



**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

March 23, 2018

MEMORANDUM

TO: Kate Husband  
Office of Human Environment  
NCDOT Division of Highways

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

SUBJECT: Historic Structures Survey Report Addendum, 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 February 28, 2018, email reminding us that we had not provided comments on the above-referenced addendum. We apologize for the oversight and provide the following comments that include our evaluation of all 13 properties covered in the first report and not just on the ones for which clarification was provided.

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

- J.P. Hager House (LN0797)
- Carl Beard House (MK1454)
- Lynn Beard House (MK1455)
- Houser House (MK1470)
- Long-Hastings House (MK1477)
- Brown House (MK3691)
- Hubbard-Browning House (MK3695)

We do not concur with the following evaluations.

- Blythe Homestead (MK1457) - We do not believe this property is eligible under Criterion A as it no longer reflects historic agricultural practices in Mecklenburg County. The setting has changed drastically with the lake inundation and eliminated substantial agricultural field patterns. We do, however, believe that the property may be eligible under Criterion C, pending more information on its interiors. Based on eligibility under Criterion C, the boundary should be reduced to match its tax parcel #00102103.

- Caldwell Rosenwald School (MK1461) - We do not concur that Caldwell Rosenwald School is eligible under Criterion A. It has significance as a Rosenwald School, but due to multiple large additions, material changes, and lot paving, it no longer has the requisite integrity to convey its significance.
- Gilead ARP Church (MK1465) - We do not concur that the church is eligible under Criterion C. It lacks the requisite integrity to demonstrate significance under C due to 1960 alterations, including the addition of a vestibule which covers the original façade and replacement of the original church windows.
- We concur with the eligibility of the Stillwell-Hubbard complex [Stillwell-Hubbard House (MK3692), Stillwell-Hubbard Store (MK3693), and Stillwell-Hubbard Farm Buildings (MK3694)] for the reasons provided in the report and the additional information in the addendum, but disagree with the proposed boundary. The boundary should not be discontinuous.

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-807-6579 or [environmental.review@ncdcr.gov](mailto:environmental.review@ncdcr.gov). In all future communication concerning this project, please cite the above referenced tracking number.

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



August 11, 2017

Office of Human Environment  
North Carolina Department of Transportation, Division of Highways  
1598 Mail Service Center  
Raleigh, North Carolina 27699-1598

Attention: Ms. Katherine Husband, Architectural Historian

Reference: **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, North Carolina  
S&ME Project No. 4213-17-084  
ER 17-1165

Dear Ms. Husband:

S&ME, Inc. is pleased to submit the following letter in response to the request for more information provided by Ms. Renee Gledhill-Earley, Environmental Review Coordinator at the North Carolina State Historic Preservation Office (NC HPO), in a memorandum dated August 1, 2017, concerning the above-referenced project.

*Blythe Homestead (MK1457)*

During the current survey, the interior of the Blythe Homestead (MK1457) was not accessible to S&ME employees; therefore, no information on the interior of the structure was obtained. However, the Charlotte-Mecklenburg Historic Landmarks Commission (CMHLC) does provide information on the house's interior in landmark designation report for the Blythe Homestead, prepared in 1991. The report indicates that the interior of the house has undergone a number of changes since its original construction, as the Blythe family updated the home to fit a growing family and contemporary tastes. Based on the 1991 report:

- ◆ The original staircase remains along the rear wall of the circa-1848 structure, although the open bottom portion has been enclosed during the twentieth century; the planed paneling on the upper portion of the staircase is original to the house.
- ◆ An early-twentieth-century staircase, that was added to create a central hall, was removed during the 1950s.
- ◆ The original pine floors remain on the second floor of the circa-1848 portion of the house.
- ◆ The 1928 wing of the house retains an original brick mantel, hardwood floors, and beadboard ceilings on its first story; the original plaster in this portion of the house was replaced with sheetrock in the 1960s and the moldings were replicated and reapplied.

