NRHP boundary, contains forested land, which does not contribute to the significance of Gilead ARP Church and Cemetery.



**Figure 2.6.23. NRHP boundary for Gilead ARP Church and Cemetery (MK1465).**

## 2.7 Houser House (MK1470)

Resource Name	Houser House
Property No.	78
HPO Survey Site #	MK1470
Street Address	14400 NC 73 Highway
PIN	4621-65-0819
Construction Date(s)	Circa-1915
NRHP Recommendation	Not Eligible



**Figure 2.7.1. View of the Houser House, facing south.**

The Houser House is located at 14400 NC 73 Highway, south of NC 73, near the town of Huntersville in Mecklenburg County. The structure, which is set back to the road, is a two-story frame residence with a side-gabled roof, built around 1915 (Figure 2.7.1). The approximately 10 acre parcel on which the home sits also contains nine outbuildings (Figure 2.7.2). The house was recorded as part of the Mecklenburg County architectural survey in 1988 (Survey File 1988:MK1470).

The Houser House is a three bay wide, single-pile, wooden frame home with a rear ell addition; the house has a side-gabled roof and sits on a stone pier foundation that has been infilled with concrete block. The front elevation has a central entry door flanked by a single one-over-one, double-hung, metal sash window to the west and a paired one-over-one, double-hung, metal sash windows to the east; the door is smaller than the original and infill is visible around the door trim (Figure 2.7.3). The upper story has three evenly spaced six-over-six, double-hung, wooden sash windows; they are replacements of original, larger

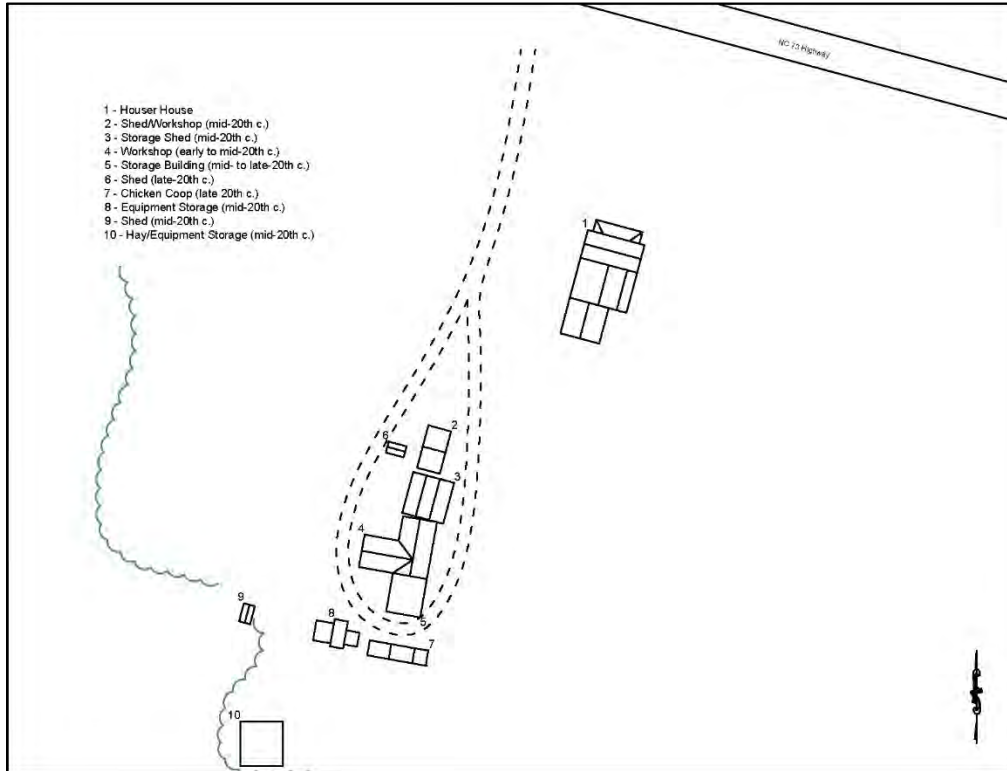


Figure 2.7.2. Site plan for the Houser House.



Figure 2.7.3. Detail of porch and entryway of the Houser House, residence, facing south.

windows, as the surrounding siding has been patched in around the window openings. A hipped-roof porch spans nearly the entire elevation and is supported by four thin, tapered, Tuscan columns. This portion of the structure is covered with fiberboard siding and has a composition shingle roof. A section of the south (rear) elevation of the main block, along the western half, is covered with vertical wooden siding.

The west elevation of the house has a single one-over-one, double-hung, metal sash on the lower story and a single six-over-six, double-hung, wooden sash on the upper story (Figure 2.7.4). A one-and-one-half-story, gabled, rear ell addition extends from the southwest corner of the house. The portion of the rear ell that attaches to the house has a pair of two-over-two, double-hung, metal sash windows and is sheathed in fiberboard siding; it also sits on a pier foundation, infilled with concrete block, suggesting it was constructed earlier than the rear half of the addition. The rear portion of the rear ell has vinyl siding and a ribbon of four, vertical, single-pane casement windows; it sits on a continuous concrete block foundation under a brick sill plate, indicating a different construction date than the main house and northern portion of the ell (Figure 2.7.5). Attached to this rear ell is a two-bay, frame carport with clipped corners on its openings.

Attached to the southeast corner of the house is a second, single story, gabled rear addition, which also sits on a concrete block foundation (Figure 2.7.6). This addition has paired one-over-one, double-hung, metal sash windows on its south elevation. On the east elevation it has a single one-over-one, double-hung, metal sash window and a large, picture window flanked by one-over-one, double-hung, metal sash windows. It also has an exterior brick chimney along its east side. The east elevation of the main block of the house has an original exterior brick chimney, with a single one-over-one, double-hung, metal sash window on either side of it on the first story (Figure 2.7.7). Interior access to the home was not granted so the inside of the house was not assessed.



**Figure 2.7.4. Houser House, residence, facing east.**



**Figure 2.7.5. Houser House, residence, facing northeast.**



**Figure 2.7.6. Houser House, residence, facing northwest.**



**Figure 2.7.7. Houser House, residence, facing southwest.**

Southwest of the house are a collection of mid-to-late-twentieth-century outbuildings (Figure 2.7.8). Closest to the house is a frame building with a gabled roof, which may have originally been a smokehouse; it has been significantly altered and is now being used as a shed/workshop building (Figure 2.7.9). The roof has a wide front overhang, supported by brackets, and the front elevation has a central door and upper story window; the sides of the roof have been extended to create additional enclosed spaces. The roof is covered with standing-seam metal, as is the north side of the building. South of the shed/workshop building is a collection of three separate buildings that have been attached to each other, although they likely do not have interior access between the buildings (Figures 2.7.10 through 2.7.14). A shed-roofed, metal garage structure, with a double entry door and a garage door in a plywood façade, is next to the shed/workshop; it has a gabled rear addition. Its southern wall abuts a single story, side-gabled, concrete block workshop building. This workshop building attaches to a single story, flat-roofed, storage building that is sheathed in wooden shingles; it has three sections and has a metal entry door, paired one-over-one, double-hung, vinyl sash window, and a single one-over-one, double-hung, vinyl sash window. West of this complex of structures is a modern, side-gabled, wooden shed with a central entry door (Figure 2.7.15).

South of the connected workshop/shed buildings are two wooden framed structures with plywood walls, which are connected by a short, wire-fenced area, that appear to be a chicken house (Figure 2.7.16). West of the chicken house is a frame structure with a flat roof and two flat-roofed extensions, which is used to house equipment (Figure 2.7.17). South of the equipment storage shed/garage is a flat-roofed, wooden frame structure with a metal roof, which appears to have been storage for hay (Figure 2.7.18). East of the equipment storage shed/garage is a mid-twentieth-century, front-gabled wooden shed (Figure 2.7.19).

Since it was surveyed in 1988, the Houser House has undergone some alterations. Original survey photographs show that in 1988, the addition at the southwest corner of the house was comprised of only

the front portion of the original addition, and appears to have had a hipped roof. The windows, door, and siding remain the same as they were in 1988.



**Figure 2.7.8. View of Houser House, outbuildings, facing south.**



**Figure 2.7.9. View of Houser House, shed/workshop, facing west.**





**Figure 2.7.10. View of Houser House, storage shed, facing southwest.**



**Figure 2.7.11. View of Houser House, workshop, facing southwest.**



**Figure 2.7.12. View of Houser House, storage building, facing west.**



**Figure 2.7.13. View of Houser House, rear of storage/workshop buildings, facing east.**



**Figure 2.7.14. View of Houser House, rear of storage/workshop buildings, facing northeast.**



**Figure 2.7.14. View of Houser House, rear of storage/workshop buildings, facing southeast.**



**Figure 2.7.15. View of Houser House, shed, facing south.**



**Figure 2.7.16. View of Houser House, outbuildings, facing west.**



**Figure 2.7.17. View of Houser House, shed/garage, facing south.**



**Figure 2.7.18. View of Houser House, hay storage, facing southwest.**



**Figure 2.7.19. View of Houser House, shed, facing southwest.**

### 2.7.1 *History*

The Houser House (MK1470) was recorded as part of the architectural survey of Mecklenburg County in 1988. Information from the survey file provides an oral history of the house from the owner at the time and dates the rear ell of the house to around 1910 and the main, two-story, section to around 1925 (Survey File 1988:MK1470). The surveyor posited an earlier date of construction for the main block, however, based on the architectural form and building elements of the house.

Family tradition indicates that the house has been owned by the Houser family since around 1910, when the original portion was constructed. Historic maps suggest a construction date closer to 1915, as the house does not appear on either the 1910 USDA soil survey map or the circa 1912 USPS rural delivery map, nor is it shown on the 1911 Spratt map (Figures 2.7.20 and 2.7.21); it first appears on the 1949 USGS topographic map. The use of an architectural form that was common in the late-nineteenth-century and building materials that appear to date from an earlier period suggests that the house may have either been moved to this location or constructed using materials salvaged from an older house, although there is no written documentation of either activity.

The property on which the Houser House stands was part of an approximately 426.5 acre farm owned by Samuel and Jane Black in the late-nineteenth-century. Jane Black was Samuel Black's second wife and was 33 years younger than her husband; they were married in 1862 and he died in 1875, leaving her a widow (*The Charlotte Democrat* 25 January 1875). The couple had no children and by 1880 her niece, Elizabeth Fleming Long, and her husband, John Wesley Long, were living in the home of Jane Black (USCB 1880). On her death in 1909, Jane Black's will directed that her "400 to 500 acre" property, the "House Place" or the "Samuel Black Place" be divided equally among her niece, Elizabeth, and her four grand-nieces and one



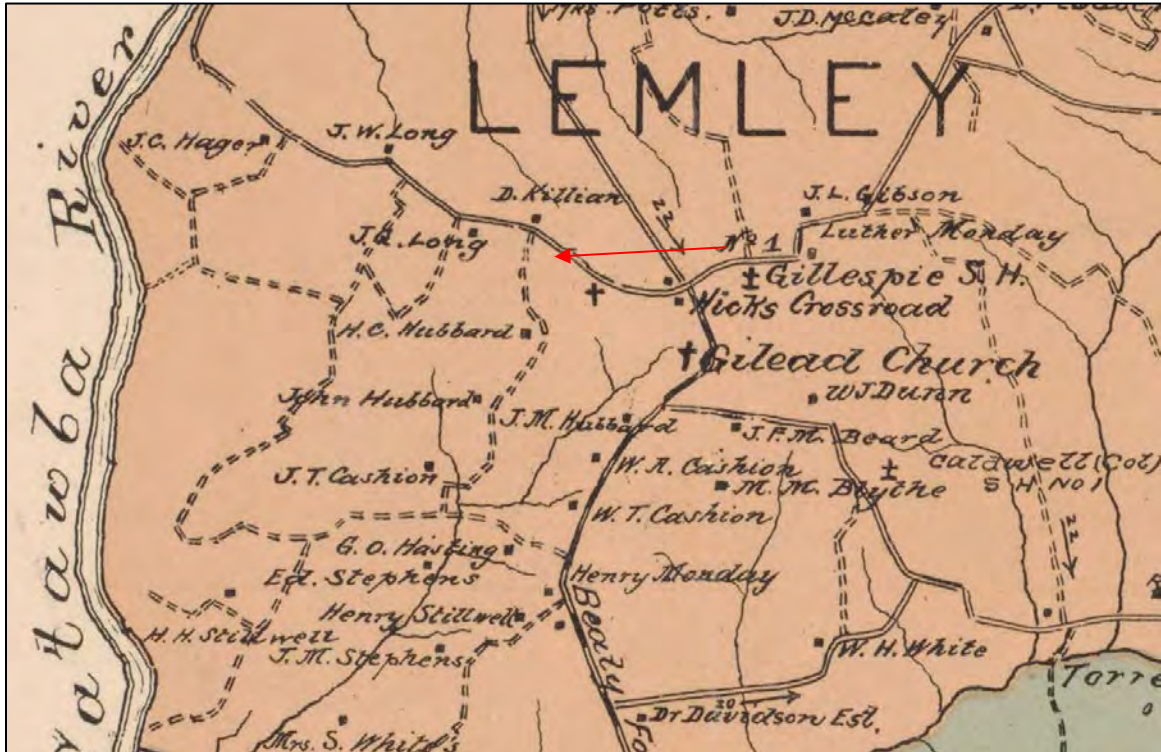


Figure 2.7.21. Portion of Spratt map of Mecklenburg County (1911), showing location of the Houser House.

### 2.7.2 Architectural Context

The area of Lemley Township, Mecklenburg County, surrounding the intersection of Brown Mill Road with Beatties Ford Road was formerly designated as the Cowan's Ford Post Office and has been known as Hicks Crossroads since the mid-twentieth-century. Before the construction of NC 73 in the 1960s, this was the major intersection in the area. The surrounding community was primarily farm tracts, with homes surrounded by open fields, with agricultural outbuildings on the property, but few other homes in the general vicinity; these characteristics are generally retained by the Houser House. The vernacular farmhouse style that the Houser House exhibits was relatively common in rural Mecklenburg County from the late-1800s through the early-1900s; the form was often used as a base for construction, with contemporary architectural and stylistic details added (Mattson and Huffman 1990).

An assessment of the historic architectural inventory conducted in 1988 indicates that "the majority of surviving two-story farmhouses (from the post-Civil war period) are frame, central-hall I-houses. These I-houses are usually simply embellished, with weather boarded veneers, common-bond brick end chimneys, and rear kitchen ells. Although many of these houses have been aluminum- or vinyl-sided, the most intact have bracketed eaves and gable returns, main entries treated with sidelights and transoms, and sash windows with six-over-six or four-over-four panes" (Mattson and Huffman 1990). Traditional-style homes continued to be constructed into the 1910s, specifically "I-houses with turned-post, square, or round porch columns" (Mattson and Huffman 1990). The Houser House, which dates to slightly later than the majority of examples of the style, has only one exterior end chimney and has had its windows replaced, but it does retain its round porch columns and original front door surround.

Mecklenburg County has experienced significant growth during recent decades, resulting in a decrease in historic housing stock; although the rural, northern portion of Mecklenburg County near the project area



has not grown as fast as other areas of the county, it has begun seeing increased residential development since the 1988 historic architectural survey of the county. As the portion NC 73 along the southern portion of Lake Norman has developed, a large number of new residential subdivisions and commercial developments has altered the landscape of the area; many of these developments have resulted in the demolition of older homes.

The Bly House (MK1326), James B. Kidd House (MK1474), and the Alexander House/Alexander Farm (MK1448/MK2397) are examples of previously recorded structures of the same form as the Houser House. The Bly House also has a low hipped roof, instead of a gabled roof, and it features a wraparound front porch, but has the same I-house design as the Houser House. The James B. Kidd House has an I-house plan, although its original porch appears to have been replaced in the early-twentieth-century with Craftsman-style square supports on brick piers. The Alexander House retains a large lot and a collection of outbuildings, like the Houser House and has a similar style front porch, although it is supported by square posts. None of the structures have been evaluated for NRHP eligibility (Figures 2.7.22, 2.7.23, and 2.7.24). A previously unrecorded home located at 10816 Washam Potts Road has the basic three-bay wide form as the Houser House, as well as an entry portico instead of a full-façade porch, but its eight-over-eight windows suggest a later construction date (Figure 2.7.25). A previously surveyed house with no survey number, located at 17303 Old Statesville Road, which has a similar form to the Houser House but a side-gabled roof, was determined ineligible for the NRHP in 2006 (2.7.26).



**Figure 2.7.22. Bly House (MK1326), facing east.**



Figure 2.7.23. James B. Kidd House (MK1474), facing south.



Figure 2.7.24. Alexander House (MK1448/MK2397), facing east.



Figure 2.7.25. House at 10816 Washam Potts Road, facing south.



Figure 2.7.26. House at 17303 Old Statesville Road (NSN), facing west.

### 2.7.3 Integrity

Evaluation of the seven aspects of integrity required for National Register eligibility for the Houser House are as follows:

◆ Location: High

The Houser House remains at its original location.

◆ Design: Medium

The Houser House retains much of its original form and plan; although the two-story front section of the house is potentially an addition to the earlier, smaller, rear ell of the home, the addition was completed in the 1920s and is part of the history of the home. However, additional changes, including the construction of a second rear addition and an attached carport, have increased the size and altered the home's form.

◆ Setting: Low to Medium

When the Houser House was constructed in the early-twentieth-century, the surrounding area was primarily comprised of farms, with homes located on large tracts of farmland and spaced out along main and secondary roads. The growth and development of the area along NC 73 has been significant in recent years, with a number of residential subdivisions being constructed nearby, compromising the integrity of setting. The Houser House does retain a large surrounding lot, so residential encroachment is not immediate and integrity of setting in the immediate vicinity of the home, especially to the south, has been retained.

◆ Materials: Low

The Houser House retains its original framing and foundation, as well as the porch supports, but much of the original exterior material has been removed or covered. The windows and doors have been replaced, as has the roof, and the fiberboard siding has replaced or covered the original wooden siding on the home in most locations. The interior materials were not assessed, as interior access to the structure was not obtained.

◆ Workmanship: Low

Much of the original workmanship on the structure's exterior has been removed or altered. The only remaining details on the home are the porch supports and exterior chimney. The interior workmanship was not assessed, as interior access to the structure was not obtained.

