



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

June 4, 2018

MEMORANDUM

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

FROM: Renee Gledhill-Earley 
Environmental Review Coordinator

SUBJECT: Historic Structures Survey Report, Widen NC 150 (Mooresville Road) from SR 1514 (Airport Road) to West of Grants Creek, U-5900, PA 17-06-0012, Rowan County, ER 17-3029

Thank you for your April 27, 2018, memorandum transmitting the above-referenced report. We have reviewed the report and offer the following comments.

We concur that the Ludwig House (RW2176) and the ZumBrunnen House (RW2175) are not eligible for listing in the National Register of Historic Places.

- Although the Ludwig House (RW2176) maintains a high level of integrity, it does not meet National Register criteria. It does not stand out among the many local examples of Craftsman/Bungalow style residences locally and therefore does not meet criterion C for architecture. The house is one of several early/mid-century farm complexes locally, several of which are larger, retaining a better collection of outbuildings. The property does not stand out as an important local farming complex and therefore does not meet Criterion A. The property does not meet Criterion B for associations with notable persons, nor does it meet Criterion D for Archaeology.
- The integrity of the ZumBrunnen House (RW2175) has been compromised through the loss of original windows and altered porches on the main building and the construction of several modern outbuildings. It does not meet Criteria A and B because it has no known connection with any significant historic events or people. It does not meet Criterion C, as the house has diminished integrity and is one of several Colonial Revival style houses locally. It does not meet Criterion D as it is not likely to yield important historic information.

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

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

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

Received: 05/01/2018
State Historic Preservation Office



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

ER 17-3029

April 27, 2018

Due -- 5/23/18

MEMORANDUM

TO: Renee Gledhill-Earley
Environmental Review Coordinator
North Carolina State Historic Preservation Office

FROM: Kate Husband
Architectural Historian
NCDOT Division of Highways

SUBJECT: ER 17-3029 Report, Widening of 150 (Mooresville Road) from SR 1514 (Airport Road) to West of Grants Creek, U-5900, PA 17-06-0012, Rowan County

H- *EL letters*
5/22/18

Enclosed please find the revised Historic Structures Survey Report incorporating comments provided in the January 12, 2018 memorandum for the above referenced project. Please contact me by phone (919-707-6075) or email (klhusband@ncdot.gov) if you have any additional questions or comments. We look forward to hearing from you.

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
PDEA-HUMAN ENVIRONMENT SECTION
MAIL SERVICE CENTER 1598
RALEIGH NC 27699-1598

Telephone: (919) 707-6000
Fax: (919) 212-5785
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location:
1020 BIRCH RIDGE RD
RALIEGH NC 27610

**HISTORIC ARCHITECTURE
ELIGIBILITY EVALUATION REPORT**

**Widen NC 150 (Mooresville Road) from SR 1514 (Airport Road) to
West of Grants Creek, Rowan County**

**TIP # U-5900
WBS # 44690.1.1
PA # 17-06-0012**

Prepared For:

**Environmental Analysis Unit
North Carolina Department of Transportation**

Prepared By:

**AECOM Technical Services of North Carolina, Inc.
701 Corporate Center Drive
Raleigh, NC 27607**

Marvin A. Brown, Principal Investigator

Sarah Potere

November 2017

Revised April 2018

**HISTORIC ARCHITECTURE
ELIGIBILITY EVALUATION REPORT**

**Widen NC 150 (Mooresville Road) from SR 1514 (Airport Road) to West of Grants
Creek, Rowan County**

**TIP #: U-5900
WBS #: 44690.1.1
PA # 17-06-0012**

Prepared For:

**Environmental Analysis Unit
North Carolina Department of Transportation**

Prepared By:

**AECOM Technical Services of North Carolina, Inc.
701 Corporate Center Drive
Raleigh, NC 27607**

**Marvin A. Brown, Principal Investigator
Sarah Potere**

**November 2017
Revised April 2018**



**Marvin A. Brown, Principal Investigator
AECOM Corporation - North Carolina**

**4-12-18
Date**

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

Date

MANAGEMENT SUMMARY

AECOM Technical Services of North Carolina, Inc. (AECOM) prepared this report in November 2017 in support of the North Carolina Department of Transportation’s (NCDOT) proposed widening improvements of NC 150 (Mooresville Road) from SR 1514 (Airport Road) to West of Grant’s Creek in Rowan County (TIP No. U-5900; WBS No. 44690.1.1; PA No. 17-06-0012). NCDOT conducted a preliminary investigation that identified two potentially historic resources within the Area of Potential Effects (APE) that required historic architectural assessment. It requested that AECOM evaluate these resources and provide a written report that included: photographs of the resources and landscapes; historic and architectural contexts (as needed); evaluations of National Register of Historic Places (NRHP) eligibility; comparisons to similar types of resources in the region; and carefully delineated and justified NRHP boundaries, if appropriate.

Following AECOM’s submission of findings, a request was made by NCDOT (per North Carolina SHPO comments) for further consideration of the Ludwig House’s NRHP eligibility under Criterion A (Agriculture). In reply to this request, AECOM surveyed additional houses contemporary in age to the Ludwig House. Unlike the previously surveyed comparables, these newly identified resources were rural in nature and all retained notable collections of early/mid-twentieth century farm buildings. This provided the necessary contextual information to make a determination of the resource’s eligibility under Criterion A.

As result of its analyses, AECOM recommends that both the Ludwig House (RW2176) and the ZumBrunnen House (RW2175) are not eligible for NRHP listing. The following table identifies the resources requiring evaluation and summarizes the recommendations regarding their eligibility.

Resource Name	NC HPO Survey Site #	NRHP Eligibility Recommendation and Criteria
Ludwig House	RW2176	Recommended not eligible for NRHP listing
ZumBrunnen House	RW2175	Recommended not eligible for NRHP listing

TABLE OF CONTENTS

MANAGEMENT SUMMARY	i
TABLE OF CONTENTS.....	ii
I. PROJECT DESCRIPTION AND METHODOLOGY	1
III. INVENTORY AND EVALUATIONS.....	3
Ludwig House	3
ZumBrunnen House.....	19
IV. BIBLIOGRAPHY	32

I. PROJECT DESCRIPTION AND METHODOLOGY

AECOM prepared this report in November 2017 in support of NCDOT’s proposed widening improvements to NC 150 (Mooresville Road) from SR 1514 (Airport Road) to west of Grants Creek in Rowan County (TIP No. U-5900; WBS No. 44690.1.1; PA No. 17-06-0012) (Figure 1). NCDOT conducted a preliminary investigation that identified two potentially historic resources within the APE that required historic architectural assessment, the Ludwig House (RW2176) and the ZumBrunnen House (RW2175). It requested that AECOM evaluate these resources and provide a written report that included: photographs of the resources and landscapes, historic and architectural contexts (as needed); evaluations of NRHP eligibility; comparisons to similar types of resources in the region; and carefully delineated and justified NRHP boundaries, if appropriate.