The 1991 CMHLC report also contains information about the well-house and smokehouse. The two-story smokehouse evolved over multiple building periods, with the first story constructed around 1848, with logs joined with half-dovetail notching; the second story was added around 1900 and a shed-roofed, frame garage was added in the early-twentieth-century on the north side of the building. Since the construction of the attached garage, there has been little change to the smokehouse structure and it retains much of its original material and workmanship, despite its deteriorating condition. The well-house, located north of the house, dates to the early-twentieth-century and, based on the 1991 CMHLC designation report, has not been altered since its construction.

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

#### *1. What is the period of significance for these resources?*

The period of significance for the Stillwell-Hubbard House, Store, and Farm Buildings (MK3692–MK3694) is circa-1940 through 1967, which encompasses the period when the Stillwell-Hubbard House was constructed, along with the earliest farm structures, and when the Stillwell-Hubbard Store was converted to a store from a house. Since the properties continue to be utilized as a working farm and rural store, the period of significance ends at the 50 year threshold.

#### *2. How does the “late 20<sup>th</sup> century” concrete block shed contribute?*

The late-twentieth-century concrete block storage building, along with the late-twentieth-century metal storage/garage structures on the farm property, would be non-contributing buildings to the Stillwell-Hubbard complex, although they are located within the boundary of the property.

#### *3. Need more background on the “store”.*

The store building 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. The house was converted to a store shortly after the construction of the Stillwell-Hubbard House and in 1940 Clesby Stillwell listed his occupation as the proprietor of a retail grocery store in the census, presumably the current store structure. The Stillwell-Hubbard Store was converted to a store from a house during the period of significance for the complex and it was operated as a store throughout the majority of the period of significance.

#### *4. How has the store changed (or not) given the period of significance? Does it retain enough integrity to contribute?*

The alterations to the structure that occurred to convert it from a house to a store occurred during the period of significance and it has undergone only minor changes, notably the addition of the exterior porch/awnings and the installation of a new roof, since 1967. Overall, the Stillwell-Hubbard Store retains the integrity of location, setting, design, materials, workmanship, feeling, and association from its period of use as a store during the mid-twentieth-century.

#### *5. Dates of shed and privy on property. Do they contribute?*

The shed and privy on the store property date to the mid-twentieth-century and are contributing resources to the complex.

In addition to the information provided in this letter, an updated survey form for the Lynn Beard House (MK1455) is enclosed, as well as a revised page 85, correcting the error in the caption of Figure 2.5.20.



We appreciate the opportunity to provide you with this information. Should you have any questions or need additional information, please do not hesitate to contact us at 803-884-0005 or [hcarpini@smeinc.com](mailto:hcarpini@smeinc.com).

Sincerely,

**S&ME, Inc.**

Heather L. Carpini, M.A.  
Senior Historian/Architectural Historian

Kimberly Nagle, M.S., RPA  
Senior Archaeologist

## **Attachments**

North Carolina State Historic Preservation Office

### Historic Property Survey Summary

County: **Mecklenburg**

SSN: **MK1455**

Blockface#

<b>Quad:</b> Lake Norman South
PIN: 4621-82-4610
<b>X:</b> -80.9190 <b>Y:</b> 35.41888
DOT Project #:
<b>OSA#:</b>

**Update** Mo: **03** Yr: **2017**

- No Alt     Alt     Det     Rehab
- Removed**     Outbldg Loss
- No Acc.     Not Fnd     FileMsg
- Newly ID'd     Needs Resch.