◆ Feeling: Medium

The Houser House retains its feeling as an early-twentieth-century residence, despite alterations to materials and workmanship. The collection of outbuildings to the southwest of the home and the large parcel on which it sits suggest it was once a farmhouse with a working farm, but few of the outbuildings retain their integrity as agricultural structures, affecting this feeling.

◆ Association: Medium

The Houser House retains its association with the Houser family, who were the original owners of the home, as it is still owned by members of the family. The ongoing changes to the structure throughout twentieth-century were completed during the Houser family ownership and, therefore, would not compromise the home's association with the family. The loss of agricultural outbuildings and associated farm fields has compromised the home's association with rural farming in the area during the early-twentieth-century.

#### 2.7.4 *Eligibility*

The Houser House is recommended as ineligible for inclusion in the NRHP under Criterion A, as it does not have a significant association with a particular event or broad pattern of history. Although it represents an early-twentieth-century farmhouse, there have been alterations to the building and loss of outbuildings, leaving more significant examples of this structure type in Mecklenburg County. The house is recommended ineligible under Criterion B, as it does not have an association with a prominent person. Although it was owned and operated by members of the Houser family, who were well known in the local community, they did not achieve a level of prominence to elevate them above the other nearby residents. The Houser House has undergone alterations that have compromised its original architectural form and detail, as well as materials and workmanship, making it ineligible under Criterion C. The house is unlikely to yield important historical information, so it is considered ineligible under Criterion D, for building technology.

## 2.8 Long-Hastings House (MK1477)

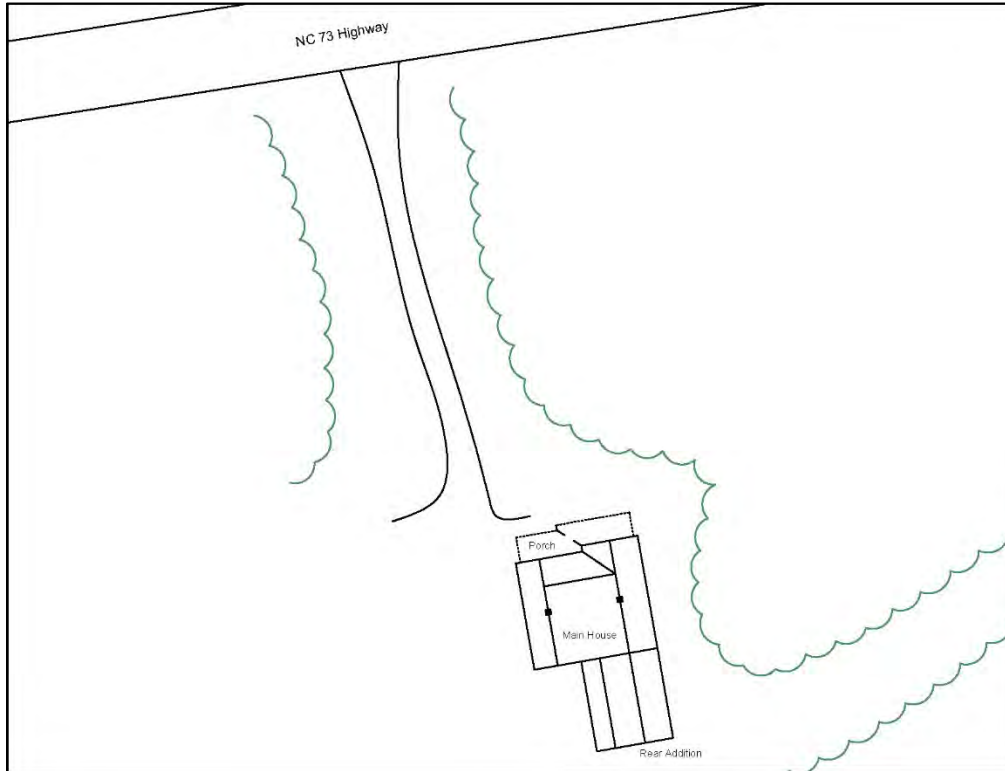
Resource Name	Long-Hastings House
Property No.	32/79
HPO Survey Site #	MK1477
Street Address	13714 NC 73 Highway (current)
PIN	4621-26-6221
Construction Date(s)	Circa-1910
NRHP Recommendation	Not Eligible



**Figure 2.8.1. View of the Long-Hastings House, facing south.**

The Long-Hastings House is currently located at 13714 NC 73 Highway, south of NC 73, near the town of Huntersville in Mecklenburg County. The structure, which is set back to the road down a slope, is a single-story frame residence with a cross-gabled roof, built around 1910 (Figure 2.8.1). The house was recorded as part of the Mecklenburg County architectural survey in 1988 (Survey File 1988:MK1477); its location on the HPOWEB GIS is recorded as east of the current location. During the 2016 building inventory, S&ME identified the residence at 13714 NC 73 Highway as being greater than 50 years of age and, upon further research, it was determined that the house is the Long-Hastings House, which had been moved from its original location when the Hagers Ferry residential neighborhood was constructed.

The Long-Hastings House is a one-story, wooden framed residence that rests on a stucco-covered, concrete block foundation. The front elevation has two front-facing gables, with a hipped roof section connecting them (Figure 2.8.2). The front entry door is recessed between the two projecting gables; each gable has a



**Figure 2.8.2. Site plan of the Long-Hastings House.**

single one-over-one, double-hung, vinyl sash window centered within it. The door and the windows sit beneath a hipped roof porch that spans the front elevation and is supported by square posts. On the east elevation, the main portion of the house has two single, one-over-one, double-hung, vinyl sash windows; an interior brick chimney is visible along the roof ridge (Figure 2.8.3).

A single story, gabled rear ell is attached to the southeastern corner of the home; it has single and paired one-over-one, double-hung, vinyl sash windows and an interior brick chimney (Figure 2.8.4). A shed-roofed porch, which has been enclosed, is attached to the western elevation of the rear ell (Figure 2.8.5). The rear wall of the western gable has a doorway centered within it, leading to a wooden deck. The west elevation of the house has two single one-over-one, double-hung, vinyl sash windows and there is a third interior brick chimney visible along the roof ridge of the western gabled section (Figure 2.8.6). The house is sheathed in aluminum siding and the roof is covered with composition shingles. Interior access to the house was not granted and the inside was not assessed; however the 1988 survey file indicated that it had been extensively remodeled on the interior (Survey File 1988:MK1477).

Since it was surveyed in 1988, the Long-Hastings House has been moved from its original location to its current location. The porch supports have been changed from tapered Tuscan columns to square posts and a balustrade around the porch has been added.



**Figure 2.8.3. Long-Hastings House, facing southwest.**



**Figure 2.8.4. Long-Hastings house, facing northwest.**





**Figure 2.8.5. Long-Hastings House, facing north.**



**Figure 2.8.6. Long-Hastings House, facing southwest.**

### 2.8.1 History

The Long-Hastings House (MK1477) was recorded as part of the architectural survey of Mecklenburg County in 1988. Information from the survey file provides an oral history of the house from the owner at the time and previous owner, and dates the house to around 1910 (Survey File 1988:MK1477).

Family tradition indicates that the house has been owned by the Long family since its construction around 1910. This construction date was likely around 1910, although it may have been slightly later; a house near the original location of the Long-Hastings House does not appear on either the 1910 USDA soil survey map or the circa 1912 USPS rural delivery map, but is shown on the 1911 Spratt map, with the label J. G. Long (Figures 2.8.7). A house farther west, on the south side of the road, is shown on the 1910 and 1912 maps and may be the Long-Hastings House mapped in the wrong location.

The property on which the Long-Hastings House stands was part of an approximately 426.5 acre farm owned by Samuel and Jane Black in the late-nineteenth-century. Jane Black was Samuel Black's second wife and was 33 years younger than her husband; they were married in 1862 and he died in 1875, leaving her a widow (*The Charlotte Democrat* 25 January 1875). The couple had no children and by 1880 her niece, Elizabeth Fleming Long, and her husband, John Wesley Long, were living in the home of Jane Black (USCB 1880). On her death in 1909, Jane Black's will directed that her "400 to 500 acre" property, the "House Place" or the "Samuel Black Place" be divided equally among her niece, Elizabeth, and her four grand-nieces and one grand-nephew (Mecklenburg County Will Book 1909 P:123). In 1910, the six heirs of Jane Black formally divided her property, with Junius Gaither Long acquiring an approximately 58 acre tract; a portion of this tract is where the Long-Hastings House was originally located (Mecklenburg County Register of Deeds 1910 DB262:222).

Junius Gaither Long was born in 1878 and is the son of John Wesley and Elizabeth Long, who are shown on the 1911 Spratt map as living across the road from J. G. Long, presumably in the former home of Jane Black. In 1900, he was living at home with his parents, along with his great-aunt Jane Black (USCB 1900). In 1903, he married Ella Mae Beard, daughter of J. F. M. Beard, and the couple had seven children who survived into adulthood. In 1910, J. Gaither Long was living on a farm he owned, near his parents, who appear three entries above him in the census records (USCB 1910). J. Gaither Long continued to live on the farm he owned along Hagers Ferry Road from the 1910s to the 1940s; in 1920, his first wife, Ella Mae Long, died and he married Emma Broom in 1921 (USCB 1920, 1930, 1940). J. Gaither Long died in 1944 and his widow, Emma Long, died in 1967 (North Carolina Death Certificate, Mecklenburg County 1944:10306, 1967:13784).

In 1956, Emma Long, widow of J. G. Long, and her step-children conveyed 25.8 acres of property to William Miller Long, her only surviving child from her marriage to J. G. Long (Mecklenburg County Register of Deeds 1956 DB1894:522). This property included the Long-Hastings House. In 1967, William M. Long and his wife Lillie sold approximately 17.5 acres of this property, including the house, to Robert G. and Catherine Hastings, who sold it to Kenneth B. Hastings the following year (Mecklenburg County Register of Deeds 1967 DB2916:79; 1968 DB2996:449). A 1968 aerial photograph shows the location of the Long-Hastings House in relation to Hagers Ferry Road and the new NC 73 Highway (Figure 2.8.8). In 1998, Kenneth and Frances Hastings sold the property to the Maxwell and Murphy Development Companies, who constructed the Hagers Ferry subdivision (Mecklenburg County Register of Deeds 1998 DB9884:780). Sometime between 1998 and 2002, the Long-Hastings House was moved approximately 0.2-mile west of its original location, to its current location (Figures 2.8.9 and 2.8.10).

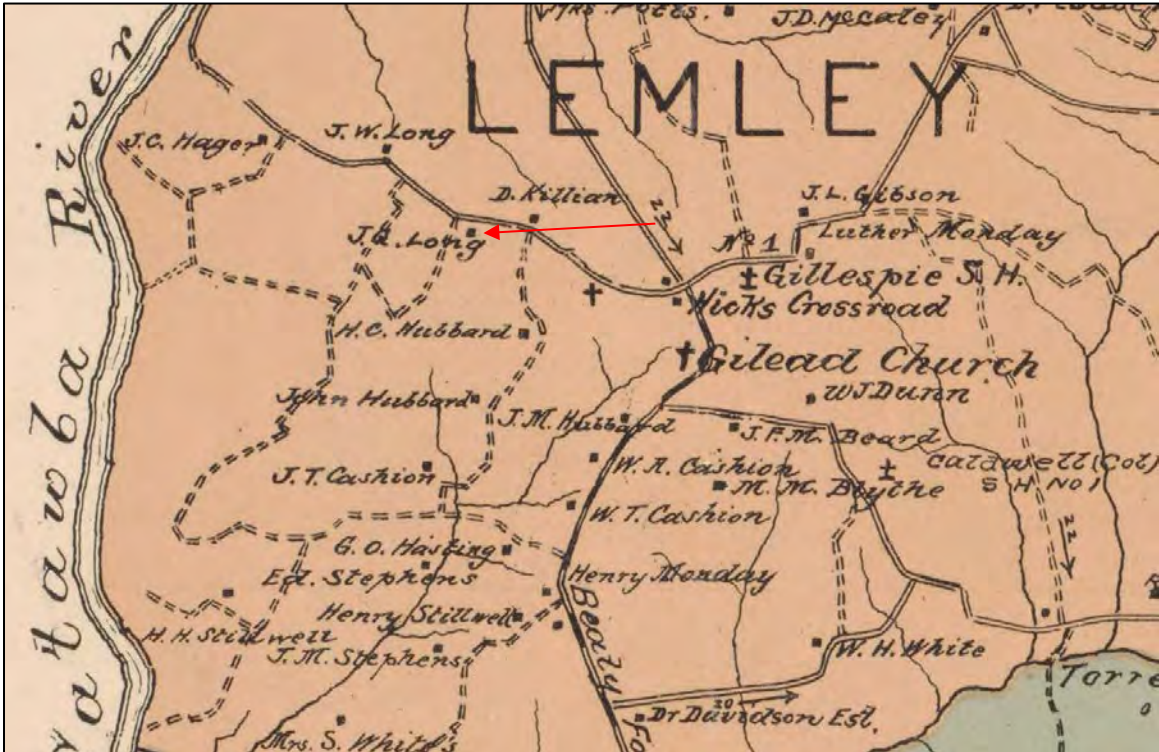


Figure 2.8.7. Portion of Spratt map of Mecklenburg County (1911), showing location of the Long-Hastings House.



Figure 2.8.8. USDA aerial photograph (1968) showing Long-Hastings House and vicinity after the construction of NC73.



Figure 2.8.9. USGS aerial photograph (1998) showing Long-Hastings House and vicinity.



Figure 2.8.10. Aerial photograph (2002) showing former and current location of the Long-Hastings House.

### 2.8.2 *Architectural Context*

The area of Lemley Township, Mecklenburg County, surrounding the intersection of Brown Mill Road with Beatties Ford Road was formerly designated as the Cowan's Ford Post Office and has been known as Hicks Crossroads since the mid-twentieth-century. Before the construction of NC 73 in the 1960s, this was the major intersection in the area. The surrounding community was primarily farm tracts, with homes surrounded by open fields, with agricultural outbuildings on the property, but few other homes in the general vicinity; these characteristics are no longer retained by the Long-Hastings House. The vernacular one-story farmhouse style that the Long-Hastings House exhibits was extremely common in rural Mecklenburg County from the late-1800s through the early-1900s; the form was often used as a base for construction, with contemporary architectural and stylistic details added (Mattson and Huffman 1990).

An assessment of the historic architectural inventory conducted in 1988 indicates that "the most abundant rural house types are traditional forms [including] traditional two-roof, central hall houses, many of them 'Triple-A cottages'" (Mattson and Huffman 1990). Traditional-style homes continued to be constructed into the 1910s. The Long-Hastings House is not specifically a "Triple-A" house, with a single central gable, it appears to have been a variation on the traditional form that incorporated elements of the Victorian style that was popular around the turn of the twentieth century; although no architectural details survive, the twin-gabled form and porch shape suggest a folk Victorian influence.

Mecklenburg County has experienced significant growth during recent decades, resulting in a decrease in historic housing stock; although the rural, northern portion of Mecklenburg County near the project area has not grown as fast as other areas of the county, it has begun seeing increased residential development since the 1988 historic architectural survey of the county. As the portion NC 73 along the southern portion of Lake Norman has developed, a large number of new residential subdivisions and commercial developments has altered the landscape of the area; many of these developments have resulted in the demolition of older homes. The Long-Hastings House has been moved from its original location to make way for some of this development.

A number of one-story homes with cross-gabled rooflines remain in northern Mecklenburg County, although many have just a single gable, instead of the two front-facing gables of the Long-Hastings House. The Gabriel-Puckett House (MK1389) is an example with double front-projecting gables and a hipped-roof porch that incorporates them, although it has a gabled dormer centered in its roofline; the turned porch posts, scrollwork, and fish-scale shingles in the gables clearly tie the house to the turn of the twentieth-century folk Victorian tradition (Figure 2.8.11). The Goodrum House (MK1391) exhibits the cross-gabled style, although with only a single front-gable, and a hipped porch that wraps around the gable. Less detailed than the Gabriel-Puckett House, the home's turned posts and scrollwork are significant architectural details (Figure 2.8.12). The house at 21024 Catawba Avenue, Cornelius (MK1398), is a cross-gabled home with an eclectic mixture of stylistic details; the single front gable projecting from the side-gabled roof, with hipped roof porch, has some of the same elements as the Long-Hastings House. The square posts on brick piers, however, suggest Craftsman styling, while the sawn scrollwork on the posts suggest Victorian influence (Figure 2.8.13). The Howard House (MK1423) at 21100 Catawba Avenue, Cornelius, is a later example of the basic form, with one front-facing gable, a side gable, and a hipped roof behind; it has Craftsman and Colonial Revival style details (2.8.14). None of these structures has been evaluated for NRHP eligibility.

Notably the comparative architectural examples retain significant architectural details that were likely originally part of the Long-Hastings House, including porch supports and balustrades, door surrounds, and varied wall coverings on the projecting gables. Some have elements of other architectural styles as well, reflecting their construction dates.



Figure 2.8.11. Gabrial-Puckett House (MK1389), facing south.



Figure 2.8.12. Goodrum House (MK1391), facing southwest.



Figure 2.8.13. House at 21024 Catawba Avenue (MK1398), facing south.



Figure 2.8.14. Howard House (MK1423), facing south.

### 2.8.3 Integrity

Evaluation of the seven aspects of integrity required for National Register eligibility for the Long-Hastings House are as follows:

◆ Location: Low

The Long-Hastings House has been moved from its original location, approximately 0.2-mile to the east.

◆ Design: Low to Medium

The Long-Hastings House retains its basic form, however it has undergone some changes to its exterior, including the rear addition, since its original construction. Although the interior of the house was not assessed, information from the 1988 survey indicates that the house had been extensively remodeled inside, which likely altered its interior design.

◆ Setting: Low

The Long-Hastings House was originally located on a large tract of farmland, owned by the Long family, and later the Hastings family. Historically the area was rural and the house was surrounded by open fields, with agricultural outbuildings on the property, but few other homes in the general vicinity. Currently, there is another residence directly to the west and large residential development to the east.

◆ Materials: Low

Long-Hastings House has undergone significant alterations since its original construction, which have resulted in a loss of historic materials. Although the home has its original framing, the original foundation of the house was lost when it was moved. The original wooden siding has either been removed or covered over with aluminum siding. Original windows have been replaced with modern vinyl windows. The porch supports from 1988, which themselves were likely replacements of originals, have been replaced with modern supports. Although the interior of the house was not assessed, information from the 1988 survey indicates that the house had been extensively remodeled inside, which likely removed historic material.