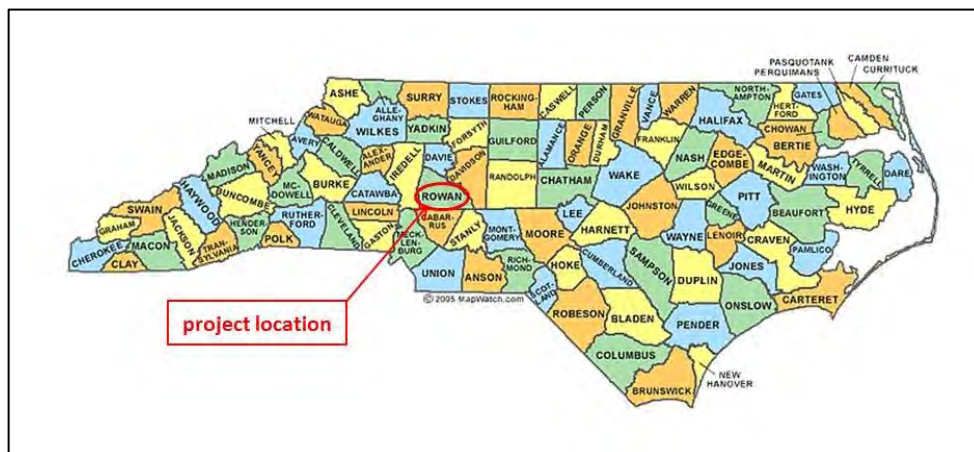


Figure 1: Project location map.

In October 2017 AECOM evaluated the resources as required, in compliance with the requirements of Section 106 of the National Historic Preservation Act of 1966, as amended, other state and federal regulations, and NCDOT’s current *Historic Architecture Group Procedures and Work Products* and the North Carolina Historic Preservation Office’s (HPO) *Report Standards for Historic Structure Survey Reports/Determinations of Eligibility/Section 106/110 Compliance Reports in North Carolina*. As a result of its evaluation, AECOM recommends that neither the Ludwig House nor the ZumBrunnen House is eligible for NRHP listing.

AECOM senior architectural historian Marvin A. Brown and AECOM architectural historian Sarah Potere, both of whom meet the Secretary of Interior’s qualifications for architectural history (CFR 36 CFR Part 61), conducted fieldwork, research and analyzed the resources, and drafted this report. As part of this effort, they visited, documented, and photographed the resources and conducted supplementary research. This effort included reviewing Rowan County deeds, GIS data, plat maps, property and tax records; conducting research at the State Library of North Carolina; speaking with knowledgeable local residents; studying the Rowan County files of the North Carolina HPO; reviewing architectural histories and reports, and partially surveying Rowan and Iredell counties, for comparable resources; and conducting online historical and genealogical research.

The project's APE is located within Rowan County, North Carolina (Figure 1) and extends approximately 200 feet north and south from the centerline of the existing roadway, from Airport Road to Grant's Creek. The APE is depicted in detail in Figure 2 along with the locations of the Ludwig House and the ZumBrunnen House.

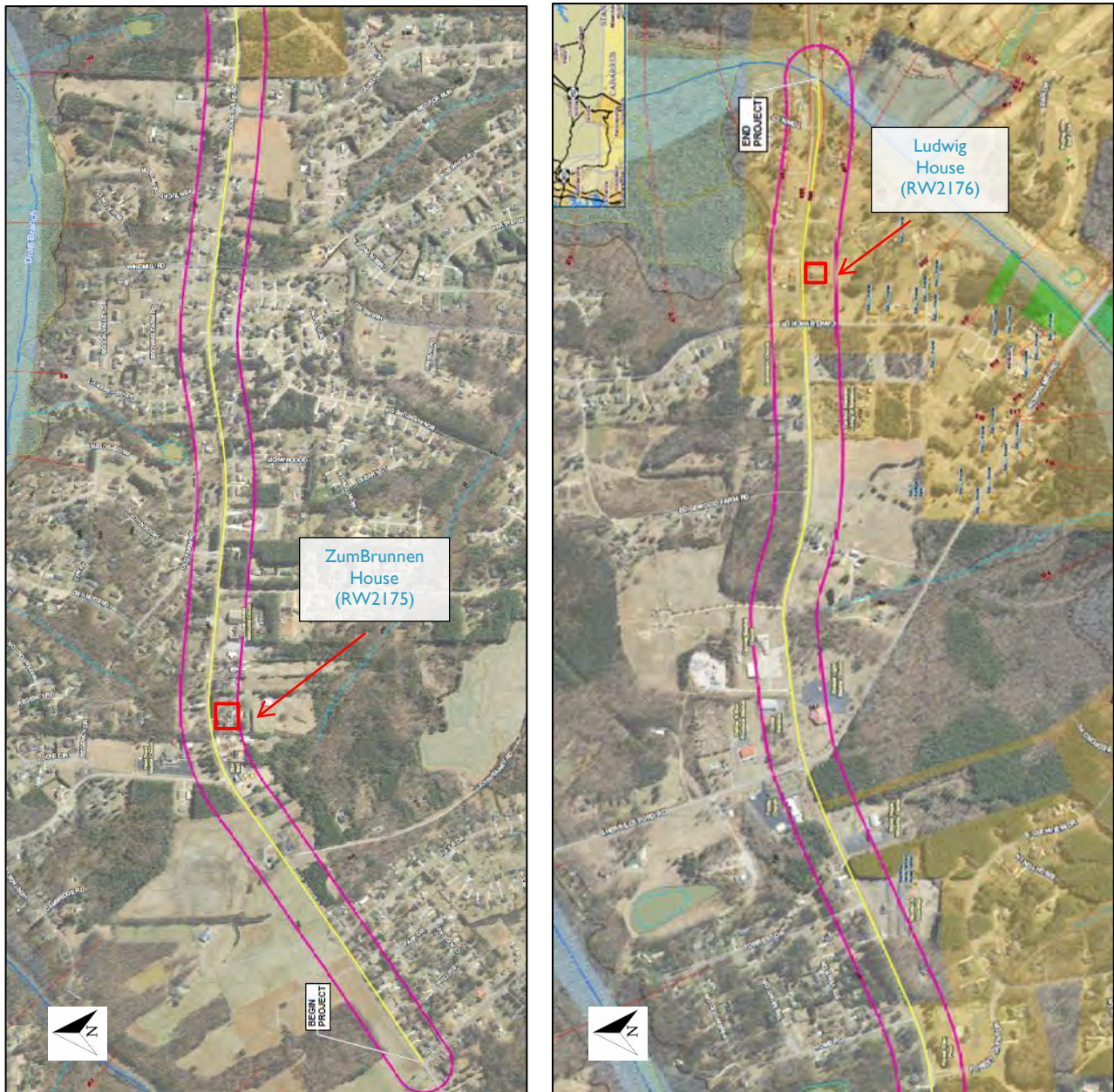



Figure 2: Area of Potential Effects (Images courtesy of NCDOT).

III. INVENTORY AND EVALUATIONS

Ludwig House

	Resource Name	Ludwig House
	HPO Survey Site #	RW2176
	Location	1813 Mooresville Road, Salisbury
	PIN	460 018
	Date of Construction	Ca. 1925
	Recommendation	Recommended not eligible for NRHP Listing

ARCHITECTURAL DESCRIPTION

Site



Figure 3: Site plan of Ludwig House.

The Ludwig House (RW2176) sits at the edge of a narrow, one-acre, rectangular lot approximately three miles west of downtown Salisbury. It is located less than 50 feet from NC 150 (Mooresville Road), which bounds it on the north. Although close to the road, the house is screened from it by a row of mature trees. Otherwise, the parcel is mostly open. A gravel drive once ran to the west of the dwelling, but it has since disappeared from lack of use. The house is bounded on its eastern side by a gravel company, and its western side by a residential parcel (Figure 3).

Five surviving outbuildings accompany the Ludwig House, all located to its rear (south). These buildings are two sheds, a chicken coop, a grain storage shed, and a barn. All five appear to date to the early/mid-twentieth century.