Property Name: <b>Lynn Beard House</b>
Street or 911 Address: <b>15124 Beatties Ford Road East side</b>
Location Description: <b>east side SR 2128, 0.3 mi south of jct w/ SR 2136</b>
Town/vicinity: <b>Lemley Townshp</b>
District: <b>None ()</b>
District Dates: NRdate:                      SLdate:                      DOEdate:
Local District:

<input type="checkbox"/> Recommended for SL <input type="checkbox"/> StudyList    SLDate: <input type="checkbox"/> NR    NRDate:                      NR #: <b>None</b>
<input type="checkbox"/> DOE    DOEDate:                      Local Status: <b>None</b> Ownership: <b>Private</b>
DOE Type:

**Principal Resource** Material Integrity: **Medium**    Condition: **Fair**    Location Integrity: **Original**

<b>Architectural Data:</b> Date(s): <b>ca. 1910</b>
Major Style Group(s) <b>Not specified</b>
Construction: <b>Light Frame</b>
Ext. Material: <b>Weatherboard:Plain</b> Later Covering: <b>Fiberboard</b>
Height: <b>2 story</b> Roof: <b>Hip</b> Plan: <b>Not known</b> Core Form (Domestic): <b>I-House</b>
Design Source and attribution: <b>Not specified</b>

Major Theme: <b>Agriculture</b> 2nd Theme:
Group Association:                      Religious Affiliation
Historic Function: <b>Domestic - single dwelling</b>

#### Written Summary

Summary: 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. 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.

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. 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. 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. 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.

**Outbuildings/Features**

<b>FeatureType</b>	<b>Material</b>	<b>CircaDate</b>	<b>Condition</b>	<b>Contrib</b>
<b>Privy</b>	Frame	1920s	Fair	

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.

<b>Smokehouse</b>	Frame	1920s	Fair	
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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. 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.

<b>Barn (general)</b>	Frame	1930s	Fair	
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The barn is a two-story, gabled, wooden frame structure that sits on a brick, concrete block, and wooden pier foundation. 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.

<b>Shed - general storage</b>	Frame	1940s	Fair	
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The equipment storage shed 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

<b>Chicken House</b>	Frame	1987	Good	
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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. An earlier chicken house was destroyed during Hurricane Hugo in 1987 and the current structure is a replacement of that.

<b>Shed - general storage</b>	Frame	mid-20th	Good	
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The shed to the north of the garage is a single story, gabled storage shed that has been outfitted to resemble an early-twentieth-century store. The shed 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. It is covered with vertical wooden siding and the roof is covered with composition shingles.

<b>Garage</b>	Frame	mid-20th	Good	
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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. 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. The garage and additions are covered with vertical wooden siding and the roof is covered with composition shingles.

**Actions**

<b>Year</b>	<b>Month</b>	<b>Surveyor</b>	<b>Action/Report</b>
2017	March	Heather L. Carpini	Historic Structures Report, TIP No. R-5710

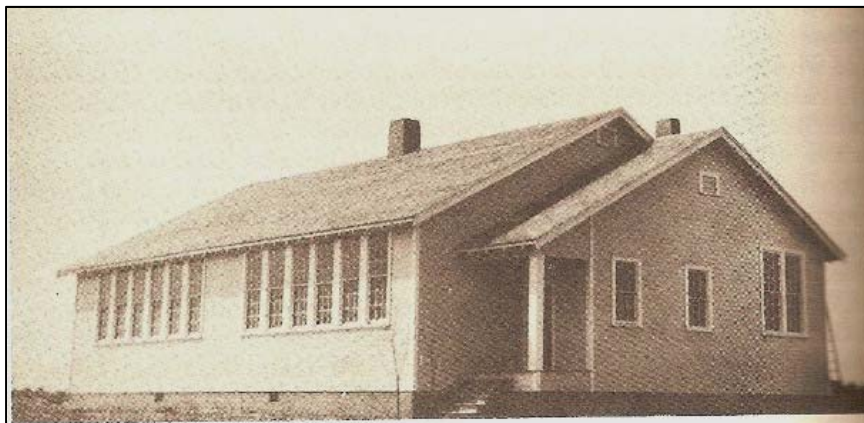




**Figure 2.5.18. Historic photograph of the Caldwell Rosenwald School, south elevation (Fisk University 2001).**



**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, east elevation (CMHLC 2010).**