◆ Workmanship: Low

Much of the original workmanship on the structure's exterior has been removed or altered. Original siding is no longer visible and the original windows have been replaced. The remaining decorative element from the 1988 survey, the Tuscan column porch supports, have been replaced with modern square posts. Although the interior of the house was not assessed, information from the 1988 survey indicates that the house had been extensively remodeled inside, which likely altered or removed historic workmanship.

Feeling: Low to Medium

Despite changes to Long-Hastings House it is still recognizable as a residence built in the early-twentieth-century. However, the loss of setting and associated agricultural outbuildings, has significantly compromised the feeling of the house as a farmhouse.

◆ Association: Low

The Long-Hastings House retains its association with the Long family, who were the original owners, in name alone. The house has been significantly altered since the Long ownership, first by the Hastings in the 1960s and then further by the moving of the home from its original location. The



house has also lost its association with rural farming, as it no longer has associated agricultural outbuildings or surrounding farmland.

#### *2.8.4 Eligibility*

The Long-Hastings House is recommended as ineligible for inclusion in the NRHP under Criterion A, as it does not have a significant association with a particular event or broad pattern of history. The house is recommended ineligible under Criterion B, as it does not have an association with a prominent person. The Long and Hastings families were two of many well-known farming families in the area and did not rise to prominence above their neighbors. The Long-Hastings House has undergone alterations that have compromised its original architectural form and detail, including changes to the porch and a change in location, as well as materials and workmanship. Additionally, other more intact representations of the period and style exist within the county, making it ineligible under Criterion C. The house is unlikely to yield important historical information, so it is considered ineligible under Criterion D, for building technology.

## 2.9 Brown House (MK3691)

Resource Name	Brown House
Property No.	38
HPO Survey Site #	MK3691
Street Address	15914 Beatties Ford Road
PIN	4621-86-5370
Construction Date(s)	Circa-1915
NRHP Recommendation	Not Eligible



**Figure 2.9.1. View of the Brown House, facing northeast.**

The Brown House, is located at 15914 Beatties Ford Road, north of NC 73, near the town of Huntersville in Mecklenburg County. The house, which set back from Beatties Ford Road and located up a slope, is a one-story, frame structure with a side-gabled roof that was built around 1915 (Figure 2.9.1). Located west of the house is a mid-twentieth-century frame garage/storage structure that is attached to an early-twentieth-century structure (Figure 2.9.2).

The Brown House rests on a brick pier foundation that has been infilled with concrete block; it is sheathed in horizontal weatherboard siding and the roof is covered with composition shingles. A central, brick chimney rises above the roof ridge. The front elevation of the house is three bays wide, with a central door, flanked by a single six-over-six, double-hung, wooden sash window on either side; the door has a surround of fluted pilasters, while the windows have simple wooden surrounds and exterior, metal storm windows (Figure 2.9.3). The three front bays are shaded by a shed-roofed extension of the main roofline, which is supported by square posts with simple cushioned tops. The original portion of the house is one bay deep, with a single six-over-six, double-hung, wooden sash window centered in the gable end (Figure 2.9.4).

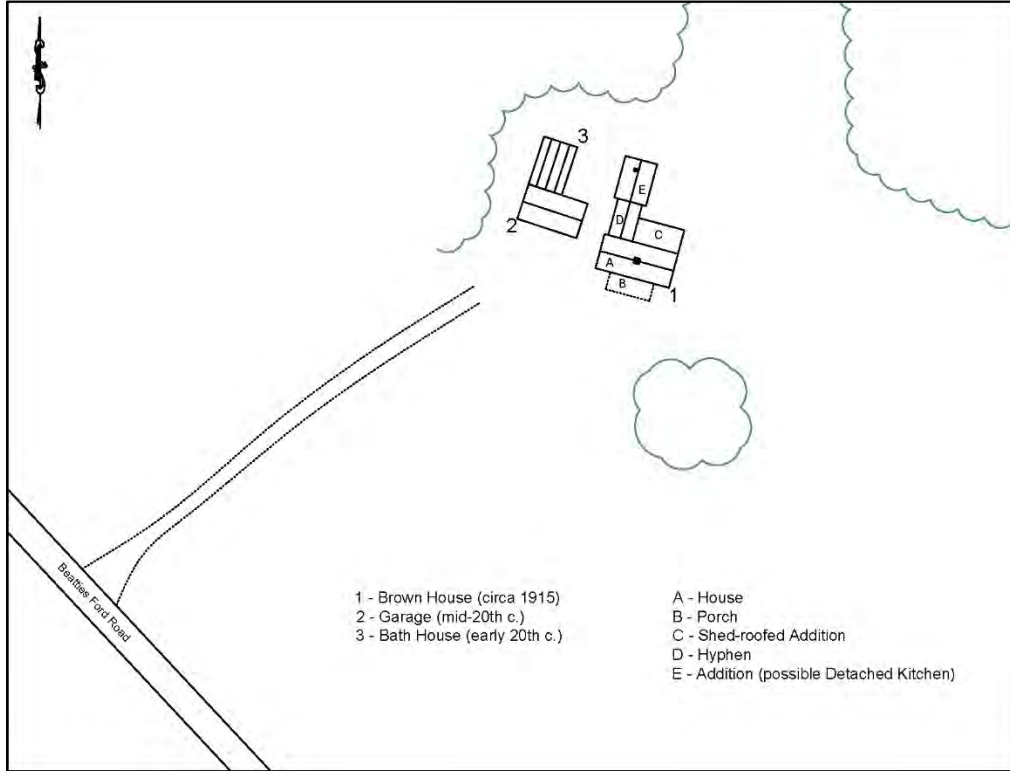


Figure 2.9.2. Site plan of the Brown House.



Figure 2.9.3. Brown House, entry detail, facing northeast.



**Figure 2.9.4. Brown House, facing northwest.**

There is a single bay, shed-roofed addition at the northeast corner of the house; the east side of the addition has a single six-over-six, double-hung, wooden sash window. On the north elevation, the shed-roofed addition has two bays, both having six-over-six, double-hung, wooden sash windows; there is a vertical trim board between the windows, siding on the two sections does not align, indicating that it may have been enclosed at two different periods (Figure 2.9.5). At the northwest corner, a one-story, gabled hyphen connects the house to a single story, gabled addition, which may have originally been a detached kitchen. The windows on the east and south elevations of the hyphen and addition are six-over-six, double-hung, wooden sash. On the west elevation, there is a doorway into the gabled addition, which is accessed from a wooden deck; there is a metal chimney above the roof slope (Figure 2.9.6). The hyphen is longer on the west side than it appears on the east side, as the gabled addition has an extended portion in its south gable end; the west elevation of the hyphen has a single six-over-six, double-hung wooden window and paired six-over-six, double-hung, wooden sash windows (Figure 2.9.7). Interior access to the structure was not possible, as attempts to contact the owners went without response.



**Figure 2.9.5. Brown House, facing southwest.**



**Figure 2.9.6. Brown House, facing south.**



**Figure 2.9.7. Brown House, facing east.**

West of the house is a side-gabled, mid-twentieth-century garage with a plywood exterior and composition shingle roof (Figure 2.9.8). The garage has a large, open door on the eastern end of its front elevation and a single panel opening on the western gable end (Figure 2.9.9). Attached to the rear of the garage is an early-twentieth-century outbuilding, referred to as a bath house in county tax records, which is of frame construction and sits on a brick pier and concrete block foundation (Figure 2.9.10). The bath house is essentially gabled, with a lofted central section that extends above the main roofline. The east elevation has a single entry door, a pair of six-over-six, double-hung, wooden sash windows, and a single six-pane, stationary window; the west elevation has a single, stationary six-pane windows. The exterior and roof of the structure are covered with a variety of corrugated and standing-seam metal panels.



**Figure 2.9.8. Brown House, garage, facing northeast.**



**Figure 2.9.9. Brown House, bath house attached to garage, facing east.**



**Figure 2.9.10. Brown House, bath house attached to garage, facing southwest.**

### 2.9.1 *History*

The Brown House (MK3691) was identified during the building inventory for the R-5710/R-5721/U-5765 project in 2016. Mecklenburg County tax records have a construction date of 1910 for the house. However, no structure appears at this location on the 1910 USDA soil survey map, the 1911 Spratt map, or the 1912 USPS rural delivery route.

The land on which the Brown House currently stands was part of the property of Richard Franklin Blythe; when Blythe died in 1885, with no will, his property passed to his widow and children. In 1889, Richard Samuel Blythe and his wife Virginia executed a Deed of Trust for approximately 40 acres of his father's property, presumably a portion of his inheritance; this Deed of Trust, which was satisfied in 1909, included the property containing the Brown House (Mecklenburg County Register of Deeds 1889 DB27:641). In 1898, they executed another deed of trust on the same property, which was also satisfied in 1909 (Mecklenburg County Register of Deeds 1898 DB217:426). In September 1905, R. S. Blythe was deeded an additional five and three-quarters acres of property from his brother, John Clifford Blythe, creating an approximately 45.5 acre parcel; this conveyance was additionally conveyed by the other heirs of Richard F. Blythe in 1910 (Mecklenburg County Register of Deeds 1910 DB181:357).

If the Brown House was built around 1910, it would have been under the ownership of Richard Samuel Blythe. It is unclear whether this would have been his home. In 1900, he was listed in the census as a farmer, living on a mortgaged farm, which fits with the information in the multiple deeds of trust from the late 1800s; there is no street name listed for his location, but his neighbors in 1900 were families that were known to live in the Hicks Crossroads area, including J. F. M. Beard and John Wesley Long (USCB 1900). By 1910, R. S. Blythe and his family were living in Huntersville and he was working as the manager of a hotel (USCB 1910). It is unknown when the Blythe's moved to Huntersville, but if the house was standing before



1910, it may have been used as a rental or tenant home, as there were many rented farms in the area (USCB 1910).

In 1911, R. S. and Virginia Blythe conveyed the approximately 45.5 acres to J. L. Choat and Company, a corporation operated by his brother, William Brevard Blythe, and his brother-in-law, Joseph Leighton Choat (husband of Harriet Eleanor Blythe) (Mecklenburg County Register of Deeds 1911 DB365:306). Excepted from this deed was approximately 4.45 acres, which R. S. and Virginia Blythe granted to the J. L. Choate Company and Parris Kidd; this acreage bordered on the old Hagers Ferry Road (Brown Mill Road) at the southeast portion of the larger tract (Mecklenburg County Register of Deeds 1911 DB290:38). The usage of the property by the J. L. Choat Company is unclear. In 1916, J. L. Choat conveyed the remaining approximately 41 acres to W. S. Blythe in 1916 (Mecklenburg County Register of Deeds 1916 DB365:308). In 1918, W. S. Blythe sold the parcel to Harry W. Starnes (Mecklenburg County Register of Deeds 1918 DB392:409). In 1920, Harry Starnes, along with his wife Flourina, conveyed the parcel to the Oak Hill Stock and Dairy Farm, who immediately mortgaged it back to Starnes for \$800; the property was identified as a "farm tract", which suggests that the house may have been used as a tenant home or the home of a farm manager (Mecklenburg County Register of Deeds 1920 DB419:390; DB425:5).

In 1922, the Oak Hill Stock and Dairy Farm defaulted on the mortgage and the property was offered for public sale; it was purchased by Alice C. Lucas (*The Charlotte News* 21 August 1922; Mecklenburg County Register of Deeds 1924 DB633:434). Two years later, Alice Lucas and her husband, John Paul, sold the tract to Atlas Realty Company (Mecklenburg County Register of Deeds 1926 DB636:217). Within a month, Joe L. Blythe, son of Richard S. and Virginia Blythe, bought the property from the Atlas Realty Company (Mecklenburg County Register of Deeds 1926 DB640:299). It is likely that Joe Blythe used the property as a rental farm, as there remained a large number of farmers living on rented property in the area during the 1930s and 1940s (USCB 1930, 1940).

In February 1948, Clesby Benjamin "Babe" Stillwell purchased approximately 45.5 acres of property, with the 4.45 acre exception from the 1911 deed, located on both sides of Beatties Ford Road north of present day Brown Mill Road, which was ordered to be sold in a special proceeding of the Mecklenburg County courts; the Brown House was included in this property (Mecklenburg County Register of Deeds 1948 DB1296:311). The house is located on a 23.96 acre parcel sold by C. B. Stillwell and his wife Lucy Stillwell to Robert James Hubbard in April 1948 (Mecklenburg County Register of Deeds DB1313:87). In 1977, Robert James Hubbard sold the 2.44 acres of property, on which the house sits, to Welbern Clegg Brown, Doris Gibson Brown, and John Baxter Brown, with the deed having a specific restriction forbidding the placing of a mobile home or house trailer on the property (Mecklenburg County Register of Deeds 1977 DB4009:262). The current owners are the heirs of the Browns.

### 2.9.2 *Architectural Context*

The area of Lemley Township, Mecklenburg County, surrounding the intersection of Brown Mill Road with Beatties Ford Road was formerly designated as the Cowan's Ford Post Office and has been known as Hicks Crossroads since the mid-twentieth-century. Before the construction of NC 73 in the 1960s, this was the major intersection in the area. The surrounding community was primarily farm tracts, with homes surrounded by open fields, and agricultural outbuildings on the property, but few other homes in the general vicinity. The Brown House was likely a home on a rented farm property and, therefore, of smaller scale and with less detailing than the surrounding owner-occupied residences. Because of their smaller scale and lack of stylistic details, this type of structure is generally under-represented in the inventory of previously recorded historic structures in the county (Mattson and Huffman 1990).

Mecklenburg County has experienced significant growth during recent decades, resulting in a decrease in historic housing stock; although the rural, northern portion of Mecklenburg County near the project area has not grown as fast as other areas of the county, it has begun seeing increased residential development since the 1988 historic architectural survey of the county. As the portion NC 73 along the southern portion of Lake Norman has developed, a large number of new residential subdivisions and commercial developments has altered the landscape of the area; many of these developments have resulted in the demolition of older homes. The size and nature of the smaller scale homes, particularly those that were formerly rentals on farms and were not retained by their original owners, as they were not their primary residences, made them particularly subject to being demolished in favor of new construction.

The houses at 404 and 406 South Main Street, Huntersville (MK3570 and MK3569, respectively) are examples of the simple side-gabled cottage form, with a porch spanning the front elevation, dating from the early-twentieth-century (Figures 2.9.11 and 2.12). Both structures were determined ineligible for the NRHP in 2006 and 2015. The Rich Hatchett House (MK2290) is a single story, side-gabled cottage style house, located off Rich Hatchett Road, south of NC 73 and east of Interstate 77 (Figure 2.9.13). Although covered in vinyl siding and having replacement windows, the Rich Hatchett House was placed on the North Carolina Study List in 2002.



**Figure 2.9.11. House at 406 South Main Street, Huntersville (MK3569), facing west.**



Figure 2.9.12. House at 404 South Main Street, Huntersville (MK3570), facing west.



Figure 2.9.13. Rich Hatchett House (MK2290), facing north.

### 2.9.3 *Integrity*

Evaluation of the seven aspects of integrity required for National Register eligibility for the Brown House are as follows:

◆ Location: High

The Brown House remains at its original location.

◆ Design: Medium

The front portion of the Brown House retains much of its original form and design, although multiple rear additions have nearly doubled the size of the original house and altered its appearance as a small rural residence, likely used for a rental.

◆ Setting: Low

When the Brown House was constructed around the turn of the twentieth-century, the Hicks Crossroads area was a rural area comprised mostly of farms. The area along NC 73, to the south, has experienced significant modern development over the past decade; there has been the construction of a new residential development behind the Brown House and a number of residences built along the east side of Beatties Ford Road, in front of the Brown House. Additionally, the creation of Lake Norman has altered the setting of the home by inundating a large amount of land to the north and east.

◆ Materials: Medium

The house retains its original construction materials, including foundation and framing; the house has original siding on much of its exterior and original windows, however the roof and doors are modern. Since interior access was not obtained, no information on original interior materials or details is known.

◆ Workmanship: Medium

The house retains much of its original exterior workmanship, including original windows and original door and window trim. Additions to the home may have compromised workmanship along the enclosed back porch and along the rear wall, where it was cut to add a passageway. Since interior access was not obtained, there is no information on any craftsmanship or interior detailing that may be extant.

◆ Feeling: Low to Medium

The Brown House retains the feeling of an early-twentieth-century residence. However, the changes to the setting have compromised the feeling of a residence associated with a rental farm, as there is little to no farm property remaining in visual range of the home.

◆ Association: Low

The house does not retain its association with J. L. Choat and Company, W. B. Blythe, or J. L. Choat, the likely owners when the house was constructed, because of the multiple changes in ownership over the years. The house also does not retain its association with the rural, rental farm economy, as the loss of surrounding farmland has compromised that connection.

### 2.9.4 *Eligibility*

The Brown House is recommended as ineligible for inclusion in the NRHP under Criterion A, as it does not have a significant association with a particular event or broad pattern of history. Although it represents an

early-twentieth-century residence, likely a home on a rented farm, within a small rural community, the area has undergone changes that have compromised the setting, there have been alterations to the house, and there are more significant examples of homes from this period in Mecklenburg County. The house is recommended ineligible under Criterion B, as it does not have an association with a prominent person; although it was owned by members of the Blythe family, which is a well-known local family, it was likely not the primary residence of any of the owners until it was purchased by the Brown family in the 1970s. The Brown House, which was built around 1910, has undergone some changes, including additions, altering its integrity as an architectural resource and leaving better examples of early-twentieth-century vernacular architecture within the county, making it ineligible under Criterion C. The house is unlikely to yield important historical information, so it is considered ineligible under Criterion D, for building technology.