Ludwig House

The Ludwig House is a one-and-a-half-story, frame, Craftsman-style bungalow. It has a three-bay-wide, two-pile-deep front block with an original, centered, one-story rear ell (Figure 4). Two enclosed, early or original, shed-roofed appendages extend from the rear elevation of the main block, framing the ell (Figure 5). The house is clad in German siding and edged by wooden cornerboards. It rests on a brick-piered foundation that was later filled in with brick. A small, mid-twentieth-century, masonry, shed-roofed room—the house’s only modern addition—extends across the rear of the ell.



Figure 4: Left, north front and west side elevations; right, east side elevation.

A low-pitched side-gabled roof capped with standing seam metal tops the house. Craftsman-style triangular knee braces and exposed rafter ends adorn the roof’s deep eaves. A front-gabled dormer centered on the building’s front elevation is also ornamented with triangular kneebraces. The dormer retains three small, original, fixed windows, each comprised of three long rectangular lights. A pair of similar windows is additionally found in either gable of the main block. A slightly off-center interior-end chimney projects from the roof’s southern slope. Much of its corbelling has fallen away. A secondary, exterior-end, brick chimney stack rises off-center on the southern gable end of the rear ell.



Figure 5: Left, rear (southeast) elevation; right, southwest corner; bottom left, side (western) elevation; bottom right, detail view of dormer found on primary elevation.

An engaged, recessed, front porch crosses the eastern section of the house’s front elevation. It is supported by two battered wooden posts resting on brick piers and granite plinths. A later-added, solid brick balustrade connects the two piers. An engaged front room fills the front elevation’s western section. The ceiling and walls of the porch are covered with flushboard siding. The bays at either side of the façade hold two large six-over-one windows (Figure 6). The façade’s central bay—the house’s principal entry—retains a large, original, wood-and-glass paneled door. A metal screen door featuring an “L” inscription (for Ludwig) shades the entry. A secondary entrance on the eastern side of the ell features an original paneled door with four long, rectangular lights. The remaining elevations of both the main block and the rear ell feature original four-over-one light sash of the same style as those of the front elevation, dormer, and gable peaks.

Although multiple site visits were made to the house, interior access was not possible. It appears to have been vacant for many years and its current owner resides in Sherrills Ford in Catawba County. Further, all of the windows are fully covered by opaque curtains, so none of the interior could be viewed from the outside.



Figure 6: Details of the front porch.

Garage

Situated to the south of the Ludwig House and oriented to the east, the early/mid-twentieth century garage is likely contemporary with the house. The building is clad in weatherboards and comprised of a central, original, front-gabled mass featuring two centrally placed bays. Frame shed-roof extensions have been added to both the northern and southern sides of the building, obscuring its original form. A third shed-roof addition extends from the western gable-end of the garage. The additions are clad primarily with metal sheathing (Figure 7).



Figure 7: Left, view of eastern elevation; right, view of western elevation.

Shed

Located just southeast of the garage, the small, frame, front-gabled shed rests on a piers foundation and is clad in tin shingles. Oriented to the north, a pedimented doorway supported by triangular brackets is placed on the eastern side of the building's front elevation. A wooden four-paneled door rests above a concrete stoop. A concrete-masonry-unit (CMU) block chimney is placed off-center on the building's southern gable end. Small six-light sash windows are centrally placed on the building's

eastern and western elevations. Constructed during the early/mid-twentieth century, the building was likely used as an office or workshop (Figure 8).



Figure 8: Left, view of front (northern) elevation; right; view of northeast corner.

Grain Storage Shed

The small front-gabled frame building, which is oriented to the west, is situated a few hundred feet to the south of the house, in a cluster of trees toward the back of the lot. Resting on a stone and CMU-block piered foundation, the building is clad primarily with horizontal wood siding, with replacement metal sheathing applied to the bottom of each side. A door comprised of vertical wooden battens is centrally placed on the building's front elevation. Limited views of its interior through gaps in the siding suggest that it may have been used for grain/crop storage. The shed likely dates from the early/mid-twentieth century (Figure 9).



Figure 9: Left, view of southeast corner; right, view of front (eastern) elevation.

Barn

Located to the south of the grain storage shed, the early/mid-twentieth-century side-gabled barn is oriented to the south. The one-bay main block is rectangular in form, and is fronted by a five-bay recessed lean-to supported by rough-cut wooden posts. The building is clad primarily with weatherboard siding, although metal sheathing covers the top third of either gable end. The roof is capped with standing-seam metal and displays exposed rafter ends. Two doorways with roughly assembled vertical wood-batten doors are found in the two westernmost bays on the barn's southern side. Limited views of the interior revealed multiple stalls, with a loft above, suggesting the barn was used to house livestock and hay (Figure 10 and Figure 11).



Figure 10: Left, view of rear (northern) elevation; top right, view of side (western) elevation;



Figure 11: Left, view of front (southern) elevation; right, interior view looking to north.

Chicken Coop

Situated just to the east of the barn is a shed-roofed, horizontal-board-sided chicken coop. The south side of the building, which was once open, has been partially covered with horizontal boards. The building likely dates from the mid-twentieth century (Figure 12).



Figure 12: View of the front (southern) elevation of the chicken coop.

HISTORICAL BACKGROUND

The early twentieth century saw substantial growth within the APE and the greater Salisbury region. According to Davyd Hood in *The Architecture of Rowan County* (1983: 294):

The twentieth century brought still more rapid growth to the town. With no increase in the town's geographic size, its population increased from 6,277 in 1900 to 7,153 in 1910. A 1915 annexation enabled the city nearly to double its population between 1910 and 1920.

These changes are visible on the 1914 soil map of North Carolina (), published just over a decade before the construction of the Ludwig House.

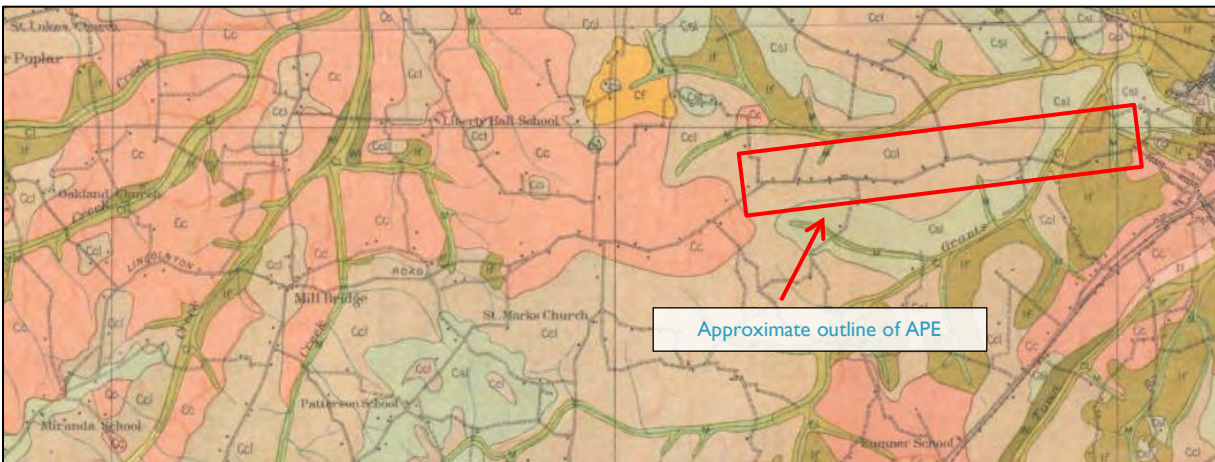


Figure 13: Detail of Hardison’s 1914 “Soil map, North Carolina, Rowan County sheet” (source: <http://dc.lib.unc.edu/cdm/singleitem/collection/ncmaps/id/284/rec/16>).

By the 1930’s the APE was well-populated, following Salisbury’s upward trend of development. The 1930 Trexler map (Figure 14) denotes houses equally spread on the northern and southern sides of the Lincolnton road—including, for the first time, the Ludwig House (with the name misspelled as “Ludwick”).

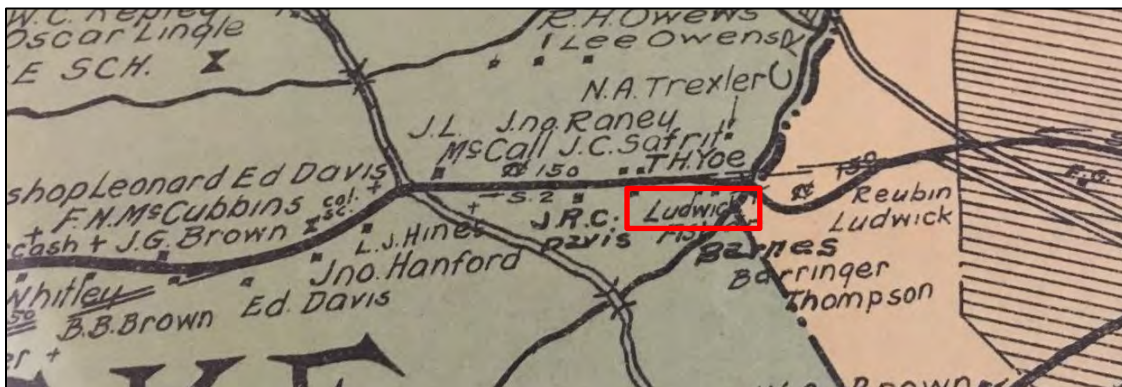


Figure 14: Detail of Trexler’s 1930 “Map of Rowan County North Carolina” (source: Rowan County Register of Deeds Office).

William Liberius Ludwig (1859-1943), according to his birth certificate, was born in Gold Hill, Rowan County in 1859. (The name is spelled either as Ludwig or Ludwick in various records into the early twentieth century.) In 1880, the U.S. Census records William as head of his own household, living in southeastern Rowan County in Morgan Township, the same township in which his grandparents lived. Listed as a farmer approximately 21 years of age, William is recorded as married to Mary Ann Stoner, the 36-year-old widow of his mother’s eldest brother. At the time of the census, the two were living

with Mary Ann’s two children from her first marriage, in addition to their own one-year-old son, Alfred Wesley Ludwig (1878-1962). By 1900, the couple had a second son, James (1887-1966) and had relocated slightly west to Providence Township. William was still a farmer and owned his own farm (U.S. Census) (Figure 15).



Figure 15: Left, William Liberius Ludwig date unknown; middle, Mary Ann Hill Stoner, date unknown; right Alfred Wesley Ludwig, date unknown (source: findagrave.com).

In 1906 Mary Ann died and William married Nancy J. Morgan (1870-1922). The couple’s only child, Jacob Chalmers Ludwig (1909-1999), was born in 1909. In 1910, according to the federal census, the couple resided just southeast of Salisbury on Bringle Ferry Road where William is recorded as a farmer with his own land. In 1922 Nancy died, and William married his third and final wife, Della Shaver (1871-1937).

Three years after their marriage, William and Della purchased two lots of land from the Salisbury Ice and Fuel Company just west of Salisbury on the old Lincolnton Road. The Ludwig’s acquired the two one-acre parcels for “one hundred dollars and other valuable considerations.” The lots, numbers four and five, are shaded in red in Figure 16. The Ludwig’s direct neighbor to their west was Della’s brother, T. R. Shaver. It is perhaps this familial connection that prompted the family’s move from Providence Township.

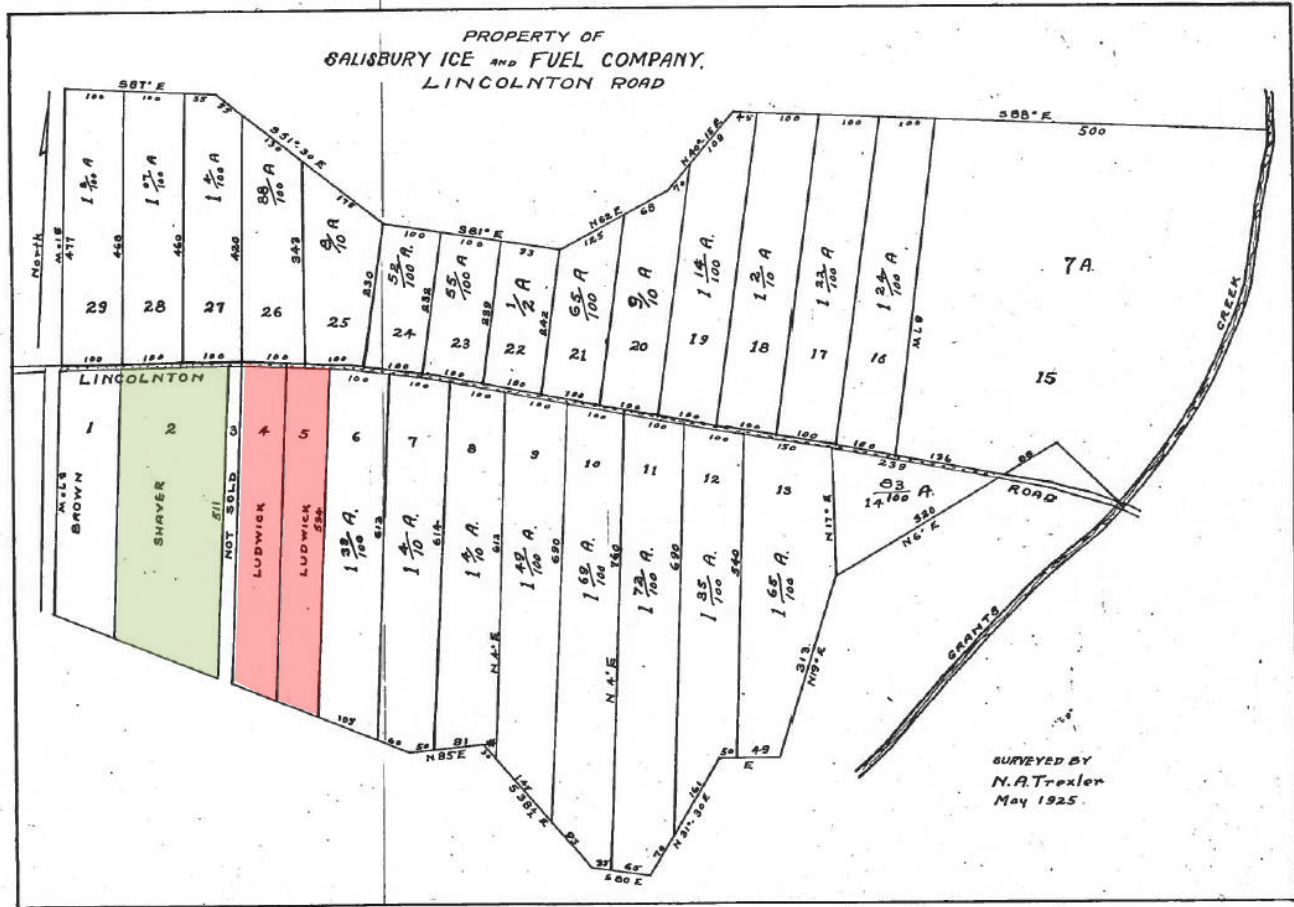


Figure 16: 1925 plat showing the division of the property of the Salisbury Ice and Fuel Company on Lincolnton Road. Highlighted in red are the two parcels purchased by Ludwig. Highlighted in green is the parcel owned by T.R. Shaver- brother of Ludwig’s third wife, Della Shaver (source: Rowan County Register of Deeds).