**2.10 Stillwell-Hubbard House (MK3692), Store (MK3693), and Farm Buildings (MK3694)**

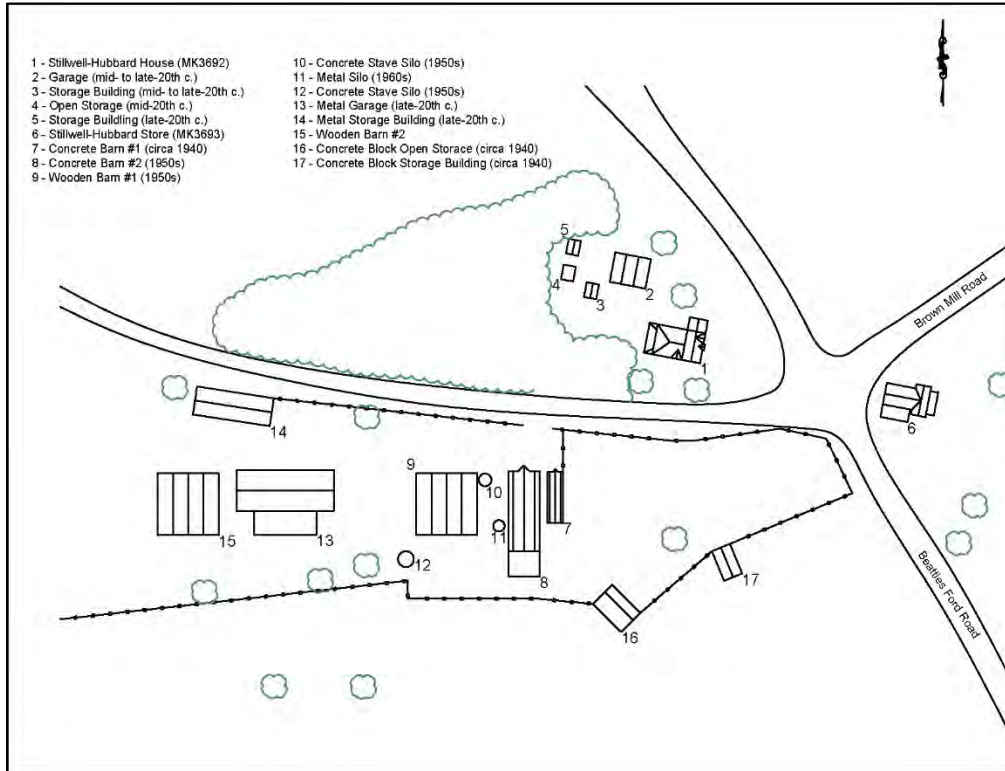
Resource Name	Stillwell-Hubbard House
Property No.	40
HPO Survey Site #	MK3692
Street Address	14809 Brown Mill Road
PIN	4621-85-7306
Construction Date(s)	Circa 1940
NRHP Recommendation	Eligible (along with MK3693 and MK3694); Criterion A



**Figure 2.10.1. Stillwell-Hubbard House, facing northwest.**

The Stillwell-Hubbard House, is located at 14809 Brown Mill Road, at the northwest corner of the intersection of Brown Mill Road and Beatties Ford Road, south of NC 73, near the town of Huntersville, in Mecklenburg County. The house is a one-story, brick veneer structure that was built around 1940 in the Tudor Revival style (Figures 2.10.1 and 2.10.2). The house and its associated structures were identified as the Hubbard Dairy Farm in 1997, as part of a survey of historic rural resources, conducted by the Charlotte-Mecklenburg Historic Landmarks Commission, but it was not recorded with the NC-HPO (Joines and Morrill 1997).

The house, which is of frame construction beneath the brick veneer exterior, has a T-shaped plan, created from the intersection of the front, side-gabled section and a rear, hipped-roof extension. The bricks used the veneer the home are a mixture of brown, red, and dark gray, with a smooth finish, and there is a soldier



**Figure 2.10.2. Site plan of the Stillwell-Hubbard House, Store, and Farm Buildings.**

course of bricks along the sill plate of the home; the windows have a soldier course for headers and a header course for sills. The front elevation of the house has a shorter, side-gabled extension along the north elevation and two front-gabled projection of varying heights. The primary block of the house is three bays wide, with a roughly centered, arched doorway, located within an asymmetrical gabled extension; directly adjacent to and partially behind the gabled extension to the south is a prominent, exterior, brick chimney. The southern bay is a single three-over-one, double-hung, wooden sash window; to the north of the entry extension is a taller, symmetrical, front-gabled extension with a paired three-over-one, double-hung, wooden sash window arrangement and a rectangular vent centered above it. The side-gabled extension on the north elevation has a paired three-over-one, double-hung, wooden sash window.

The main block of the house is one bay deep, with a single three-over-one, double-hung, wooden sash window and a rectangular vent centered within the gable (2.10.3). The hipped roof rear extension of the house has a short, gabled extension with four tall casement windows and a wooden shingle covering in the gable end; this extension ties into the main roofline and may have originally been a porch structure (Figure 2.10.4). A small, shed-roofed addition, west of the former porch structure, has a wooden shingle exterior, modern wooden door with 15-pane glass, and a single two-pane, metal casement window on the west elevation (Figure 2.10.5). An interior brick chimney rises along the roof ridge of the hipped roof extension, while another is visible along the rear wall of the extension.

At the rear of the extension is a hipped-roof sun porch, which has been enclosed with horizontal wooden siding; it has a modern door one-over-one, double-hung, metal windows on the southern half, and the windows appear to be from the same period as the window on the shed-roofed extension on the south elevation. The northern half has a single stationary wooden window, with three vertical panes, and a six-pane stationary wooden window on the north elevation (Figure 2.10.6). In the L created by the front and rear portions of the house, there is a doorway, which has been boarded over, on the western wall of the

front portion of the house and single and paired three-over-three, double-hung, wooden sash windows on the northern portion of the hipped-roof rear extension. Interior access to the house was not obtained, so the interior features were not assessed. Overall, the Stillwell-Hubbard House is a well-preserved example of a small, rural, Tudor Revival home that dates from around 1940.



**Figure 2.10.3. Stillwell-Hubbard House, facing north.**



**Figure 2.10.4. Stillwell-Hubbard House, facing northeast.**





**Figure 2.10.5. Stillwell-Hubbard House, facing east.**



**Figure 2.10.6. Stillwell-Hubbard House, facing southeast.**

Located north and west of the Stillwell-Hubbard House are four outbuildings. Northwest of the house is a front-gabled, brick veneer garage, with a shed-roofed extension (Figure 2.10.7). The garage has a large opening on the eastern side of its south (front) elevation and a smaller opening within the extension, on the western side. On the west elevation, the concrete block foundation of the garage is visible and the extended roof is held up with round wooden posts, while the side of the structure is covered with metal panels (Figure 2.10.8). The roof of the garage is composition shingle.



**Figure 2.10.7. Stillwell-Hubbard House, garage, facing north.**



**Figure 2.10.8. Stillwell-Hubbard House, garage, facing east.**

South of the garage is a single story, gabled, brick veneer storage building (Figures 2.10.9 and 2.10.10). There is a single, stationary, six-pane, wooden window centered on both the north and south elevations and an entry door centered on the west elevation.



**Figure 2.10.9. Stillwell-Hubbard House, storage building, facing northwest.**



**Figure 2.10.10. Stillwell-Hubbard House, storage building, facing south.**

West of the garage is a wooden framed, shed-roofed, open storage building that is covered with a corrugated metal roof (Figure 2.10.11). North of the open storage building is a gabled, concrete block storage building, with a doorway, which has been boarded over, centered in its south elevation (Figure 2.10.12).



**Figure 2.10.11. Stillwell-Hubbard House, storage building, facing west.**



**Figure 2.10.12. Stillwell-Hubbard House, storage building, facing north.**

Resource Name	Stillwell-Hubbard Store
Property No.	42
HPO Survey Site #	MK3693
Street Address	14906 Brown Mill Road
PIN	4621-95-1255
Construction Date(s)	Circa 1920
NRHP Recommendation	Eligible (along with MK3692 and MK3694); Criterion A



**Figure 2.10.13. Stillwell Hubbard Store, facing southeast.**

The Stillwell Hubbard Store, known locally as the Old Store, is located at the southeast corner of the intersection of Brown Mill Road and Beatties Ford Road, diagonally across Beatties Ford Road from the Stillwell-Hubbard House (Figure 2.10.2). The store is a frame building with a cross-gabled roofline, which rests on a brick pier foundation; the structure is covered with horizontal wooden siding and has a rolled-seam metal roof (Figure 2.10.13). A front-facing gable, with a gabled porch extension, supported by square posts, that is used as a produce stand, faces the road intersection; in the façade of the front-gabled section is a centered entry door flanked by single nine-over-nine, double-hung, wooden sash windows on either side. The south elevation, which faces Gilead Road, has a shed-roofed extension of the porch structure that extends beyond the side-gabled portion of the store (Figure 2.10.14). The side-gabled section has a single nine-over-nine, double-hung, wooden sash window centered in the south elevation. A framed porch extension with no roof is attached to this section of the store. Two interior brick chimneys, one in the front gabled section and one at the juncture of the front and side-gabled sections, are visible along the roof ridge. Along the east elevation there is a shed-roofed addition, possibly a former porch structure. It has a central door flanked by a window opening on either side; the north window opening has a four-pane,

wooden casement window, but the southern opening has been enclosed to house an air-conditioning unit (Figure 2.10.15). The store building is symmetrical and the north elevation mirrors the south, although the porch extensions on this side do not have a roof covering (Figures 2.10.16 and 2.10.17).



**Figure 2.10.14. Stillwell-Hubbard Store, facing northeast.**



**Figure 2.10.15. Stillwell-Hubbard Store, facing northwest.**



Figure 2.10.16. Stillwell-Hubbard Store, facing southwest.



Figure 2.10.17. Stillwell-Hubbard Store, facing south.

To the east of the store, at the rear of the parking lot, are two outbuildings (Figure 2.10.18). A mid-twentieth-century, gabled, wooden shed, with wooden siding, visible rafter tails, a composition shingle roof, and an off-center double door, is located to the north. To the south is a small, shed-roofed privy, which is covered with wooden siding and has an off-center door.



**Figure 2.10.18. Stillwell-Hubbard Store, shed and privy, facing east.**



Resource Name	Stillwell-Hubbard Farm Buildings
Property No.	41
HPO Survey Site #	MK3694
Street Address	14720 Brown Mill Road
PIN	4621-84-5994
Construction Date(s)	Circa 1940 to 1960
NRHP Recommendation	Eligible (along with MK3692 and MK3693); Criterion A



**Figure 2.10.19. Stillwell-Hubbard Farm Buildings, facing southwest.**

Located along the south side of Brown Mill Road, west of its intersection with Beatties Ford Road, is a collection of farm structures that date from around the 1930s through the late-twentieth-century (Figure 2.10.19). The farm buildings consist of four early-to-mid-twentieth-century barns, three early-to-mid-twentieth-century silos, two mid-twentieth-century storage buildings, and two late-twentieth-century garage/storage structures (Figure 2.10.2). The parcel on which the farm building sits consists of approximately 15 acres of property and includes fenced fields, currently used for cattle and livestock. Interior access to the buildings and property was not gained because of the presence of livestock, as this remains a working farm.

The earliest structure on the property is the easternmost barn, fronting Brown Mill Road (Figure 2.10.20). It is a two-story, concrete block structure, that is long and narrow, with a steep gambrel roof, peak extension, and flared eaves. The barn, which is used to house animals and feed supplies, has a central door on its



**Figure 2.10.20. Stillwell-Hubbard Farm Buildings, facing south.**

north elevation and a large, loft opening, covered with a wooden panel, above that is reached by stairs to a landing porch. Along the east and west elevations of the barn are five four-pane, wooden casement windows and a single, two-pane, horizontal sliding window. The loft story, beneath the gambrel roof, is sheathed in horizontal wooden siding and the roof is covered with standing-seam metal. Directly west is a second, larger, concrete block barn that has the same roof form and general plan as the first barn, on a wider scale. The gambrel roof of this barn is not as steep as the smaller barn, but it retains the same peak extension and flared eaves, and it is sheathed in horizontal wooden siding. There is a large, sliding door opening in the center of the northern elevation, with two loft openings, one large and a smaller one beneath, above the main floor entry. The windows on this barn are also four-pane, wooden casement windows; there are windows flanking the door on the first story of the north elevation, as well as flanking the loft door on the upper story.

A third, wide, gabled barn structure, with concrete side walls, sits in line with the first two barns, fronting Brown Mill Road (Figure 2.10.21). This gabled barn, which is covered with horizontal wooden siding and a standing-seam metal roof, has three large openings and a shed roofed addition to the east elevation. The central opening is taller than the openings that flank it; the smaller openings have single four-pane, wooden casement windows above them. Surrounding this barn are three silos: one cement-stave silo to the south and a cement-stave silo and metal silo to the east (Figure 2.10.22).

West of the three barns are two late-twentieth-century metal storage/garage structures (Figure 2.10.23). A large, metal, five-bay garage with a side-gabled roof sits back from the road, on a slight slope. Along the road, although facing away from it, is another side-gabled metal storage building. South of the metal storage building and west of the metal garage is the fourth early-to-mid-twentieth-century barn (Figure

2.10.24). It is a wooden structure, with a low-hipped-roof and three bay configuration. The large central bay is opened, while the flanking bays, located under shed-roofed extensions of the main roof, have swinging, barn-style doors.



**Figure 2.10.21. Stillwell-Hubbard Farm Buildings, facing south.**



**Figure 2.10.22. Stillwell-Hubbard Farm Buildings, facing southeast.**



**Figure 2.10.23. Stillwell-Hubbard Farm Buildings, facing east.**



**Figure 2.10.24. Stillwell-Hubbard Farm Buildings, facing south.**

Southeast of the complex of three barns and silos are two additional agricultural structures, which are set into the fence line between the upper and lower pastures (Figure 2.10.25). To the west is an open storage building, with concrete block walls and a gabled-roof that is covered with standing seam metal and supported by three posts, essentially creating three bays (Figure 2.10.26). A small, front-gabled storage building is located to the east of the open storage building (Figure 2.10.27). The storage building, which sits on a concrete block foundation that is revealed by the slope of the land, is of frame construction and is covered with vertical wooden siding (Figure 2.10.28). The roof, which is covered with standing-seam metal, has a wide overhang and visible rafter tails.



**Figure 2.10.25. Stillwell-Hubbard Farm Buildings, facing south.**



**Figure 2.10.26. Stillwell-Hubbard Farm Buildings, facing southwest.**



**Figure 2.10.27. Stillwell-Hubbard Farm Buildings, facing south.**



**Figure 2.10.28. Stillwell-Hubbard Farm Buildings, facing west.**

### 2.10.1 History

The Stillwell-Hubbard House (MK3692), Store (MK3693), and Farm Buildings (MK3694) were identified during the building inventory for the R-5710/R-5721/U-5765 project in 2016. Mecklenburg County tax records have a construction date of 1940 for the house, 1925 for the store, and 1900 for the farm buildings. In 1997, a survey of historic rural resources by the Charlotte-Mecklenburg Historic Landmarks Commission identified the house and farm buildings as the Hubbard Dairy Farm, an extant dairy farm from the 1930s and 1940s, but it was not recorded with the NC-HPO (Joines and Morrill 1997).

On the 1910 USDA soil survey map and the 1911 Spratt map there are structures shown at the location of the house and farm buildings; however, based on the architectural style of the house, it was likely not built that early (Figure 2.10.29). There are also structures shown in those locations on the circa 1912 USPS rural delivery route map, but the location of the farm buildings is labeled as "Cashion Store", which must refer to an earlier structure that is no longer extant. The 1938 NCDOT highway map depicts a house at the location of the Stillwell-Hubbard House and a business at the location of the store, which are likely to reference the current structures (Figure 2.10.30). The house, store, and farm buildings are all identified on the 1949 USGS topographic map.

Based on aerial photographs, the house and store were standing in 1948, as was the smaller, two-story, concrete block barn and the two storage buildings located along the southern fence line; at that point, the present day Brown Mill Road was still the main east-west thoroughfare in the area and the house, store, and farm buildings were located at a main crossroads (Figure 2.10.31). By 1960, the second, larger, concrete block barn and the adjacent wooden barn, along with two silos, had been constructed; NC 73 had yet to be constructed, so the house, farm, and store remained at the major intersection of the area. By 1965, the second wooden barn had been built and NC 73 had been routed north of Brown Mill Road, leaving the house, store, and farm at a minor intersection (Figure 2.10.32). Between 1978 and 1998, the two metal garage/storage structures on the western portion of the farm parcel were constructed (Figures 2.10.33 and 2.10.34).

The parcels on which the Stillwell-Hubbard House, Store, and Farm Buildings sit were part of a 23 acre piece of property purchased by Robert C. Miller at a commissioners sale in 1895 (Mecklenburg County Register of Deeds 1895 DB101:513). Robert Miller lived in the home with his wife, Elizabeth, and family until his death in 1902; according to his will, the property passed to his wife and daughter, Mary, until their death or remarriage, upon his death, when it would pass to his son, John L. Miller (Mecklenburg County Probate Records 1903). Elizabeth Miller died in 1908 and Mary E. Miller married in 1911; for a number of years, the property was used as a rental. In 1935, the heirs of John L. Miller, who had died in 1921, sold the property to Clesby Benjamin "Babe" Stillwell and his wife, Lucy Bolick Stillwell (Mecklenburg County Register of Deeds 1935 DB862:585).

Babe Stillwell was the son of Henry and Mary Stillwell, who owned a farm off of Beatties Ford Road approximately a mile and a half to the south (USCB 1920). Between 1930 and 1935, he married Lucy Bolick Stillwell. Based on the style of the Stillwell-Hubbard House, it is likely that Babe and Lucy had the house constructed shortly after they acquired the property (USCB 1930). Oral history from the present owners of the Stillwell-Hubbard Store building indicate that it was formerly a home, then later a general store operated by Babe and Lucy Stillwell; the store may have been the home that was rented out by the Millers when they owned the property and it is likely the home that Babe and Lucy Stillwell lived in before their new home was completed. In 1940, the Stillwells were living near the Beatties Ford/Hagers Ferry Road area, based on their neighbors in the census; they owned the property on which they were living, which was worth approximately \$2,000, and Clesby Stillwell listed his occupation as the proprietor of a retail grocery store

(USCB 1940). The Stillwells continued to live on the property until Babe Stillwell's death in 1981, after which Lucy inherited the land, home, store, and farm buildings (North Carolina Death Index 1981; Mecklenburg County Probate Court 81-E-1286). Lucy Stillwell continued to live in the home, eventually remarrying; her second husband, Robert James Hubbard, had previously been employed by Babe Stillwell and was the son of John Marshall Hubbard and nephew of James Oscar Hubbard, both well-known farmers and landowners in the area (World War II Draft Cards 1940:4045).

In February 1992, Lucy B. Stillwell Hubbard transferred her remaining property to herself and her husband, Robert James Hubbard. This property included seven tracts of land, totaling approximately 65.5 acres. The third tract of this deed corresponds with the Stillwell-Hubbard House property and the fourth tract corresponds with the Stillwell-Hubbard Farm Buildings property; both pieces of property were part of the property purchased by the Stillwells from the heirs of John L. Miller (Mecklenburg County Register of Deeds 1992 DB6780:74). Lucy Bolick Stillwell Hubbard died in June 1992 (North Carolina Death Index 1992).