Tax records date the Ludwig House to the 1920s, suggesting that William built his house on the western most lot (Lot 4) shortly after purchasing the property. By 1926, the Salisbury City Directory records William as living on “Lincolnton rd.” William continues to appear in the rural residents section of the directories through the 1930s as living on Postal Route 2, which included Lincolnton Road. The 1930 U.S. Census reports that William continued to farm following his move, which suggests he constructed the outbuildings currently extant on the property.

William died in 1943, outliving his third wife by six years. Following his death, both parcels presumably passed into the hands of son Jacob “Chalmers” and his wife, Margaret Goodnight Ludwig (1909-1981). Today, the house stands empty and both parcels are owned by Chalmers and Margaret’s youngest daughter, Janet Ludwig Hager, who resides in Sherrills Ford, North Carolina.

NATIONAL REGISTER OF HISTORIC PLACES EVALUATION

By the 1920s, the Craftsman-style dwellings, particularly the bungalow, had well-permeated the Salisbury housing scene, as clearly evidenced by the inventory of the Fulton Heights Historic District. Characterized by their “low-slung silhouettes dominated by a broad roof, an open, informal plan incorporating a porch, and a simple, geometricized detailing and use of natural materials” (Bishir 1990:500), these houses were inexpensive and quick to build. They proved the perfect solution to the population influx experienced by Salisbury between 1910 and 1940—the town’s population almost tripled, according to U.S. Census records, between these years—and as a result comprise a significant amount of Salisbury’s early twentieth-century housing stock. Following is a short comparative assessment of contemporary bungalows located within a few miles of the Ludwig House that are similar to it in style, form, and finish.

The M.L. Davis House at 202 Maupin Avenue (Figure 17, left), which contributes to the Fulton Heights Historic District, personifies the bungalow form and Craftsman-style characteristics. The house’s one-and-a-half story, cross-gabled, frame form displays an engaged wraparound porch supported by battered brick columns, gabled dormers with original paired six-light windows, knee-braces, and exposed rafter ends. Constructed between 1911 and 1921 the bungalow, retains a large amount of original material including its overall form, windows, shingle cladding, and decorative brackets/trim.



Figure 17: Left, M.L. Davis House at 202 Maupin Avenue, Salisbury; right, J.W. Taylor House at 214 Maupin Avenue, Salisbury.

Another contributing bungalow to the Fulton Heights Historic District, the J.W. Taylor House at 214 Maupin Avenue (Figure 17, right), was built ca. 1925 and displays a very similar design to the Ludwig House. The Fulton Heights National Register nomination describes it as a “One-and-a-half-story side-gable frame bungalow with engaged shed-roofed porch with porch room, battered posts on brick piers, front-gable dormer, side upper-story balcony with shed-roof” (Graybeal 1998:44). Like the Ludwig House, the house retains its original four-over-one sash, half porch, and front room; however its original weatherboard siding, decorative trim, and knee braces have been replaced with vinyl.

The E.W. Wagoner House (Figure 18, left) located on Mitchell Avenue in Salisbury was constructed between 1911 and 1921 and is listed as a contributing resource to the Fulton Heights Historic District. The nomination describes it as a “One-and-one-half-story side-gabled frame bungalow with a large central gable dormer over porch, bracketed gables and eaves show exposed rafters; full-façade porch

partially enclosed and supported by heavy square columns on brick piers” (Graybeal 1998:32). It retains a significant amount of original material including original windows, weatherboard and shingle siding, supporting porch columns, and decorative brackets.

Constructed around 1925, according to tax records, the house at 400 Heilig Avenue (Figure 18, right) is one of the many bungalows found throughout Salisbury outside of the Fulton Heights Historic District. The frame house features stacked gables on its primary façade, with a recessed front porch supported by battered posts on brick columns. Its other original features include triangular knee-braces, paired four-over-one light windows, and original door; however, its original weatherboard siding has been replaced with vinyl.



Figure 18: Left, “E.W. Wagoner House” 305 Mitchell Avenue, Salisbury; right, 400 Heilig Avenue, Salisbury.

In addition to urban bungalows, an assessment was made of rural properties within the greater Salisbury region. Contemporaries of the Ludwig House, these additionally identified resources that supported modest farm complexes and help to place the Ludwig House within Salisbury’s larger agricultural context.

The Reid Farm (RW1741) (Figure 19, left) built ca. 1920 sits six miles south of Salisbury, on the south side of the US 29 corridor. Like the Ludwig House, a one-and-a-half story Craftsman/Bungalow serves as the farm’s seat. The building’s masonry construction features a decorative header-stretcher brick bond. Deep overhanging eaves compose a large front porch and carport and are supported by original tapered wooden and brick columns. The house retains its original front door, sidelights, and front-gabled dormer clad in original wood shingles. Supporting the house is a collection of early/mid-twentieth century farm buildings, including: a large gambrel roof barn, two frame corncribs, a concrete block slaughterhouse, and several other later twentieth century frame buildings (Reid Farm (RW1741), North Carolina SHPO) (Figure 19, right).



Figure 19: Reid Farm (RWI741) located at 141 Reid Farm Road, Salisbury.

The house at 4712 Mooresville Road (Figure 20) is located to the west of Salisbury and was constructed ca. 1922 according to tax records. The single-story, frame Craftsman-style building is clad in vinyl siding and its openings house replacement windows and doors. Two original tapered wooden columns remain on the building’s primary elevation and support a deeply set recessed front porch. To the rear of the house are found numerous early/mid-twentieth century farm buildings, including a large three-bay, front-gabled barn clad in original weatherboards; a front-gabled shed/workshop and three-bay machine shed also featuring original claddings; and a handful of slightly later mid/late-twentieth century buildings.



Figure 20: 4712 Mooresville Road, Salisbury.

Located five miles south of Salisbury, at 1875 Peachtree Lane, the Gaskay Beaver Farm (Figure 25) was constructed ca. 1910 according to tax records. The one-and-a-half story Craftsman-style house sits just over 100 yards east of the Interstate 85 corridor. Clad in original weatherboards, the building additionally retains its original four-over-four sash and paneled doors. The house is accompanied by an assembly of early/mid-twentieth century farm buildings, including multiple barns and sheds, all of which appear to retain much of their original materials and building forms. Despite the farm's close proximity to the road, its building collection creates a very complete picture of a small early/mid-twentieth century farmstead.



Figure 21: "Gaskay Beaver Farm" 1875 Peach Orchard Lane, Salisbury.

Built ca. 1949 according to tax records, the Yost-Weddington Farm (RW0773) (Figure 22) lies 13 miles south of Salisbury, just south of the small town of China Grove. The farm was recommended eligible for NRHP listing under Criterion A (agriculture) in 2014 and retains a large collection of intact early/mid-twentieth century farm buildings as discussed below (Yost-Weddington Farm (RW0773, North Carolina SHPO):

Originally comprised of roughly forty-five acres, the farm tract now encompasses approximately twelve acres... The farmhouse, built in 1949 and brick veneered about 1960, is a one-half story, side-gable dwelling with a double-pile form and a front-gable dormer....

A large and orderly collection of farm outbuildings are located adjacent to the farmhouse. Frame constructed, they are largely in good condition and appear to date primarily from the early twentieth century. Many rest of foundations of heavy fieldstones.

The collection of outbuildings includes: a livestock and hay barn (ca. 1925), two machine sheds (ca. 1950), a corncrib (ca. 1925), an original 1880s kitchen which was converted to a wash house, a granary and wood shed (1925), a wash house (1925), and two chicken houses (1925).



Figure 22: Yost-Weddington Farm (RW0773) located at 3175 Lentz Road, China Grove.

The Ludwig House has a high level of integrity: it retains original windows, siding, doors, and decorative elements, and its footprint has not been notably altered. However, it is recommended not eligible for NRHP listing under Criterion C due to a lack of significance. The National Register Bulletin on “How to Apply the National Register Criteria for Evaluation” states the following with regard to the application of Criterion C:

A structure is eligible as a specimen of its type or period of construction if it is an important example (within its context) of building practices of a particular time in history.

While the Ludwig House is certainly an excellent example of an intact bungalow, it is one of many other intact examples of the type within and near Salisbury. It is therefore not believed to be an “important example” of its type. It accordingly is not significant under Criterion C.

A survey of contemporary farmsteads revealed how common early/mid-twentieth-century houses with associated outbuilding are near Salisbury and throughout Rowan County. All of the identified resources retained a comparable or better collection of early/mid-twentieth century outbuildings when compared to the Ludwig House. Due to the paucity of outbuildings at the Ludwig House and their condition, as well as the common presence of the twentieth-century house-with-outbuildings type, it is recommended that the Ludwig House does not merit NRHP eligibility under Criterion A.

The Ludwig is additionally not NRHP eligible under Criterion B as it has no known connection with any significant historic events or notable persons. Finally, the Ludwig House is not likely to yield important historical information on the basis of its appearance or construction, and is therefore recommended as not eligible as an architectural resource under Criterion D.

LUDWIG HOUSE		
Element of Integrity	Level of Integrity	Assessment
Location	High	Stands on site where it was built.
Design	High	Retains original form and extensive amount of exterior finish including original siding, windows, porch, and early roof.
Setting	Medium	Construction of numerous post-WWII buildings in vicinity detracts from once rural setting; does retain some original outbuildings.
Materials	High	Retains original form and extensive amount of exterior finish including original siding, windows, porch, and early roof.
Workmanship	High	Retains original form and extensive amount of exterior finish including original siding, windows, porch, and early roof.
Feeling	Medium/High	High integrity of design, materials, workmanship and medium integrity of setting; therefore medium/high integrity of feeling.
Association	Medium/High	High integrity of design, materials, workmanship and medium integrity of setting; therefore medium/high integrity of association.

ZumBrunnen House



Resource Name	ZumBrunnen House
HPO Survey Site #	RW2175
Location	3511 Mooresville Road, Salisbury vicinity
PIN	463 009
Date of Construction	Ca. 1932
Recommendation	Recommended not eligible for NRHP Listing

ARCHITECTURAL DESCRIPTION

Site



Figure 23: Site plan of ZumBrunnen House.

Site

The ZumBrunnen House sits on a semi-rural, 15-acre, rectangular lot on the south side of NC 150 just five miles west of downtown Salisbury. About 90 feet south of the road, it is largely screened from traffic by a row of mature trees. The parcel is bounded by a single-family residential property on its eastern side, woods to its south, and a small business to the west (Figure 23). A paved driveway runs along the eastern side of the house. Late twentieth-century brick patios edge the house on its eastern and southern sides.

Multiple secondary structures accompany the house. Two early twentieth-first-century garages are situated on the east side of the driveway, to the southeast of the house. Centered in between the modern garages are the remnants of the original 1930s garage, which has been converted into a patio and planter. A small late twentieth-century shed stands off of the southwestern corner of the house. Just beyond the house's southern patio is a contemporary concrete fish pond. A twentieth-century shed sits to the south of the fish pond. Beyond the shed is a row of mature pine trees which separates the house from a mid-twentieth-century pole barn.

ZumBrunnen House

The two-pile Colonial Revival-style ZumBrunnen House is rectangular in plan, stands two-stories tall, and features a partially exposed basement. Built ca. 1932, the five-bay-wide masonry building is topped by a side-gable roof with aluminum cornice returns and asphalt shingles. Clad in brick running-bond veneer, the house features vinyl six-over-six replacement windows with aluminum surrounds that sit on what appear to be original concrete sills. Lunette windows top with decorative brick arches and concrete keystones are found in either of the building's gable ends (Figure 24). An exterior-end brick-shouldered chimney sits off-center at the building's western gable end.



Figure 24: Left, view of northeast corner of the ZumBrunnen House; right, view of side (eastern) and rear elevations.

A three-bay shed roof porch embraces the front (northern) elevation of the ZumBrunnen house. The porch is supported by replacement fluted aluminum columns.

A second appendage—a screened-in porch—marks the rear (southern) side of the house. The one-story porch was constructed in three visibly discernable phases during the mid-twentieth century, and as such features multiple rooflines and window types (Figure 25). The easternmost portion of the porch is said to have been original to the house (according to current homeowners Bill and Carol Comer) and was screened in around 1955. A one-story flat-roof sunroom extends from the northern side of the western elevation. Three bays wide, the mid-twentieth-century addition is topped with a cast-iron railing which surrounds the perimeter of its roof.

An interview with the Comers suggests that much of the interior remains intact. The couple stated that upon their purchase of the house in 1976, they refinished the building’s original hardwood floors, removed wallpaper, and painted the walls. They did not describe any other major renovations. Interior access to the house was not offered by the homeowners.



Figure 25: Left, rear (southern) elevation of house; right, view of side (western) elevation; center, front (northern) elevation.

Fish Pond

Located directly to the south of the ZumBrunnen House, the fish pond is a shallow ovular concrete basin with a centrally placed water pump that is contemporary with the house (according to the Comers). The pond is surrounded by an original brick walkway. According to the Comers, the pond currently has a leak and is unable to retain water (Figure 26).



Figure 26: View of original fish pond, looking north toward the rear of the house

Garages

Constructed by the Comers in 2011, the two nearly identical four-bay masonry buildings are located to the east of the house and are clad in brick veneer. The garages are situated on either side of a patio-courtyard (the remnants of the original garage associated with the house) with their primary elevations oriented toward one another. Both buildings feature side-gabled roofs clad in asphalt shingles. Each building features four garage doors on their courtyard side, six-over-six vinyl windows on their eastern gable ends, and four-paneled vinyl doors on their western gable ends. The north-facing elevation of the garage nearest to the road has a projecting gable front section that gives it the appearance of a house from the road (Figure 27).



Figure 27: Left, rear (southern) elevation of northern garage; right, northern elevation of southern garage.

Shed (west)

According to the Comers, the front-gabled west shed dates to the ZumBrunnen period of ownership. The building is clad in weatherboard siding and features a widely overhanging roof at its north-gable end, in addition to a wood-batten door. The roof is clad with replacement metal sheathing (Figure 28, at left).



Figure 28: Left, side (eastern) elevation west shed; right, side (western) elevation of east shed.