In November 1992, Robert James Hubbard, then a widower, sold two parcels to Daniel E. and Madeline T. Phillips and Judy Haddix, giving each an undivided one-half interest; the second tract of that deed is the property on which the Stillwell-Hubbard Store sits (Mecklenburg County Register of Deeds 1991 DB7105:525). That property had been conveyed to Robert James Hubbard by Lucy B. Stillwell in October 1991, before their marriage (Mecklenburg County Register of Deeds 1991 DB6669:677).

Robert James Hubbard died in 1999; his home and farm property were conveyed to Daniel and Madeline Phillips and Judy Haddix by Hubbard's will (Mecklenburg County Probate Court 99-E-2932). In 2000, Daniel and Madeline Phillips and Judy Haddix divided their interest in the Stillwell-Hubbard property. Daniel and Madeline Phillips deeded their one-half interest in the Stillwell-Hubbard House property to Judy Haddix, while the three each retained one-third interest in the store property (Mecklenburg County Register of Deeds 2000 DB11432:481; DB11207:274). The "Old Store", a small store offering local products and fresh produce, opened in the Stillwell-Hubbard Store building in 2000. In 2013, Judy Haddix died without a will and without lineal heirs, so her mother inherited the Stillwell-Hubbard House property (Mecklenburg County Register of Deeds 2013 DB28863:191; Mecklenburg County Probate Court 13-E-135).



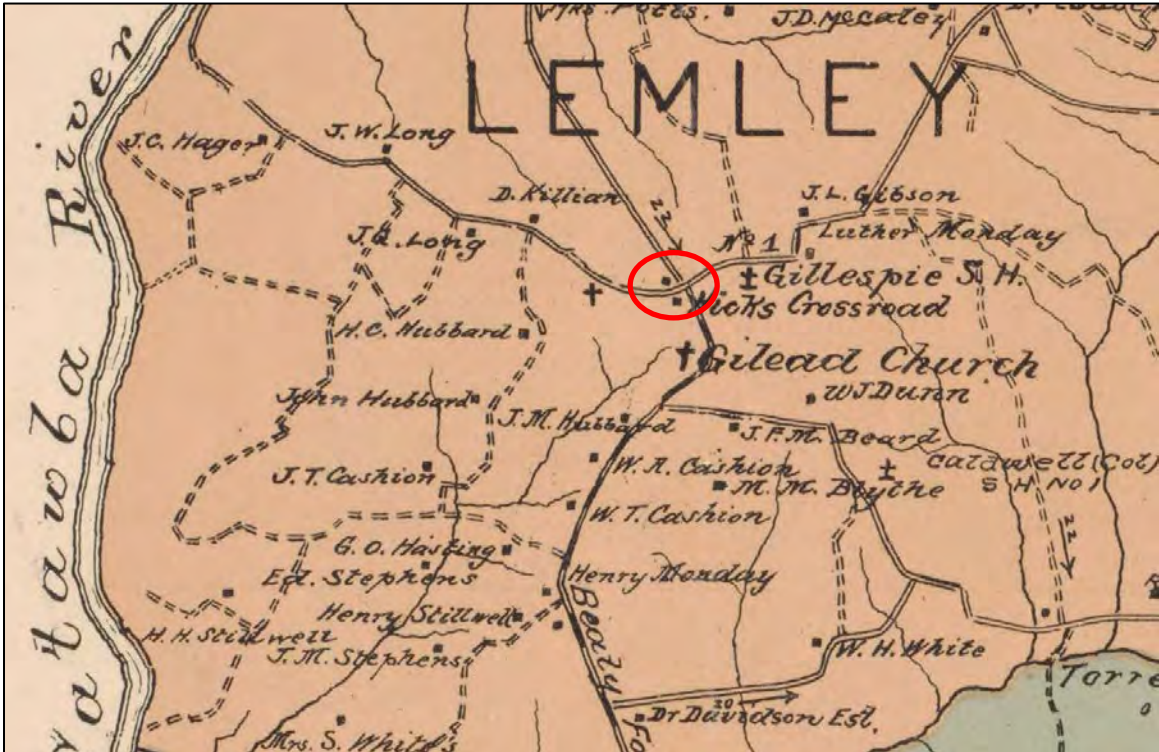


Figure 2.10.29. Portion of Spratt map of Mecklenburg County (1911), showing location of the Stillwell-Hubbard properties.



Figure 2.10.30. NCDOT highway map (1938), showing location of the Stillwell-Hubbard properties.



Figure 2.10.31. USDA aerial photograph (1948) showing the Stillwell-Hubbard properties.



Figure 2.10.32. USDA aerial photograph (1965) showing the Stillwell-Hubbard properties.



**Figure 2.10.33. USDA aerial photograph (1978) showing the Stillwell-Hubbard properties.**



**Figure 2.10.34. USGS aerial photograph (1998) showing the Stillwell-Hubbard properties.**

### 2.10.2 *Architectural Context*

The area of Lemley Township, Mecklenburg County, surrounding the intersection of Brown Mill Road with Beatties Ford Road was formerly designated as the Cowan's Ford Post Office and has been known as Hicks Crossroads since the mid-twentieth-century. Before the construction of NC 73 in the 1960s, this was the major intersection in the area. The surrounding community was primarily farm tracts, with homes surrounded by open fields, with agricultural outbuildings on the property, but few other homes in the general vicinity. The three Stillwell-Hubbard properties retain these characteristics. The Tudor Revival style of the Stillwell-Hubbard House was a popular style utilized in the early-twentieth-century, but many of the most representative examples were constructed in towns instead of in a rural setting, and many of the houses from this period exhibit elements of other contemporary architectural styles, in addition to Tudor Revival details (Mattson and Huffman 1990). Rural stores, most often situated at a crossroads, were built throughout Mecklenburg County during the late-nineteenth and early-twentieth-centuries; although originally built as a residence, the Stillwell-Hubbard Store fits into this pattern of location and was adapted to use as a store by at least the 1940s. The collection of agricultural structures that makes up the Stillwell-Hubbard Farm Buildings was once a common site in rural Mecklenburg County, as farming was the primary economic pursuit.

Mecklenburg County has experienced significant growth during recent decades, resulting in a decrease in stock of historic structures. Although the rural, northern portion of Mecklenburg County near the project area has not grown as fast as other areas of the county, it has begun seeing increased residential development since the 1988 historic architectural survey of the county. As the portion NC 73 along the southern portion of Lake Norman has developed, a large number of new residential subdivisions and commercial developments has altered the landscape of the area; many of these developments have resulted in the demolition of older homes and other buildings. Particularly, agricultural structures have fallen victim to demolition, as many of the former farms in the area are no longer active and the farm structures have become unused and obsolete; larger tracts of farmland are increasingly being subdivided to make way for new residential subdivisions.

The Stillwell-Hubbard House (MK3692) is an example of a Tudor Revival style home located in a rural setting. In Huntersville, to the east of the project area, there are a number of homes built in the Tudor Revival style, which is evidence of the town's growth in the 1930s and 1940s. The house at 502 South Old Statesville Road is a good example of a Tudor Revival home, with decorative half-timbering, which the Stillwell-Hubbard House does not have (Figure 2.10.35); this house was determined ineligible for the NRHP in 2015. Another example in Huntersville, at 506 South Old Statesville Road (MK3607) appears to have originally had a similar form to the Stillwell-Hubbard House, but it has undergone significant modern alterations (Figure 2.10.36); this house was determined ineligible for the NRHP in 2015. Another house, located at 114 Old Statesville Road, has not been previously recorded, but it has a front-projecting gable and dominant front chimney, similar to the Stillwell-Hubbard House, but does not have the additional gable entry projection (Figure 2.10.37). A more rural example, located at 10801 Beatties Ford Road, also not previously recorded, features an arched entry door in a gabled front projection with a prominent front chimney; however it has lost an essential character-defining features with the replacement of its windows (Figure 2.10.38).

Comparative examples of crossroads stores in the northern portion of Mecklenburg County are difficult to find, especially since the Stillwell-Hubbard Store was once a residence and was later converted into a store and partially because many of the smaller crossroads stores have been lost to new commercial development. The majority of historic commercial structures, including those located at crossroads locations, in the vicinity of the project area are brick. Of the previously recorded structures that are identified as frame-construction store buildings, the Mill Store (MK1735) has been previously identified as demolished;



Figure 2.10.35. House at 502 South Old Statesville Road (MK3611), facing west.



Figure 2.10.36. House at 506 South Old Statesville Road (MK3607), facing southwest.



Figure 2.10.37. House at 114 Old Statesville Road (NSN), facing north.



Figure 2.10.38. House at 10801 Beatties Ford Road (NSN), facing west.

a windshield survey of the area indicated that the Pinoca Store (MK1689) has either been demolished or subsumed into a newer structure and is unrecognizable and an unnamed store near the intersection of Park Road and Sharon Road (MK1722) is also no longer extant. The Hayses-Bynam Store (MK1367) in the southern portion of the county is extant, but dates to an earlier period than the Stillwell-Hubbard Store and is a more traditional commercial building, of brick construction with a parapet roof (Figure 2.10.39). Similarly, the previously unrecorded store building at 3601 Oakdale Road is also a gabled brick building with a front parapet roof; its shed-roofed, sheltered exterior areas are similar to the shed-roofed display areas at the Stillwell-Hubbard Store, but not nearly as extensive (Figure 2.10.40).

The area surrounding the project area has a number of resources with extant outbuildings, both domestic and agricultural; specifically the Lynn Beard House (MK1455), the Blythe Homestead (MK1457), and the Houser House (MK1470) have collections of accessory structures. However, most of these resources date to the late-nineteenth or early-twentieth-century and are not specifically tied to dairy farming, as the resources on the Stillwell-Hubbard Farm Buildings property are. Some of the properties surrounding the project area contain early-to-mid-twentieth-century farm structures, but have newer associated homes and therefore have not been previously surveyed. The farm located at 6116 Gilead Road, southeast of its intersection with Beatties Ford Road, retains approximately 20 acres of farmland, some of it still used for pasture, and one historic farm structure (Figure 2.10.41). The farm located at 6401 Gilead Road retains only five acres of property, mostly surrounded by new residential development, but does retain a wooden framed barn, concrete block livestock barn, and two silos; it, however, does not appear to be in use as pastureland and its associated residence has lost integrity through many modern alterations (Figure 2.10.42). The Alexander Farm (MK1448/MK2397) is a farmhouse from the late-nineteenth-century that retains a large number of its agricultural outbuildings, but they are not specifically associated with dairy farming and do not represent the same styles of structures as the Stillwell-Hubbard Farm Buildings (Figure 2.10.43).



**Figure 2.10.39. Hayes-Bynam Store (MK1367), facing northwest.**



Figure 2.10.40. Store at 3601 Oakdale Road (NSN), facing southwest.



Figure 2.10.41. Farm at 6116 Gilead Road (NSN), facing southeast.





**Figure 2.10.42. Farm buildings at 6401 Gilead Road (NSN), facing north.**



**Figure 2.10.43. Alexander Farm (MK1448/MK2397), facing north.**

### 2.10.3 Integrity

Evaluation of the seven aspects of integrity required for National Register eligibility for the Stillwell-Hubbard House, Store, and Farm Buildings are as follows:

- ◆ Location: High

The three Stillwell-Hubbard properties remain in the same location they have been located since the early-to-mid-twentieth-century, when they were originally constructed.

- ◆ Design: Medium to High

The Stillwell-Hubbard House retains its original form and design; although there have been additions to the rear of the structure, they do not compromise the design of the house as a whole. The Stillwell-Hubbard Store was originally designed as a house and it has been altered for use as a store; however, the historic significance of the structure is as a rural crossroads store and it retains integrity of its store design, despite the modern addition of sheltered awning extensions for outdoor display space. The Stillwell-Hubbard Farm Buildings retain their original forms and designs. The interior of the structures was not assessed, as interior access was not granted.

- ◆ Setting: Medium

The Stillwell-Hubbard properties were originally a home and farm complex located in a rural, farming section of northern Mecklenburg County. There have been significant changes to the surrounding area, especially with increased residential and commercial development over the past two decades. The construction of a modern gas station at the northeast corner of Beatties Ford and Brown Mill roads has infringed upon the rural setting of the properties. However, the surrounding agricultural fields and open space to the south and east help the complex retain some of its integrity of setting. When the Stillwell-Hubbard House and Store, as well as most of the Farm Buildings, were constructed, present day Brown Mill Road (then Hagers Ferry Road) was the main east-west thoroughfare in the area and its intersection with Beatties Ford Road was a prominent crossroads, the ideal location for a general store, such as the Stillwell-Hubbard Store. Since the construction of NC 73 in the 1960s, the intersection of Brown Mill and Beatties Ford roads has become a secondary intersection, with less traffic than it saw as the main intersection. Although it does remain at a crossroads, this road reconfiguration has altered the setting of the Stillwell-Hubbard Store somewhat.

- ◆ Materials: Medium to High

The Stillwell-Hubbard House, Store, and Farm Buildings each retain a high degree of integrity of exterior materials. The Stillwell-Hubbard House has its original framing and foundation, as well as its original exterior brick veneer, doors, and windows. The Stillwell-Hubbard Store also retains its original framing and foundation materials, as well as windows and siding from the period when it was originally used as a store. The Stillwell-Hubbard Farm Buildings have original building materials and windows. The interior materials were not assessed, as interior access to the structures was not obtained.

- ◆ Workmanship: Medium to High

The Stillwell-Hubbard House, Store, and Farm Buildings each retain a high degree of integrity of workmanship. The Stillwell-Hubbard House has its original exterior brick veneer, as well as wooden doors, windows, and shutters that show the craftsmanship of the home. The Stillwell-Hubbard Store, although it has few decorative details, has retained its visible rafter tails and simple, wooden trim around the door and windows. The Stillwell-Hubbard Farm Buildings were built as agricultural outbuildings and are more utilitarian in design than the House or Store, but their workmanship is

evident in the eave flares on the two concrete block barns. The interior workmanship of the structures was not assessed, as interior access was not obtained.

◆ Feeling: High

The Stillwell-Hubbard House, Store, and Farm Buildings collectively create the feeling of an early-to-mid-twentieth-century farm complex, with a residence, outbuildings, and corner store to market farm products. The open fields associated with the Farm Buildings help contribute to the feeling of this complex as a functioning farm, which it continues to be.

◆ Association: Medium to High

The Stillwell-Hubbard properties retain their association with Babe and Lucy Stillwell and with Robert James Hubbard, the two main owners and residents of the property during the twentieth-century. There have been few alterations to the buildings and they all would be recognizable by their former owners. The Stillwell-Hubbard properties also retain their association with rural dairy farming in northern Mecklenburg County, as they continue to be a working farm complex.

#### 2.10.4 *Eligibility*

The Stillwell-Hubbard complex, comprised of the Stillwell-Hubbard House, Store, and Farm Buildings, is recommended as eligible for inclusion in the NRHP under Criterion A, as a well-preserved example of a mid-twentieth-century, rural dairy farm in northern Mecklenburg County. The combination of the house, store, and farm buildings, along with extant pastureland, represent the entirety of functions performed by rural farmers: living, working, and selling their agricultural yield. The Stillwell-Hubbard House, Store, and Farm Buildings are each recommended ineligible under Criterion B, none of the structures has an association with a prominent person. Although it was owned by Clesby B. Stillwell and Robert James Hubbard, both well-known residents of the local community, neither owner achieved a level of prominence to elevate them above the other nearby residents. The Stillwell-Hubbard House, which was built around 1940, is recommended as eligible for the NRHP under Criterion C, as a well-preserved example of a rural Tudor Revival style residence; the Stillwell-Hubbard Farm Buildings are well-preserved examples of mid-twentieth-century dairy farm building construction and are also recommended eligible under Criterion C. The house, store, and farm buildings are unlikely to yield important historical information, so it is considered ineligible under Criterion D, for building technology.

#### 2.10.5 *Boundary Justification*

The NRHP boundaries for the Stillwell-Hubbard complex encompass four parcels totaling approximately 41 acres and corresponds to tax parcels on which the house, store, and farm buildings stand, as well as an additional parcel containing pasture land to the south of the farm buildings (Figure 2.10.44). This property was historically part of the early-to-mid-twentieth-century Stillwell farm property, which later passed to Robert James Hubbard; Clesby B. and Lucy Stillwell likely had the Stillwell-Hubbard House built after they purchased the parcel on which it stood, in 1935, and likely lived in the store building before that, later converting it to commercial establishment. The farm buildings and surrounding land are integral parts of the landscape of the early-to-mid-twentieth-century dairy farm.



**Figure 2.10.44. NRHP boundary for the Stillwell-Hubbard complex (MK3692, MK3693, and MK3694).**

## 2.11 Hubbard-Browning House (MK3695)

Resource Name	Hubbard-Browning House
Property No.	44
HPO Survey Site #	MK3695
Street Address	15201 Beattie Ford Road
PIN	4621-83-0657
Construction Date(s)	Circa-1900
NRHP Recommendation	Not Eligible



**Figure 2.11.1. Hubbard-Browning House, facing northwest.**

The Hubbard-Browning House is located at 15201 Beatties Ford Road, south of NC 73, near Huntersville, in Mecklenburg County. The structure, which is set back from the road, is a single-story frame residence with a cross-gabled roofline that was built around 1900 (Figure 2.11.1). The 9.6 acre parcel on which the house sits also contains seven outbuildings that date from the early- to the late-twentieth-century (Figure 2.11.2).

The Hubbard-Browning House is single story, wood-framed residence, with a rectangular plan and cross-gabled roofline and there are decorative sawn bargeboards along the gables. It rests on a brick pier foundation that has been infilled with concrete block, which is covered with stucco; the exterior is sided with cement-board horizontal siding and the roof is covered with composition shingles. The east (front) elevation has a main front-gabled section, with a small side-gabled portion and a front-gabled extension along the south half of the façade. A hipped-roof porch spans the width of the front elevation, wrapping around the front gable extension and spanning the front of the side-gabled section; the porch is supported

by turned posts and it has a sawn balustrade and upper trim (Figure 2.11.3). The windows on the front elevation are six-over-six, double-hung, vinyl sashes and there is one centered in the gable extension and one to the north of the central front entry door.