Shed (east)

The front-gabled, masonry, east shed is clad in brick veneer and dates to the late-twentieth century. A recessed front porch supported by aluminum columns comprises the front (eastern) elevation of the building. Paired six-panel vinyl doors serve as the primary entrance to the building and are located on the southern side (Figure 28, at right).

Barn

Located in the middle of the 15-acre parcel, to the south of the house, beyond a line of mature trees, the front-gabled frame barn likely dates to the mid-twentieth century. Clad in original vertical wood siding, the barn features a centrally located entrance on its north gable end, with a small loft door above. The building's roof is clad in standing-seam metal. A seven-bay shed-roof lean-to supported by wooden posts and horizontal bracing extends off of the building's eastern elevation. Views inside suggest that much of the building is divided into stalls and was likely used to house livestock (Figure 29).



Figure 29: Side (eastern) elevation of barn.

HISTORICAL BACKGROUND

Thomas Park ZumBrunnen (1887-1975) was born in Oakland, Iowa to Jacob (son of Swiss immigrants) and Ida ZumBrunnen in October of 1887. In 1889 Thomas' father relocated the family to a homestead of about 164 acres, located just northeast of Lusk, Wyoming Territory (*Lusk Herald* 1940). Following his childhood on his father's ranch, Thomas made his way across the country and by 1910 is recorded in the U.S. Census as a college teacher living in Militia District 1529 in Irwin, Georgia. In June of 1910, Thomas returned to Iowa to marry Veda M. Beaver (1890-1970).

By 1917, Thomas and Veda had relocated to 16 Doughty Street in Charleston, South Carolina. Thomas' WWI draft card lists him as a tall man of slender build with dark hair and blue eyes. The couple had four children. His occupation was listed as a teacher at the Porter Military Academy, a private institution founded following the Civil War to educate former soldiers and orphans of the war (National Park Service 2017). According to the 1920 U.S. Census, Thomas and his family continued to reside in Charleston; however by this time his occupation had changed from teacher to assistant treasurer of the military academy.

An April 1921 article in the Asheville *Citizen-Times* suggests that Thomas relocated shortly after the census was taken to serve as principal of the Emanuel Business College (*Citizen-Times* 1921). Notices advertising ZumBrunnen's accounting services appear in the Asheville paper throughout 1922. According to the Asheville City Directory, the family resided in the city through at least 1923.

In 1925 Thomas and his wife purchased two parcels of land on the old Lincolnton Road, approximately five miles west of Salisbury. Approximately ten acres were purchased from J.L. Fleming and wife for "One Hundred Dollars and other valuable considerations" and five acres were purchased from L.A. Lippard and wife for the same terms. According to the 1924-1925 Salisbury City Directory, Thomas and Veda resided in Salisbury proper on Inness Street at the time of their land purchases. It is not known what prompted the family's move from Asheville to Salisbury.

As of the 1928-1929 city directory, Thomas and Veda are recorded as living on Lincolnton Road. Given that the ZumBrunnen House was not constructed until about 1932 (according to the current

homeowners), this suggests that an earlier house may have stood on one of the two lots. The Comers retain a scrapbook, which came with the house, that contains plans and orders for building materials, etc. all relating to the construction of the house. Unfortunately this resource was not available for viewing.

By 1938, Lincolnton Road had largely achieved its present-day footprint. The 1938 Highways Map of Rowan County () depicts this path and also labels both the road as NC 150, and depicts the ZumBrunnen House for the first time.

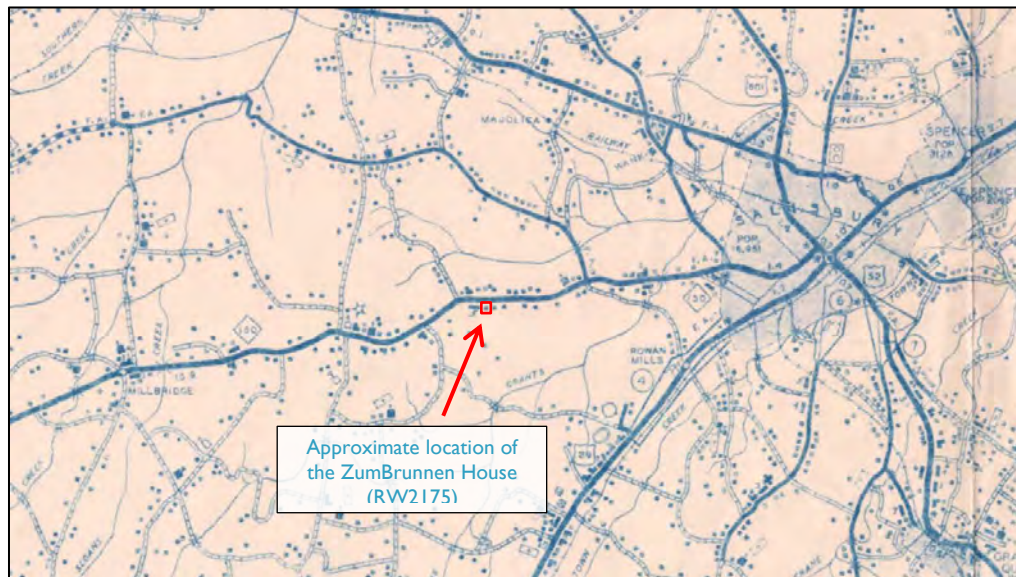


Figure 30: North Carolina State Highway and Public Works commissions “Rowan County, North Carolina” map, ca. 1938 (source: <http://dc.lib.unc.edu/cdm/singleitem/collection/ncmaps/id/1699/rec/21>).

At the time of the house’s construction, Thomas is listed in the business pages of the Salisbury Directory as a partner in S.H. Wiley, T. P. ZumBrunnen accountants (Figure 31). The fact that he was able to construct such a large masonry house in the midst of the Great Depression reveals the success of his practice. Thomas is listed as a CPA in the Salisbury City Directory through at least 1962. His success is further visible through his appointment as an instructor of accounting at Catawba College in 1934-1935. A November 1949 article in the *Burlington Daily Times-News* discussing a University of North Carolina Taxation Symposium reveals that Thomas served as president of the North Carolina Association of Certified Public Accountants sometime prior to the publication of the article (*Burlington Daily Times* 1949), likely in the mid/late 1940s. In 1931 he was secretary-treasurer-elect of the association (*Statesville Record* 1931) and was serving as treasurer in 1946 (*Asheville Citizen* 1946).

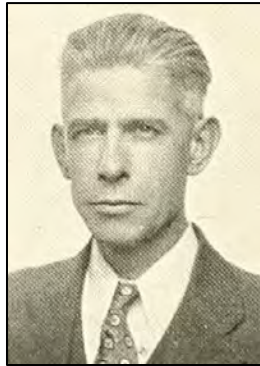


Figure 31: Thomas Park ZumBrunnen ca. 1934 (source: <https://archive.org/details/swastika1934cata>).

The house and property remained in Thomas ZumBrunnen’s ownership until his death in 1975, when it passed to his children. They subsequently sold the property to the current owners, Carol (Hess) and Bill Comer in 1976. Since their acquisition of the property, the Comers have made numerous alterations to the house and landscape including the construction of two garages, additions/alterations to the rear porch, the replacement of the original windows, and the hardscaping of most of the area directly surrounding the house.