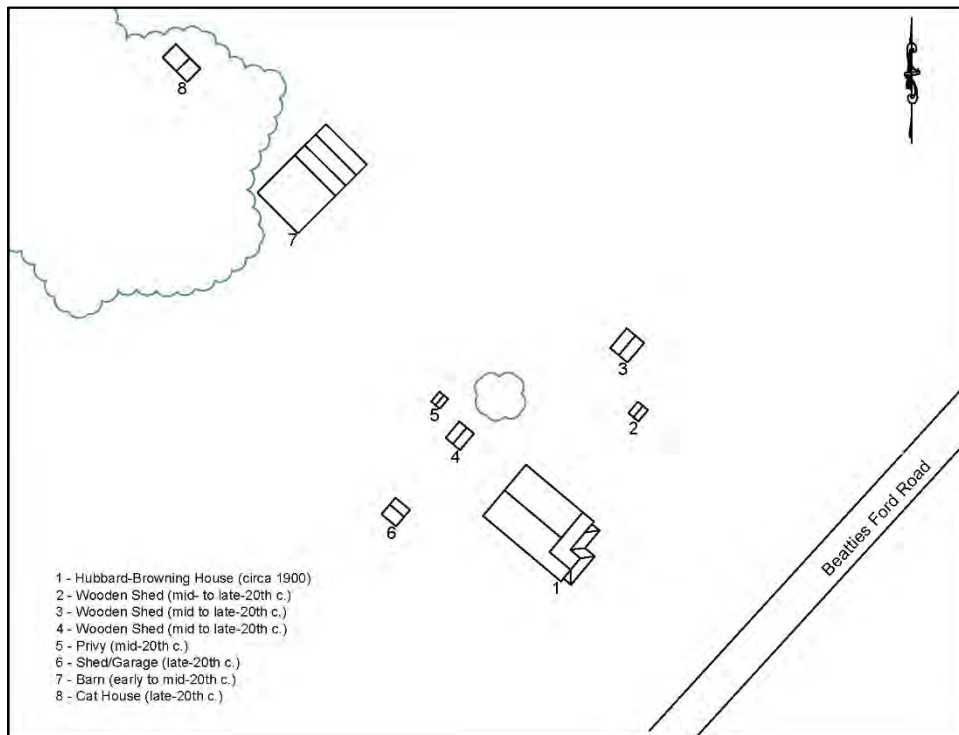


Figure 2.11.2. Site plan of the Hubbard-Browning House.



Figure 2.11.3. Hubbard-Browning House, facing north.

The south elevation has a three-sided, projecting bay window, which is supported by brackets; the bay is made up of a 16-pane vinyl picture window and two four-over-four, double-hung, vinyl sashes (Figure 2.11.4). The remaining fenestration on this elevation is six-over-six, double-hung, vinyl sash windows of varying heights. An interior brick chimney is visible along the roof slope, near the intersection of the front projecting gable and the main roofline. Approximately two-thirds of the length of this elevation shows a brick pier foundation, while the north (rear) one-third sits on a continuous brick foundation, indicating a later construction date.

The rear elevation of the house has a gambrel-style roofline and an upper story, which has a single one-over-one, double-hung, vinyl sash window centered within it (Figure 2.11.5). The first story had a central door, located beneath a low-pitched, hipped roof porch that is supported by square posts; the door is flanked by a single six-over-six, double-hung, vinyl sash window to the north and paired six-over-six, double-hung, vinyl sash windows to the south. The north elevation of the house has three single six-over-six, double-hung, vinyl sash windows; one is centered in the side-gabled portion of the house and the remaining two are spaced along the main block of the house (Figure 2.11.6).



**Figure 2.11.4. Hubbard-Browning House, facing northeast.**



Figure 2.11.5. Hubbard-Browning House, facing east.



Figure 2.11.6. Hubbard-Browning House, facing south.



There are seven outbuildings located south and west of the Hubbard-Browning House (Figures 2.11.7 and 2.11.8). North of the house is a single story, wooden shed building with a side-gabled roof; the building has a central entry door, located beneath a gabled hood, which is flanked by one-over-one, double-hung, vinyl sash windows (Figure 2.11.9). West of this shed is a front-gabled, wooden shed building with a low-pitched roof; this shed has an off-center door and a single one-over-one, double-hung, vinyl sash window (Figures 2.11.7 and 2.11.10).

West of the house, at the end of the driveway, is a grouping of three outbuildings: two sheds and a privy (Figure 2.11.8). The shed closest to the house is a single story, gabled structure with a shed-roofed extension on its west elevation (Figure 2.11.10). The south elevation has a single six-over-six, double-hung, vinyl sash window and an octagonal vent centered within the gable; there is an off-center door in the east elevation and a shed-roofed extension, with a set of double doors, in the north elevation. The shed is sheathed in cement-board siding and the roof is covered with composition shingles. The privy is just west of the gabled shed (Figure 2.11.10). The privy is a gabled wooden structure, with an upward extension of one of the gable sides to create a skylight/clerestory. It has an off-center door in its southern gable end; the exterior is covered with vertical wooden panel siding and the roof is composition shingle. South of the shed and privy is a second shed/garage structure, of frame construction, with a shed-roof and shed-roof extension (Figure 2.11.11). The building has a barn-style garage door on the east elevation and a single four-pane, hinged window on the west elevation.



**Figure 2.11.7. Hubbard-Browning House and outbuildings, facing west.**



**Figure 2.11.8. Hubbard-Browning House, outbuildings, facing north.**



**Figure 2.11.9. Hubbard-Browning House, sheds and barn, facing west.**



Figure 2.11.10. Hubbard-Browning House, shed and privy, facing north.



Figure 2.11.11. Hubbard-Browning House, shed, facing southeast.

Approximately 200 feet to the west of the house, up a small rise in the landscape, is a large wooden barn that dates to the early-twentieth-century. The central part of the structure is gabled has two stories, with a large upper loft (Figure 2.11.12). There are shed-roofed extensions on both the north and south elevations (Figure 2.11.13). The north extension is two stories tall and has two six-pane, stationary windows on its north wall (Figure 2.11.14). The south extension slopes down, from two stories near the intersection with the main block, to a single story along the end; this extension is open underneath and is supported by large round posts (Figure 2.11.15).

West of the barn is a single story, front-gabled, frame shed, with a metal roof and cement-board siding. It has an off-center door and single one-over-one, double-hung, wooden sash window, covered with a screen, on its eastern elevation (Figure 2.11.16). Attached to the rear of the shed is a frame and screen extension (Figure 2.11.17). The décor and signage on this shed indicates that it is currently used as a cat house.



**Figure 2.11.12. Hubbard-Browning House, barn, facing northwest.**



**Figure 2.11.13. Hubbard-Browning House, barn, facing northeast.**



**Figure 2.11.14. Hubbard-Browning House, barn, facing south.**



Figure 2.11.15. Hubbard-Browning House, barn, facing east.



Figure 2.11.16. Hubbard-Browning House, cat house, facing north.



**Figure 2.11.17. Hubbard-Browning House, cat house, facing south.**

### *2.11.1 History*

The Hubbard-Browning House (MK3695) was identified during the building inventory for the R-5710/R-5721/U-5765 project in 2016. Mecklenburg County tax records have a construction date of 1900 for the house, which is substantiated by historic map information, as a structure appears at this location on the 1910 USDA soil survey map, the 1911 Spratt map, and the circa 1912 USPS rural delivery route map (Figure 2.11.18).

The property on which the Hubbard-Browning House stands was part of a 425 acre tract of land purchased by James Hastings and his son, William C. Hastings, from the estate of Samuel Blythe (Mecklenburg County Register of Deeds 1873 DB9:81). In 1891, they mortgaged a large portion of their landholdings to E. T. Cansler (Mecklenburg County Register of Deeds 1891 DB77:259). Upon the death of James Hastings in 1896, the lands he held in common with his son land were divided, with William C. Hastings retaining the eastern portion of the tract, south of and surrounding the Gilead ARP Church property (Figure 2.11.19); the remainder of the lands of the estate of James Hastings were split, with a portion going to his widow, Catherine, and a portion sold to pay his debts (Mecklenburg County Register of Deeds 1899 DB140:539; 1903 DB178:342). Approximately 45 acres of the land adjacent to W. C. Hastings land to the west was sold at public auction and purchased by E. T. Cansler, who immediately sold it to Mary Hastings, wife of W. C. Hastings (Mecklenburg County Register of Deeds DB179:538).

William C. Hastings died in 1907 and his will instructed his executor to sell the southern portion of his property known as “the Blythe Place”, being the portion south of “the graveyard”, presumably Gilead ARP Church cemetery (Mecklenburg County Probate Records 1907). In 1908, James O. Hubbard, son of Henry Clay and Elizabeth Hastings Hubbard, and nephew of William C. Hastings, purchased approximately 62 acres

of W. C. Hastings land from a commissioners sale, adding to it around 25 acres of land purchased from Mary Hastings, widow of W. C. Hastings; this is the property that contains the Hubbard-Browning House (Mecklenburg County Register of Deeds 1908 DB232:644, 646).

The Hubbard-Browning House was likely built at some point during the Hastings ownership, or shortly after James O. Hubbard purchased the property; no mention of structures is made in the property deeds, so it is difficult to pinpoint a construction date. A house was extant at the location of the Hubbard-Browning House by 1910, however. In 1911, the Spratt map indicates that it was the home of J. M. Hubbard. John Marshall Hubbard was the son of Henry Clay and Elizabeth Hubbard, and younger brother of James O. Hubbard. In 1910, John M. Hubbard was a 26 year old farmer, recently married, who owned his farm in Lemley Township (USCB 1910). J. M. Hubbard continued to live in the area and own his farm through 1940; however, the 1920 census lists his home as being on Hubbard Road, which is west of Beatties Ford Road, and his location and neighbors on the census forms suggests that his residence in the early-twentieth-century was there (USCB 1920, 1930, 1940). Therefore, the Spratt map may have an error, with John M. Hubbard actually being the John Hubbard, who is shown living along Hubbard Road just south of his father's home. The property was owned by J. O. Hubbard at the time, so the label may have been referring to him; however, based on census records, James O. Hubbard was living with his parents in 1910 and appears to also have been living along Hubbard Road during the 1920s through 1940, on a farm that he owned (USCB 1910, 1920, 1930, 1940). It is likely that the Hubbard-Browning House was one of the many rental farm properties in this area during the early-twentieth-century.

A 1948 aerial photograph indicates that the large barn at the rear of the property was standing at that time, as does the 1949 USGS topographic map, which depicts an outbuilding (Figures 2.11.20). James O. Hubbard died in 1963; his widow and children inherited his property. In 1965, the heirs of James O. Hubbard conveyed just under one-half acre of land to the Trustees of Gilead ARP Church (Mecklenburg County Register of Deeds 1965 DB2665:413). In 1982, the children and grandchildren of Mary Grier Hubbard, who died in 1981, sold approximately 13 acres of property, including the Hubbard-Browning House, to Fred T. and Sandra Browning, the current owners (Mecklenburg County Register of Deeds 1982 DB4552:253). A photograph of the house from 2010 indicates that the house has been remodeled since then, including the addition of the sawn trimwork along the eaves of the house (Figure 2.11.21).



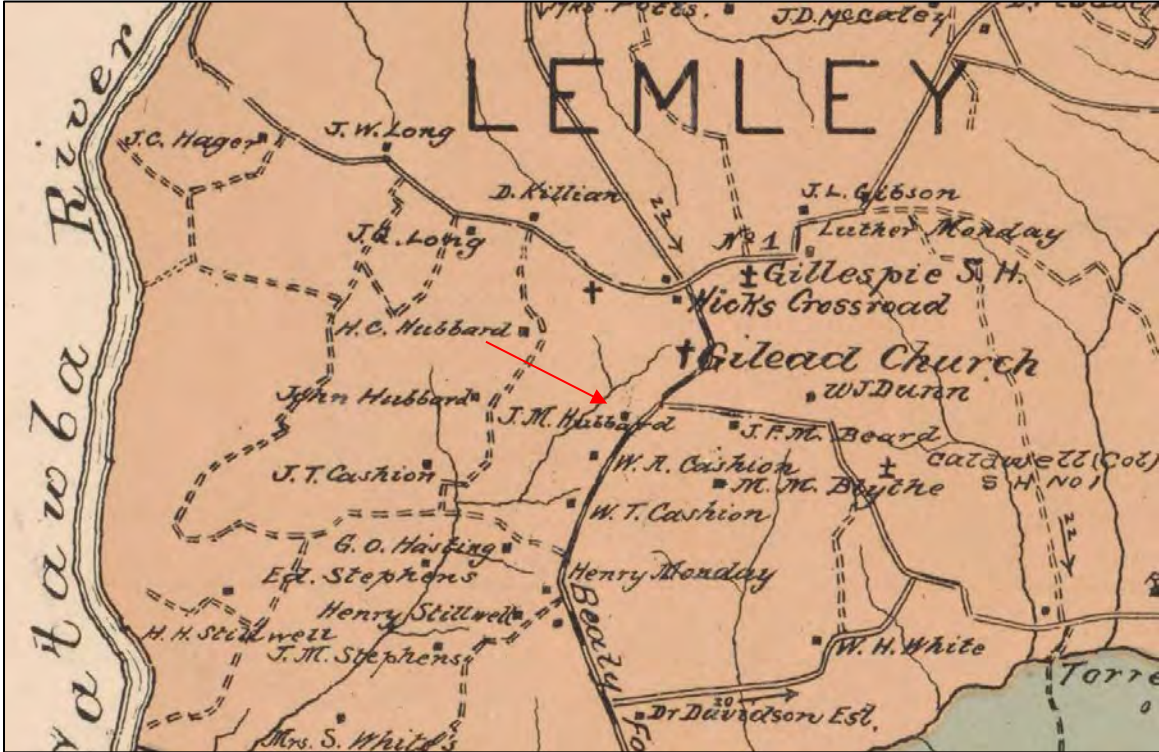


Figure 2.11.18. Portion of Spratt map of Mecklenburg County (1911), showing location of the Hubbard-Browning House.

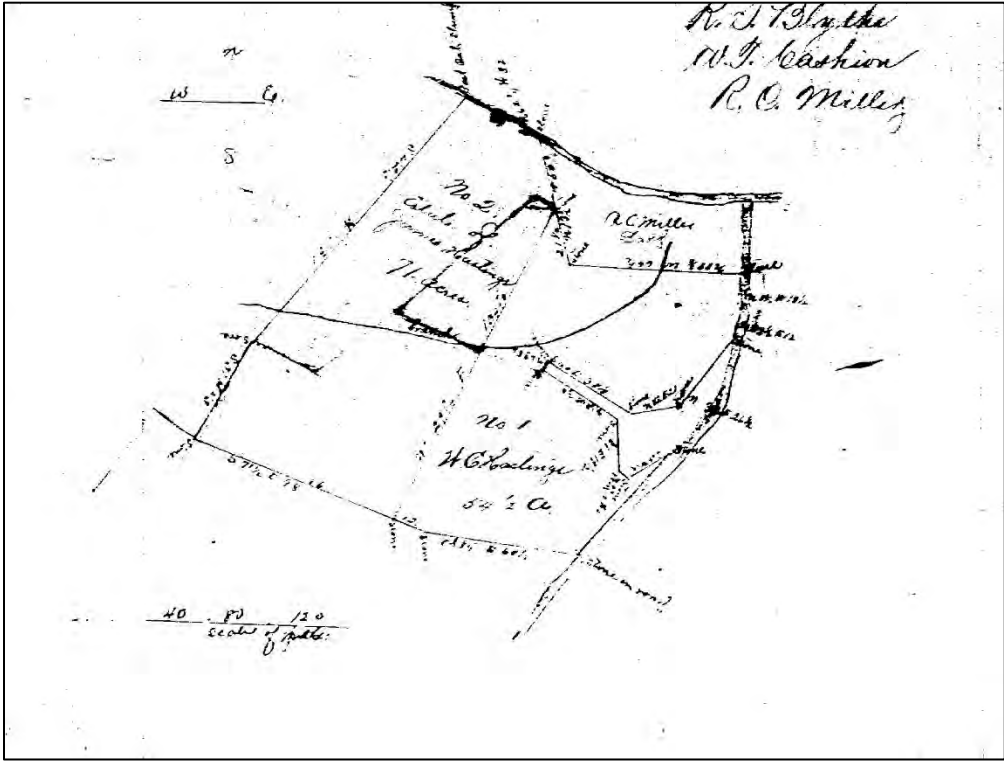


Figure 2.11.19. Plat of the division of James Hastings lands (Mecklenburg County Register of Deeds 1899:140:540).



**Figure 2.11.20. USDA aerial photograph (1948) showing the Hubbard-Browning house.**



**Figure 2.11.21. Historic photograph (2010) showing the Hubbard-Browning House.**

### 2.11.2 *Architectural Context*

The area of Lemley Township, Mecklenburg County, surrounding the intersection of Brown Mill Road with Beatties Ford Road was formerly designated as the Cowan's Ford Post Office and has been known as Hicks Crossroads since the mid-twentieth-century. Before the construction of NC 73 in the 1960s, this was the major intersection in the area. The surrounding community was primarily farm tracts, with homes surrounded by open fields, and agricultural outbuildings on the property, but few other homes in the general vicinity; these characteristics are somewhat retained by the Hubbard-Browning House. The vernacular one-story farmhouse style that the Hubbard-Browning House exhibits was extremely common in rural Mecklenburg County from the late-1800s through the early-1900s; the form was often used as a base for construction, with contemporary architectural and stylistic details added (Mattson and Huffman 1990). The Hubbard-Browning House, itself, is a variation of the primary form; instead of a true cross-gabled roof, with a front-facing gable projecting from a side-gable, or a cross-gable fronting a rear hipped roof, the Hubbard-Browning House has a gabled roof on its rear section, intersecting the side-gabled portion, creating the illusion of a Dutch gable roof.

An assessment of the historic architectural inventory conducted in 1988 indicates that "the most abundant rural house types are traditional forms [including] traditional two-roof, central hall houses, many of them 'Triple-A cottages'" (Mattson and Huffman 1990). Traditional-style homes continued to be constructed into the 1910s. The Hubbard-Browning House is not specifically a "Triple-A" house, with a single central gable, it appears to have been a variation on the traditional form that incorporated elements of the Victorian style that was popular around the turn of the twentieth century; the cross-gabled form and porch shape suggest a folk Victorian influence.

Mecklenburg County has experienced significant growth during recent decades, resulting in a decrease in historic housing stock; although the rural, northern portion of Mecklenburg County near the project area has not grown as fast as other areas of the county, it has begun seeing increased residential development since the 1988 historic architectural survey of the county. As the portion NC 73 along the southern portion of Lake Norman has developed, a large number of new residential subdivisions and commercial developments has altered the landscape of the area; many of these developments have resulted in the demolition of older homes.

A number of one-story homes with cross-gabled rooflines remain in northern Mecklenburg County, many with a simple cross-gabled roof and others with a cross-gabled roof fronting a rear hipped roof; none were found with the same roofline as the Hubbard-Browning House. The Goodrum House (MK1391) exhibits the cross-gabled style, with a front gable and side gable both projecting from a rear hipped roof; it has a hipped porch that wraps around the gable and the home's turned posts and scrollwork are significant architectural details (Figure 2.11.22). The house at 21024 Catawba Avenue, Cornelius (MK1398), is a cross-gabled home with an eclectic mixture of stylistic details; the single front gable projecting from the side-gabled roof, with hipped roof porch, has some of the same elements as the Hubbard-Browning House, although the rear roofline is not visible above the front-gable; the square posts on brick piers, however, suggest Craftsman styling, while the sawn scrollwork on the posts suggest Victorian influence (Figure 2.11.23). The Howard House (MK1423) at 21100 Catawba Avenue, Cornelius, is a later example of the basic form, with one front-facing gable, a side gable, and a hipped roof behind; it has Craftsman and Colonial Revival style details (2.11.24). None of these homes were evaluated for NRHP eligibility. The houses at 502 and 504 South Main Street, Huntersville (MK1377 and MK3568) are also both examples of the basic form of the Hubbard-Browning House (Figures 2.11.25 and 2.11.26). The house at 502 South Main Street has the cross-gable attached to a rear hipped roof, while the house at 504 South Main is missing the side-gabled section, but

was built along a similar design concept. Both of these houses were determined ineligible for the NRHP in 2006 and 2015.



**Figure 2.11.22. Goodrum House (MK1391), facing southwest.**



**Figure 2.11.23. House at 21024 Catawba Avenue (MK1398), facing south.**



Figure 2.11.24. Howard House (MK1423), facing south.



Figure 2.11.25. House at 502 South Main Street, Huntersville (MK1377), facing west.



**Figure 2.11.26. House at 504 South Main Street, Huntersville, (MK3568), facing south.**

### 2.11.3 *Integrity*

Evaluation of the seven aspects of integrity required for National Register eligibility for the Hubbard-Browning House are as follows:

◆ Location: High

The Hubbard-Browning House remains at its original location.

◆ Design: Low to Medium

The Hubbard-Browning House retains its basic form, however it has undergone a large rear addition that has added an upper story, which was not part of the original structure. The interior of the home was not assessed, as interior access to the house was not obtained.

◆ Setting: Medium

When the Hubbard-Browning House was constructed around the turn of the twentieth-century, the Hicks Crossroads area was a rural area comprised mostly of farms. The area along NC 73, to the north, has experienced significant modern development over the past decade; there has been new residential development to the south of the Hubbard-Browning House along Beatties Ford Road as well. However the portion of Beatties Ford Road surrounding the Hubbard-Browning House and spanning north, to NC 73, retains a large amount of open space and larger tracts of land, although much of the farmland has been allowed to reforest.

◆ Materials: Low

The Hubbard-Browning House retains its original framing and foundation materials. However, the original siding has been covered or replaced by cement-board siding and the original windows have been removed. The interior materials were not assessed, as interior access to the structure was not obtained.

◆ Workmanship: Low

Much of the original workmanship on the structure's exterior has been removed or altered, specifically with the replacement of siding and windows. The decorative details on the front of the home have been altered, with new sawn trimwork added along the roof eaves since 2010, giving the house an impression of historic workmanship that is not accurate. The interior workmanship was not assessed, as interior access to the structure was not obtained.

◆ Feeling: Low

Despite changes to the Hubbard-Browning House, the structure continues to evoke the feeling of a small, rural, farmhouse dating from around the turn of the twentieth-century. However, the addition of sawn trimwork gives the impression that the house is from a different time period; it is also unlikely that a rental home, which the Hubbard-Browning House probably was, would have such decorative elements, so the feeling of the home as a rental farm property has been altered.

◆ Association: Low to Medium

The Hubbard-Browning House retains early-to-mid-twentieth-century residential and agricultural outbuildings, with contribute to its association as a rural farm property. However, it has lost association with the Hubbard family, the owners of the property from around the period when the house was built, because of modern alterations to the home.

#### 2.11.4 *Eligibility*

The Hubbard-Browning House is recommended as ineligible for inclusion in the NRHP under Criterion A, as it does not have a significant association with a particular event or broad pattern of history. Although it represents a turn of the twentieth-century rental farm residence, there have been alterations to the house and there are more significant examples of this structure type in Mecklenburg County. The house is recommended ineligible under Criterion B, as it does not have an association with a prominent person. Although it was owned by members of the Hubbard family, who were well known in the Hicks Crossroads community, they did not achieve a level of prominence to elevate them above the other nearby residents. The Hubbard-Browning House has undergone alterations that have compromised its original architectural form and detail, as well as materials and workmanship, making it ineligible under Criterion C. The house is unlikely to yield important historical information, so it is considered ineligible under Criterion D, for building technology.

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1949 *Hicks Crossroads*. 7.5-minute map series. Available at: <<http://historicalmaps.arcgis.com/usgs/>>

1998 Aerial Image. Available at: <<http://earthexplorer.usgs.gov/>>

United States Post Office

1910 *Lincoln County*. Rural delivery route map. Available at:

<<http://dc.lib.unc.edu/cdm/ref/collection/ncmaps/id/1799>>

1912 *Mecklenburg County*. Rural delivery route map. Available at:

<<http://dc.lib.unc.edu/cdm/ref/collection/ncmaps/id/6466>>

## Appendix A: Professional Qualifications

**PROJECT ROLE**

Senior  
Historian/Architectural  
Historian

**LOCATION**

Columbia, SC

**EDUCATION**

- MA, Public History/Historic Preservation, University of South Carolina, Columbia, 2005
- BA, History, University of South Carolina, Columbia, 2002

**YEARS OF EXPERIENCE**

Joined S&ME in 2006-2012 with 3 years previous experience. Joined S&ME in 2013 with 1 year of outside experience

**PROFESSIONAL MEMBERSHIPS**

- National Trust for Historic Preservation
- National Council on Public History
- American Association of State and Local History
- Organization of American Historians
- South Carolina Historical Society

## Heather Carpini, MA

### Senior Historian/Architectural Historian

Ms. Carpini is the Historian/Architectural Historian for S&ME's Cultural Resources Department. She has been working in the historic preservation field for ten years, previously holding positions at the South Carolina Historic Preservation Office, Historic Columbia Foundation, and with the City of Independence, Missouri. Ms. Carpini has experience providing the following services: Historic and Archival Research; Historic and Architectural Surveys; National Register of Historic Places Nominations; Historic Tax Credit Applications; Historic Preservation Planning; HABS / HAER Documentation; Geographic Information Systems (GIS); and AutoCAD. As a former Historic Preservation Manager for a City, overseeing a large historic district, National Historic Landmark District, and numerous individually designated historic properties, she has worked with design guidelines, rehabilitation projects, tax credit projects, historic preservation commissions, reviewing compatible new construction in historic districts, and zoning and redevelopment within cities.

### Key Projects and Assignments

#### *DOT Projects*

#### **Historic Architectural Analysis of Seven Historic Properties, Replacement of Bridge No. 35**

**Hyde County, North Carolina | December 2016-ongoing**

Principal Investigator and author of the historic and architectural analysis project for three historic properties in Sladesville, Hyde County, North Carolina. The project was completed for North Carolina DOT in anticipation of the replacement of Bridge No. 35 over a tributary of Slades Creek on SR 1143 (Sladesville-Credle Road). Project included documentation of the structure and associated outbuildings, research on the history of the property, development of historic and architectural contexts, and evaluation of National Register of Historic Places eligibility. *4213-16-313*

#### **Historic Building Inventory, Tips No. R-5710/R-5721/U-5765 Lincoln and Mecklenburg Counties, North Carolina |**

**August 2016-September 2016**

Principal Investigator for the Historic Building Inventory of approximately nine miles of NC 73, in Lincoln and Mecklenburg counties, North Carolina. The project was completed for North Carolina DOT in anticipation of the improvements to NC 73 from US 16 Business to SR 2316 (Northcross Avenue). Project included planning and executing the field survey and photography of over 80 structures that were greater than 50 years of age. The results of the project were presented in PowerPoint presentation, which evaluated the integrity of the structures and made recommendations for additional work based on National Register of Historic Places criteria. An associated summary table and Geographic Information System (GIS) data were also completed and submitted as part of this project. *4213-16-199*



**Archaeological and Historic Resources Survey, Poplar Creek  
Buchanan County, Virginia | August 2016**

Senior historian/architectural historian for historic and archaeological survey project along US Route 121, where improvements to the roadway are proposed. Project included documentation of the structures and associated outbuildings, research on the history of the properties, development of historic and architectural contexts, and evaluation of National Register of Historic Places eligibility. *4213-16-214*

**Historic Architectural Analysis of Three Historic Properties, TIP  
No. B-5845**

**Cleveland County, North Carolina | June 2016-July 2016**

Principal Investigator and author of the historic and architectural analysis project for three historic properties in Kings Mountain, Cleveland County, North Carolina. The project was completed for North Carolina DOT in anticipation of the replacement of Bridge No. 25 over Buffalo Creek on SR 2033 Oak Grove Road). Project included documentation of the structures and associated outbuildings, research on the history of the properties, development of historic and architectural contexts, and evaluation of National Register of Historic Places eligibility. *4213-16-143*

**Historic Architectural Analysis of Two Historic Properties, TIP No.  
B-5855**

**Cleveland County, North Carolina | May 2016-July 2016**

Principal Investigator and author of the historic and architectural analysis project for two historic properties in Mooresboro, Cleveland County, North Carolina. The project was completed for North Carolina DOT in anticipation of the replacement of Bridge No. 9 over the Seaboard Airline Railroad on US 74 Business. Project included documentation of the structures and associated outbuildings, research on the history of the properties, development of historic and architectural contexts, and evaluation of National Register of Historic Places eligibility. *4213-16-129*

**Historic Architectural Analysis of One Historic Property,  
Replacement of Bridge No. 224**

**Montgomery County, North Carolina | February 2016-April 2016**

Principal Investigator and author of the historic and architectural analysis project for a historic property in Candor, Montgomery County, North Carolina. The project was completed for North Carolina DOT in anticipation of the replacement of Bridge No. 224 over Big Creek on SR 1562 (McCallum Pond Road). Project included documentation of the structure and associated outbuildings, research on the history of the property, development of historic and architectural contexts, and evaluation of National Register of Historic Places eligibility. *4213-16-050*

**Historic Architectural Analysis of One Historic Property, TIP B-  
5741**

**Scotland County, North Carolina | February 2016-April 2016**

Principal Investigator and author of the historic and architectural analysis project for a historic property in Laurinburg, Scotland County, North Carolina. The project was completed for North Carolina DOT in anticipation of the



replacement of Bridge No. 30 over Juniper Creek on SR 1425 (Lees Mill Road). Project included documentation of the structure and associated outbuildings, research on the history of the property, development of historic and architectural contexts, and evaluation of National Register of Historic Places eligibility. *4213-16-049*

**Historic Architectural Analysis of Three Historic Properties, TIP U-3618**

**Lenoir County, North Carolina | October 2015-July 2016**

Principal Investigator and author of the historic and architectural analysis project for three historic properties in Kinston, Lenoir County, North Carolina. The project was completed for North Carolina DOT in anticipation of the extension of Carey Road (SR 1571) from Rouse Road (SR 1572) to US 258. Project included documentation of the structures and associated outbuildings, research on the history of the properties, development of historic and architectural contexts, and evaluation of National Register of Historic Places eligibility. *4213-15-262*

**Historic Architectural Analysis of Four Historic Properties, TIP B-4590**

**New Hanover County, North Carolina | March 2015-May 2015**

Principal Investigator and author of the historic and architectural analysis project for four historic properties in Wilmington, New Hanover County, North Carolina. The project was completed for North Carolina DOT in anticipation of the replacement of Bridge No. 29 on SR 2812 over Smith Creek. Project included documentation of the structures and associated outbuildings, research on the history of the properties, development of historic and architectural contexts, and evaluation of National Register of Historic Places eligibility. *4261-15-042*

**Historic Architectural Analysis of the Buffalo Baptist Church, TIP B-5531**

**Cleveland County, North Carolina | February 2015-March 2015**

Principal Investigator and author of the historic and architectural analysis project of a 1953 church building in Cleveland County, North Carolina. The project was completed for North Carolina DOT in anticipation of the replacement of Bridge No. 76 on NC 150, over Buffalo Creek. Project included documentation of the structure and associated outbuildings, research on the history of the property, development of a historic and architectural context, and evaluation of National Register of Historic Places eligibility. *4261-15-017*

**Historic Architectural Analysis of Five Properties in the W-5600 Project Area**

**Johnston County, North Carolina | May 2014-September 2014**

Principal Investigator and author of the historic and architectural analysis project for five historic properties in Johnston County, North Carolina. The project was completed for North Carolina DOT in anticipation of the improvements along US 71, near the town of Wilson's Mills. Project included documentation of the structures and associated outbuildings, research on the history of the properties, development of historic and architectural contexts, and evaluation of National Register of Historic Places eligibility. *4261-14-061*



**Section 106 Request for Review, TRU-CH122, Warren #2 Bridge Replacement Project**

**Trumbull County, Ohio | April 2014-May 2014**

Senior Architectural Historian for a bridge replacement project in Trumbull County, Ohio. The project was completed for Ohio DOT in anticipation of the replacement of Warren #2 Bridge on CR 122 (Nelson Moser Road), over Mahoning River. Project included documentation of the bridge and three adjacent parcels, background research, and historic map research.

*4261-14-046*

**Historic and Architectural Analysis of the Tipton-Hughes House Mitchell County, North Carolina | December 2013-January 2014**

Principal Investigator and author of the historic and architectural analysis project of a 1880s farmhouse in Mitchell County, North Carolina. The project was completed for North Carolina DOT in anticipation of the replacement of Bridge No. 5 on SR 1349 (Pigeon Roost Road), over Pigeon Roost Creek. Project included documentation of the structure and associated outbuildings, research on the history of the property, development of a historic and architectural context, and evaluation of National Register of Historic Places eligibility.

*1616-13-657*

**Historic Architectural Reconnaissance Survey**

**Mitchell County, North Carolina | December 2013-January 2014**

Principal Investigator and author of the historic architectural resources survey and reconnaissance report, completed for North Carolina DOT. The project involved the replacement of three bridges in Mitchell County, under the State Funded Bridge Replacement Program. The survey identified structures over 50 years old within the Area of Potential Effects (APE) for each project; each resource was photographed and mapped, research was conducted on the history of the property, and evaluations were made for National Register of Historic eligibility.

*1616-13-658*

**Batesville Road Widening**

**Greenville County, South Carolina | October 2009-December 2009**

Project Manager, Architectural Historian and co-author of the Phase I Cultural Resource Survey of the Batesville Road Widening Project, Greenville County, South Carolina. Conducted historic research, completed a field survey, documented historic structures within the project's area of potential effect (APE), made recommendations concerning National Register of Historic Places eligibility, and assessed potential effects of the project on historic cemeteries within the 1.5 mile project corridor.

*1265-09-393*

**Historic Resource Survey for the Proposed Cumberland Avenue Improvements**

**Knoxville, Tennessee | May 2009-November 2009**

Historian/architectural historian for survey of historic resources to complete Section 106 and Section 4(f) requirements. Surveyed 15 historic structures



and revisited a National Register of Historic Places listed historic district to determine potential effects of two road improvement projects to be performed by the City of Knoxville, under review by the Tennessee Department of Transportation. Completed background research on surveyed structures, updated information on previously listed historic properties, and developed a historic context for Knoxville and the surveyed historic structures.

*1434-08-516*

### ***Architectural and Historical Survey and Documentation Projects***

#### **Historic Architecture Survey, 50 Acres, East Bend Station**

**Boone County, Kentucky | January 2016-February 2016**

Principal Investigator, senior Historian/Architectural Historian, and report author for Historic Architecture Survey of approximately 50 acres of proposed property acquisition. Surveyed historic structures within the project property and Area of Potential Effects (APE). Researched history of inventoried structures, evaluated architecture and condition of structures, and made recommendations concerning National Register eligibility. Also developed a historic context for the project area.

*7217-14-005*

#### **Bamberg County Courthouse Complex**

**Bamberg County, South Carolina | June 2013-October 2013**

Senior historian/architectural historian for the proposed Bamberg County Courthouse Complex, which included renovations to the existing courthouse, the construction of a new County Services Building, and the construction of a parking lot. Surveyed aboveground historic resources within the project area and one block radius, photographed structures, conducted historic research, evaluated National Register eligibility, and evaluated the potential of the project to have adverse effects on historic structures.

*1616-13-293*

#### **Historic and Architectural Survey of the Town of Windham**

**Windham County, Connecticut | February 2010-December 2010**

Project Manager and Principal Investigator for the Historic and Architectural Survey of the Town of Windham, Connecticut. The survey documented more than 300 historic properties located within the boundaries of the town and made recommendations concerning National Register of Historic Places eligibility and further survey work. Completed historical research, photographed surveyed structures, completed Connecticut Commission on Culture and Tourism structure forms for surveyed buildings, completed a GIS file and map for the surveyed areas, and compiled information into a comprehensive survey report.

*1616-10-043*

#### **Historic and Architectural Survey of the Town of Trumbull**

**Fairfield County, Connecticut | January 2010-November 2010**

Project Manager and Principal Investigator for the Historic and Architectural Survey of the Town of Trumbull, Connecticut. The survey documented more than 150 historic properties located within the boundaries of the town and





made recommendations concerning National Register of Historic Places eligibility and further survey work. Completed historical research, photographed surveyed structures, completed Connecticut Commission on Culture and Tourism structure forms for surveyed buildings, completed a GIS file and map for the surveyed areas, and compiled.