NATIONAL REGISTER OF HISTORIC PLACES EVALUATION

All of the two-story, double-pile, masonry houses identified in Rowan County as comparable to the ZumBrunnen House were located in built-up environments. (It is not surprising that ZumBrunnen chose a “town”-type house, as he spent his adult life living and working in large towns and small cities.) A comparable Colonial Revival-style masonry house (RW1700) located at 316 North Main Street in China Grove stands two-stories tall with a basement, two-bays deep, and four-bays wide. It is clad in brick and features an exterior-end chimney on its western gable end and rear southeastern corner. Replacement windows are framed by aluminum window surrounds, and a single-bay front-gabled portico on its front elevation (Figure 32). The house was constructed between ca.1920 (survey date) and 1936 (tax record date).



Figure 32: 316 N. Main Street China Grove (RW1700).

A comparable two-story, double-pile, masonry house at 418 S. Fulton Street in Salisbury features a hipped-roof with an interior brick chimney. The Colonial Revival-style house is three bays wide. A one-story pedimented portico frames a tripartite doorway with a sunburst transom above. All of the house's banded six-over-one windows appear to be replacements (Figure 33). The brackets at its widely overhanging eaves appear to be original.



Figure 33: 418 S. Fulton Street, Salisbury.

The comparable house at 708 Mitchell Avenue in Salisbury—a contributing resource to the Fulton Heights Historic District—was constructed as a duplex in 1934 for two sisters by the Waggoner Construction Company (Graybeal 1998). The two-story, double-pile, Colonial Revival-style residence features off-center shouldered-end chimneys on either of its gable ends. A pedimented portico frames the two centrally located doors, which comprise two of the building's six bays. The replacement six-over-six windows are framed with aluminum window surrounds and capped with aluminum keystones (Figure 34).



Figure 34: 708 Mitchell Avenue, Salisbury.

The ZumBrunnen House is recommended as not eligible for NRHP listing. The house does not merit listing under Criterion A, as it has no known connection with any significant historic events. It is also not recommended as NRHP-eligible under Criterion B. Thomas ZumBrunnen’s leadership roles with the North Carolina Association of Certified Public Accountants are notable, but do not reach the level of “persons significant with our past” as defined by the NRHP. The ZumBrunnen House is additionally believed to lack sufficient integrity to support NRHP listing under Criterion C. While it retains its original two-story, double-pile central block, exterior-end chimney and original brick cladding, the building has lost its original windows and surrounds and its porches have been altered and added to over the years, resulting in a loss of material integrity. In addition, construction of multiple twentieth-century garages and sheds, and the extensive hardscaping of the land directly surrounding the house, greatly detracts from the integrity of the overall setting/feeling/association of the house. Finally, as the house is not likely to yield important historic information on the basis of its appearance or construction, it is not recommended as eligible, as an architectural resource, under Criterion D.

ZUMBRUNNEN HOUSE		
Element of Integrity	Level of Integrity	Assessment
Location	High	Stands on location where it was built.
Design	Medium	Retains original form and much exterior finish, but windows have been replaced, rear porch additions have been made, original rear porch screened in, columns of front porch replaced.
Setting	Medium	Retains shed and fish pond from period of construction; however, rest of landscape and buildings are modern. Numerous post-WWII buildings now stand in its vicinity.
Materials	Medium	Retains original form and much exterior finish, but windows have been replaced, rear porch additions have been made, original rear porch screened in, columns of front porch replaced.
Workmanship	Medium	Retains original form and much exterior finish, but windows have been replaced, rear porch additions have been made, original rear porch screened in, columns of front porch replaced.
Feeling	Medium	Medium integrity of design, setting, materials, and workmanship, therefore medium integrity of feeling.
Association	Medium	Medium integrity of design, setting, materials, and workmanship; therefore medium integrity of association.

IV. BIBLIOGRAPHY

Asheville *Citizen-Times*

1921 “Literary Society Elects Officers.” April 7, 1921.

1946 “Accountants of State to Open Meeting.” June 20, 1946.

Bishir, Catherine W.

1990 *North Carolina Architecture*. The University of North Carolina Press. Chapel Hill, NC.

Burlington *Daily Times-News*

1949 “Record Attendance Expected At UNC Taxation Symposium.” November 30, 1949.

Carey, Matthew

1814 “North Carolina.” Electronic resource accessed November 2017 available at http://alabamamaps.ua.edu/historicalmaps/us_states/northcarolina/index2.html.

Catawba College

1934 “The Swastika: Faculty.” Catawba College. Electronic resource accessed October 2017 available online at <https://archive.org/details/swastika1934cata>.

Finley, Anthony

1824 “North Carolina.” Electronic resource accessed November 2017 available at http://alabamamaps.ua.edu/historicalmaps/us_states/northcarolina/index2.html.

Graybeal, Kay

1998 National Register of Historic Places – Nomination Form “Fulton Heights Historic District.” Electronic resource accessed October 17, 2017 available at <http://www.hpo.ncdcr.gov/nr/RW0658.pdf>.

Hardison, R.B.

1914 “Soil map, North Carolina, Rowan County sheet.” Electronic resource accessed November 2017 available at <http://dc.lib.unc.edu/cdm/singleitem/collection/ncmaps/id/284/rec/16>.

Hood, Davyd Foard

1983 *The Architecture of Rowan County: A Catalogue and History of Surviving 18th, 19th and Early 20th Century Structures*.” Glover Printing, Inc. Raleigh, NC.

Last Will and Testament, Jonathan Stoner. October 10, 1873. Electronic resource accessed November 2017 and available at <https://www.findagrave.com/memorial/28807801/jonathan-stoner>.

Lusk *The Lusk Herald*

1940 “Jacob J. Zum Brunnen.” December 26, 1940.

Mitchell, Samuel Augustus

1846 "A New Map of North Carolina." Electronic resource accessed November 2017 available at http://alabamamaps.ua.edu/historicalmaps/us_states/northcarolina/index2.html.

National Park Service

1997 *National Register Bulletin: How to Apply the National Register Criteria for Evaluation.*" National Park Service. Washington D.C.

2017 "Porter Military Academy." National Park Service. Electronic resource accessed October 2017 available at <https://www.nps.gov/nr/travel/charleston/por.htm>.

North Carolina State Highway and Public Works Commission

1938 "Rowan County, North Carolina." Electronic resource accessed October 2017 available at <http://dc.lib.unc.edu/cdm/singleitem/collection/ncmaps/id/1699/rec/21>.

North Carolina State Historic Preservation Office

n.d. Reid Farm (RW1741) survey file. Located at the North Carolina SHPO, Raleigh.

n.d. Yost-Weddington Farm (RW0773) survey file. Located at the North Carolina SHPO, Raleigh.

Salisbury *Carolina Watchman*

1852 "Dr. A. M. Henderson." February 12, 1852.

1887 "Watsonville Items." November 7, 1887.

Salisbury *The Salisbury Banner*

1859 "Advertisement inviting Proposals for Conveying the Mails in the State of North Carolina." January 19, 1859.

Statesville *Daily Record*

1931 "Emery Elected to Head Accountants." October 29, 1931.

Trexler, N.A.

1925 "Property of Salisbury Ice and Fuel Company. Lincolnton Road." Rowan County Register of Deeds.

1930 "Map of Rowan County North Carolina." Rowan County Register of Deeds Office.

United States Census.

United States Post Office Department

1910 "Rural Delivery Routes, Rowan County, N.C." Electronic resource accessed October 2017 available at <http://dc.lib.unc.edu/cdm/singleitem/collection/ncmaps/id/938/rec/13>.

United States Geological Survey (USGS)
1893 Statesville, NC (1893 edition)
1969 Rowan Mills, NC (1969 edition)