*1616-10-003*

### **Manufacturing/Warehousing Site at Union Cross Road and Temple School Road**

**Forsyth County, North Carolina | March 2008-April 2008**

Project Manager and Principal Investigator for the Architectural Documentation of the Smith Tenant Complex, located on the Proposed Manufacturing/Warehousing Site at Union Cross Road and Temple School Road, Forsyth County, North Carolina. Completed historical research, produced measured drawings and floorplans, and photographed all structures included within the Smith Tenant Complex, as required by Forsyth County as part of the rezoning process for the property. Documentation was completed in accordance with guidelines stipulated by the Forsyth County Historic Resources Commission.

*1616-08-076*

### **Bucksport Elementary School**

**Horry County, South Carolina | May 2006-August 2007**

Architectural Historian and author of the Cultural Resources Assessment of the Bucksport Elementary School, Horry County, South Carolina. Completed photographic and historic documentation of Bucksport Elementary School as required by the South Carolina State Historic Preservation Office.

Documentation included photographing the buildings, conducting archival research, conducting oral interviews, and writing a comprehensive report containing the research.

*1634-06-430*

### **FERC Projects**

#### **Parr Hydroelectric Project (FERC Project No. 1894)**

**Fairfield & Newberry Counties, South Carolina | May 2013-August 2014**

Historian and architectural historian for the Parr Hydroelectric Project. S&M# conducted a Phase I cultural resource survey for the SCE&G relicensing of the Parr Hydroelectric Project; the project area included 70 separate areas (3,375 acres) along the Broad River and Monticello Reservoir. Surveyed historic architectural resources within the project area, evaluated National Register eligibility, developed a comprehensive historic context for the project area, completed historic and archival research on areas containing historic archaeological sites, wrote historic context for these areas, compiled information pertaining to historical archaeological sites, and correlated research with archaeological findings.

*1616-13-405*



**Tygart Hydroelectric Project (FERC Project No. 12613)**

**Taylor County, West Virginia | September 2011-April 2013**

Architectural historian/historian for Phase I investigations of a proposed powerhouse and transmission line at the US Army Corps of Engineers Tygart Dam. The dam and associated structures are listed in the National Register of Historic Places. Phase I investigations identifying cultural resources within the Area of Potential Effects (APE) of the project, assessing the potential impacts of new construction on the dam and associated structures, and assessing the impact of the transmission line on the viewshed of National Register eligible properties. Completed historic and archival research for the project, surveyed and photographed historic structures, and evaluated National Register eligibility.

*1616-10-238*

**London/Marmet (FERC Project No. 1175) and Winfield Hydroelectric Projects (FERC Project No. 1290)**

**Kanawha and Putnam Counties, West Virginia | November 2009-February 2010**

Historian/architectural historian for Phase I investigations of three of Appalachian Power Company's hydroelectric power facilities along the Kanawha River. All three facilities are part of a National Register Historic District, the Kanawha River Navigation System. The Phase I investigations involved identifying the historically significant components at each of the facilities; identifying and evaluating archaeological resources within the area of potential effects; and assessing project related effects on any significant resources. Completed historic and archival research for the project, wrote historic contexts for the power facilities, and evaluated National Register eligibility.

*1616-09-348*

**Claytor Hydroelectric Project (FERC Project No. 739)**

**Pulaski County, Virginia | February 2007-April 2009**

Historian for Phase I and Phase II investigations of Appalachian Power Company's Claytor Hydroelectric Project. Investigation included 101 miles of shoreline and eight islands in Claytor Lake. Completed historic and archival research on areas containing historic archaeological sites, wrote historic context for these areas, compiled information pertaining to historical archaeological sites, and correlated research with archaeological findings. Also produced graphics for the report.

*1616-07-033 & 1616-08-410*

**Saluda Hydroelectric Project (FERC Project No. 516), Stage II Survey**

**Lexington, Newberry, Richland, & Saluda Counties, South Carolina | October 2005-August 2007**

Architectural Historian and co-author of the report for the Saluda Hydroelectric Project, Stage II survey. Developed a comprehensive historic context for the Saluda Hydroelectric Project and assessed the eligibility of historic properties and sites at multiple locations throughout the project area.



Project area included approximately 620 miles of shoreline and 125 islands in Lake Murray.

*1619-06-111*

### ***Pipeline Projects***

#### **Line 36 Pipeline Replacement**

**Harnett and Sampson Counties, North Carolina | December 2016-January 2017**

Historian/Architectural Historian for the Line 36 Pipeline Replacement project. Developed a historic context for the pipeline project area and researched historic cemetery found during Phase I survey work. Work done in support of obtaining a US Army Corps of Engineers permit.

*7435-16-042*

#### **Line T-01, Phase II Pipeline Replacement**

**Cleveland, Polk, and Rutherford Counties, North Carolina | June 2016-December 2016**

Historian/Architectural Historian for the Line T-01 Phase II Pipeline Replacement project. Developed a historic context for the pipeline project area and researched historic cemetery found during Phase I survey work. Work done in support of obtaining a US Army Corps of Engineers permit.

*7435-16-013*

#### **Dremak Well Connect**

**Wheeling, Ohio County, West Virginia | November 2016**

Historian/Architectural Historian for the Dremak Well Connect project. Surveyed historic structures along 1.66 miles of pipeline, as well as access roads. Researched history of inventoried structures and evaluated National Register eligibility; also developed a historic context for the pipeline project area. Work done in support of obtaining a US Army Corps of Engineers permit.

*4324-16-004*

#### **Beta McNichols to Perry Pipeline Project**

**Greene County, Pennsylvania | May 2015-November 2015**

Historian/Architectural Historian for the Beta McNichols to Perry Pipeline project. Surveyed historic structures along 16 miles of pipeline, as well as reroutes, access roads, and temporary workspace areas. Researched history of inventoried structures and evaluated National Register eligibility; also developed a historic context for the pipeline project area. Work done in support of obtaining a US Army Corps of Engineers permit.

*7324-15-006*

#### **Mill Spring Compressor Station**

**Polk County, North Carolina | April 2015-June 2015**

Historian/Architectural Historian for the Line T-01 Phase II Pipeline Replacement project. Surveyed historic structures within an approximately 24 acre parcel and surrounding areas. Researched history of inventoried structures and evaluated National Register eligibility; also developed a



historic context for the pipeline project area. Work done in support of obtaining a US Army Corps of Engineers permit.

*7335-15-008*

### **Line T-01 Pipeline Replacement**

**Buncombe, Henderson, and Polk Counties, North Carolina | January 2015-June 2015**

Historian/Architectural Historian for the Line T-01 Pipeline Replacement project. Developed a historic context for the pipeline project area and researched historic cemetery found during Phase I survey work. Work done in support of obtaining a US Army Corps of Engineers permit.

*7335-15-005*

### **Ohio River Pipeline**

**Belmont, Jefferson, and Monroe Counties, Ohio | September 2013-November 2014**

Historian/Architectural Historian for the Ohio River Pipeline project. Surveyed historic structures along 55 miles of pipeline, as well as numerous reroutes, access roads, and compressor station locations. Researched history of inventoried structures and evaluated National Register eligibility. Also developed a historic context for the pipeline project area.

*1176-13-001*

### **PNG Huntersville Strengthening**

**Mecklenburg County, North Carolina | June 2011-September 2011**

Historian/architectural historian for the Huntersville Strengthening Pipeline project. Surveyed aboveground historic resources along approximately two miles of pipeline, assessed impacts two National Register listed/eligible properties, helped PNG obtain a Certificate of Appropriateness for construction from the Charlotte-Mecklenburg Landmarks Commission, and monitored the use of heavy equipment for construction near a local historic landmark and National Register listed site.

*1357-11-005*

### **PNG Davidson to Concord Pipeline**

**Cabarrus, Iredell, and Mecklenburg Counties, North Carolina | March 2011-March 2013**

Historian/architectural historian for the Davidson to Concord Pipeline project. Conducted survey of historic architectural resources along approximately 15 miles of pipeline, evaluated National Register eligibility, and wrote historic context for project area.

*1357-10-022*

### **PNG Sutton Pipeline Project**

**Anson, Bladen, Brunswick, Cabarrus, Columbus, Iredell, Mecklenburg, New Hanover, Richmond, Robeson, & Scotland Counties, North Carolina | June 2010-September 2011**

Architectural Historian and co-author of the report for the Sutton Pipeline Project. Researched and wrote a historic context for Anson, Bladen, Brunswick, Cabarrus, Columbus, Iredell, Mecklenburg, New Hanover,



Richmond, Robeson, and Scotland Counties. Identified and evaluated historic structures along the proposed pipeline route..

*1357-10-022*

### **PNG Concord Mills Pipeline Corridor**

**Cabarrus and Mecklenburg Counties, North Carolina | May 2010-June 2010**

Architectural Historian and co-author of the report on the Phase I Cultural Resources Survey of Approximately 3.5 Miles Along the Proposed PNG Concord Mills Pipeline Corridor in Mecklenburg and Cabarrus Counties, North Carolina. Researched and wrote a historic context for Cabarrus and Mecklenburg Counties.

*1357-09-032*

### **Public Information**

### **Mitigation of Adverse Effects, 44PU164, Claytor Hydroelectric Project**

**Pulaski County, Virginia | March 2011-July 2012**

Historian and co-author of Public Information booklet, brochures, and panels developed for the mitigation of the adverse effects of the Claytor Hydroelectric Project on National Register eligible archaeological site 44PU164. Traditional mitigation methods were not feasible for site 44PU164, as the site is located on the west bank of Claytor Lake and is almost completely underwater a majority of the time. The site consists of historic components dating from the 1740s through the 1930s and has historic associations with the earliest settlers in the area, a notable Revolutionary soldier and statesman, and one of Pulaski County's most prominent families. As part of this project, S&ME conducted extensive research into the history of the land, its usage, and the three primary landowners from 1745 to the 1930s. This information was compiled into an educational packet; it was condensed into two display panels and a tri-fold brochure for the Claytor Lake State Park. The panels and the brochure each utilize QR code technology to link interested viewers to a website containing more in-depth information. Public presentations were also given on the findings at site 44PU164.

*1616-11-104*

### **Saluda Hydroelectric Project and the Tree House Site (38LX531)**

**Lexington, Newberry, Richland, and Saluda Counties, South Carolina | August 2010-November 2011**

Historian and co-author of Public Information booklet, brochures, and panels developed for the Saluda Hydroelectric Project and the Tree House Site (38LX531). In addition to the traditional mitigation of data recovery at the Tree House Site, SCE&C (the client) also contracted with S&ME to develop an informational brochure about the prehistory and history of the project area, as well as museum displays and panels. The displays were installed at the Lake Murray Visitors Center, Saluda Shoals Park, and SCANA Corporate Headquarters and the booklet was made available to the public at these sites.

*1616-10-337*



### ***Historic Properties Management Plans***

#### **Saluda Hydroelectric Project (FERC Project No. 516), Historic Properties Management Plan**

Lexington, Newberry, Richland, and Saluda Counties, South Carolina | February 2007-June 2008

Architectural Historian and co-author of the Historic Properties Management Plan for the Saluda Hydroelectric Project (FERC Project No. 516). Developed a plan for the management of National Register of Historic Places eligible structures within the survey area that will potentially be affected by the relicensing of the Saluda Hydroelectric Project. Researched specific treatment options, wrote a comprehensive plan for maintenance procedures, and made recommendations about the particular historic properties.

1616-07-092

#### **Fort Fremont**

Saint Helena Island, Beaufort County, South Carolina | April 2006-July 2006

Manager and co-author of the final preservation plan for the management of the Fort Fremont County Park, Saint Helena Island, Beaufort County, South Carolina. Researched and wrote the sections that addressed the historic resources located within the park and the treatment of those resources.

1616-06-240

### ***Archaeological Data Recovery Projects***

#### **38BK267/1785, Oak Bluff Tract**

Berkeley County, South Carolina | February 2015-February 2017 (estimated completion)

Historian and co-author of the report on the Data Recovery Excavation of 38BK267/1785, at the Oak Bluff Tract, Berkeley County, South Carolina. Developed a comprehensive historic context for the Oak Bluff Tract, including chain of title search and extensive archives research.

4213-15-119

#### **John O'Hear Brickyard, O'Hear Pointe Tract**

Berkeley County, South Carolina | May 2006-January 2007

Historian and co-author of the report on the Data Recovery Excavation of 38BK1621, the John O'Hear Brickyard at the O'Hear Pointe Tract, Berkeley County, South Carolina. Developed a comprehensive historic context for the O'Hear Pointe Site, including chain of title search and extensive archives research.

1616-06-166

### ***National Register Nominations***

#### **Resources Associated with Segregation in Columbia, South Carolina, 1880-1960**

National Register of Historic Places, Multiple Property Document Nomination. Listed September 2005. Team Member to develop an historic context for segregation in Columbia, South Carolina, and write nominations for buildings which displayed characteristics of this context.



### **First Presbyterian Church of Woodruff, Woodruff, South Carolina**

National Register of Historic Places Nomination for the First Presbyterian Church of Woodruff. Listed January 2005. Researched the history and architecture of the First Presbyterian Church of Woodruff and wrote a National Register of Historic Places nomination detailing the results of that research. Presented the nomination to the South Carolina Review Board for the National Register.

### **University Neighborhood Historic District, Columbia, South Carolina.**

National Register of Historic Places Nomination for the University Neighborhood Historic District, Columbia, South Carolina. Listed October 2004. Worked as part of a four member team to complete a National Register nomination for a district containing over 150 contributing properties. Described the architectural significance of individual properties, researched and wrote the histories' of individual properties, and researched and wrote a historical context for the city of Columbia, South Carolina, and the neighborhood contained within the district.

### **Technical Reports**

- 2017 – Kimberly Nagle and Heather Carpini. Phase I Archaeological Survey, Line 36 Pipeline Replacement Project, Harnett and Sampson Counties, North Carolina. Report prepared for Magnolia River of NC, PLLC, by S&ME, Inc., Columbia, SC.
- 2016 – Kimberly Nagle and Heather Carpini. Phase I Archaeological Survey, Line T-01, Phase II Pipeline Replacement Project, Cleveland, Polk, and Rutherford Counties, North Carolina. Report prepared for PSNC Energy – A SCANA Company, by S&ME, Inc., Columbia, SC.
- 2016 – Kimberly Nagle and Heather Carpini. Historic Architecture Survey, Dremak Well Connect, Wheeling, Ohio County, West Virginia. Report prepared for Appalachia Midstream Services, LLC, by S&ME, Inc., Columbia, SC.
- 2016 – Kimberly Nagle and Frank Carvino. Phase I Archaeological Survey, Dremak Well Connect, Wheeling, Ohio County, West Virginia. Report prepared for Appalachia Midstream Services, LLC, by S&ME, Inc., Columbia, SC.
- 2016 – Kimberly Nagle and Heather Carpini. Archaeological Survey – Wetland C, Richtex System Improvement, Richland County, South Carolina. Report prepared for SCE&G – A SCANA Company, by S&ME, Inc., Columbia, SC.
- 2016 – Kimberly Nagle, Joseph DeAngelis, and Heather Carpini. Archaeological Investigation of the Proposed Legacy Park East Development, Rock Hill, York County, South Carolina. Report prepared for Scannell Properties, by S&ME, Inc., Columbia, SC.
- 2016 – Kimberly Nagle, Joseph DeAngelis, and Heather Carpini. Archaeological and Historic Resource Survey, Haier America Company Expansion Project, Camden, Kershaw County, South Carolina. Report prepared for Kershaw County Economic Development, by S&ME, Inc., Columbia, SC.



- 2016 – Kimberly Nagle and Heather Carpini. Cultural Resource Survey, Lake Rabon Trails Phase III, Laurens County, South Carolina. Report prepared for Laurens County Water and Sewer Commission, by S&ME, Inc., Columbia, SC.
- 2016 – Kimberly Nagle and Heather Carpini. Phase I Cultural Resource Survey, Carolinas I-95 Super Park, Dillon County, South Carolina. Report prepared for Alliance Consulting Engineers, Inc., by S&ME, Inc., Columbia, SC.
- 2016 – Kimberly Nagle and Heather Carpini. Phase II Testing at Sites 38KE1135 and 38KE1164, Central SC MegaSite, Kershaw County, South Carolina. Report prepared for Kershaw County Economic Development, by S&ME, Inc., Columbia, SC.
- 2016 – Kimberly Nagle and Heather Carpini. Phase II Testing at Site 38NE1032/1035, I-26 MegaSite, Newberry County, South Carolina. Report prepared for Alliance Consulting Engineers, Inc., by S&ME, Inc., Columbia, SC.
- 2016 – Kimberly Nagle and Heather Carpini. Phase I Cultural Resource Survey, CSX Railroad Extension, Clarendon County, South Carolina. Report prepared for Alliance Consulting Engineers, Inc., by S&ME, Inc., Columbia, SC.
- 2016 – Kimberly Nagle and Heather Carpini. Cultural Resources Identification Survey of Approximately 1,976 Acres at the SC Highway 34 Mega Site, Fairfield County, South Carolina. Report prepared for Alliance Consulting Engineers, Inc., by S&ME, Inc., Columbia, SC.
- 2016 – Kimberly Nagle, Joseph DeAngelis, and Heather Carpini. Archaeological Investigation of the Proposed Brunswick Riverwalk Park, Belville, Brunswick County, North Carolina.
- 2015 – Kimberly Nagle and Heather Carpini. Cultural Resources Identification Survey of Approximately 136 Acres at the Sallie Alderman Industrial Park, Clarendon County, South Carolina. Report prepared for Alliance Consulting Engineers, by S&ME, Inc., Columbia, SC.
- 2015 – Kimberly Nagle and Heather Carpini. Cultural Resources Identification Survey, Jafza South Carolina Park, Recertification, Orangeburg County, South Carolina. Report prepared for Alliance Consulting Engineers, by S&ME, Inc., Columbia, SC.
- 2015 – Kimberly Nagle and Heather Carpini. Phase I Cultural Resources Survey of the Proposed Mill Spring Compressor Station, Polk County, North Carolina. Report prepared for PSNC Energy – A SCANA Company, by S&ME, Inc., Columbia, SC.
- 2015 – Kimberly Nagle and Heather Carpini. Phase I Cultural Resource Investigations at the Proposed Augusta Corporate Park, Richmond County, Georgia. Report prepared for Cranston Engineering Group, by S&ME, Inc., Columbia, SC.
- 2015 – Kimberly Nagle and Heather Carpini. Phase I Archaeological Survey Line T-01 Pipeline Replacement Project, Buncombe, Henderson, and Polk Counties, North Carolina. Report prepared for PSNC Energy – A SCANA Company, by S&ME, Inc., Columbia, SC.





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