



**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

July 9, 2018

MEMORANDUM

TO: Shelby Reap  
Office of Human Environment  
NCDOT Division of Highways

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

SUBJECT: Historic Structures Survey Report, Widen NC 51 from SR 3356 to SR 1010,  
U-5763, PA 17-03-0007, Mecklenburg County, ER 18-1307

Thank you for your June 7, 2018, letter transmitting the above-referenced report. We have reviewed the report and concur that the following properties are eligible for listing in the National Register of Historic Places under Criterion C for Architecture. Further, the boundaries, as proposed in the report and shown in blue appear to be appropriate.

- Grier-Furr House (MK1176)
- McLaughlin-Bost House (MK1188)
- Renfrow-Lemmond House (MK2451)

We also concur that the other six properties studied in-depth, including the West John Street Residential District (MK3721) are not eligible for listing due to the lack of integrity outlined.

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)

Received: 06/12/2018  
State Historic Preservation Office



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

ER 18-1307

ROY COOPER  
GOVERNOR

JAMES H. TROGDON, III  
SECRETARY

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

June 7, 2018

Due -- 7/5/18

H- 1880  
7/5/18

Dear Ms. Gledhill-Earley:

2018.07.02

RE: Historic Structure Survey Report, TIP# U-5763, PA# 17-03-0007, Widen NC 51  
from SR 3356 (Sardis Rd) to SR 1010 (East John St/Monroe Rd) in Mecklenburg  
County

BCW  
for JB

The North Carolina Department of Transportation (NCDOT) proposes to Widen NC 51  
from SR 3356 (Sardis Rd) to SR 1010 (East John St/Monroe Rd) in Mecklenburg County.  
Mattson, Alexander, and Associates prepared the attached Eligibility Report and  
recommends two properties are eligible for the National Register of Historic Places.

The report and survey materials are enclosed for your review and comment per  
36CFR.800. Please let me know if you have any additional questions regarding this  
project. I can be reached at (919) 707-6088 or by email at slreap@ncdot.gov.

Sincerely,

Shelby Reap  
Historic Architecture Section

Attachment

Mailing Address:  
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Website: [www.ncdot.gov](http://www.ncdot.gov)

Location:  
1020 BIRCH RIDGE RD  
RALEIGH NC 27610

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**HISTORIC STRUCTURES SURVEY REPORT**

**WIDEN NC 51 (MATTHEWS TOWNSHIP PARKWAY) FROM SR 3356 (SARDIS ROAD)  
TO SR 1010 (EAST JOHN STREET/MONROE ROAD)  
MECKLENBURG COUNTY, NORTH CAROLINA**

**TIP No. U-5763  
WBS No. 50176.1.1  
Limited Services Contract No. 7000016411**

**Prepared by:**

**Frances Alexander, Project Manager  
Mattson, Alexander and Associates, Inc.  
2228 Winter Street  
Charlotte, North Carolina 28205**

**Prepared for:**

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

**May 29, 2018**

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**HISTORIC STRUCTURES SURVEY REPORT**

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TO SR 1010 (EAST JOHN STREET/MONROE ROAD)  
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Environmental Analysis Unit  
Raleigh, North Carolina**

**May 29, 2018**

**MATTSON, ALEXANDER AND ASSOCIATES, INC.**

*Frances P. Alexander*

**May 29, 2018**

\_\_\_\_\_  
**Frances P. Alexander, M.A.**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Richard L. Mattson, Ph.D.**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**North Carolina Department of Transportation**

\_\_\_\_\_  
**Date**

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## MANAGEMENT SUMMARY

The North Carolina Department of Transportation (NCDOT) is widening NC 51 (Matthews Township Parkway) from SR 3356 (Sardis Road) to SR 1010 (East John Street/Monroe Road) in Mecklenburg County. This project is subject to review under the Section 106 Programmatic Agreement for Minor Transportation Projects (NCDOT/NCHPO/FHWA/USFS 2015). An NCDOT architectural historian defined an area of potential effects (APE) and conducted a site visit to identify and assess all resources of approximately fifty years of age or more within the APE. Eight individual properties and one district warranted intensive National Register eligibility evaluations, and they are the subjects of this report. NCDOT architectural historians determined that all other properties and districts were not worthy of further study and evaluation due to a lack of historical significance and/or integrity. The project location is depicted in **Figure 1**, and the APE is shown in **Figures 2a-2c**.

This architectural resources investigation consisted of background research into the historical and architectural development of the study area and a field survey of the area of potential effects (APE). The principal investigators surveyed the entire APE, defined as the geographic area or areas within which a project may cause changes to the character or use of historic properties, if any such properties exist. The western terminus of the project is the intersection of NC 51 and Elizabeth Lane, and the eastern terminus is the junction of NC 51 and Sam Newell Road. The APE for this project extends one hundred (100) feet in each direction from the center line of NC 51 as well as three intersecting streets in this project: SR 3356 (Sardis Road); Fullwood Lane; and SR 1010 (East and West John Streets/Monroe Road). The APE corresponds to the study area defined for the project.

The field investigations for the individual properties and the residential district were undertaken in January and February 2018. Four of the properties have been previously surveyed, and three of these—the Grier-Furr House (MK 1176) (Local Landmark 1991), the McLaughlin-Bost House (MK1188) (Local Landmark 2005), and the Renfrow-Lemmond House (MK2451) (Local Landmark 2005)—are designated local landmarks. The three landmarks are recommended as individually eligible for the National Register. The Sidney J. and Shelby W. Hooks House (MK1182), the fourth previously surveyed resource, is not recommended for eligibility. None of the other resources, including the West John Street Residential District, is recommended for National Register eligibility (**Table 1**).

**Table 1**

<b>Property Name</b>	<b>PIN</b>	<b>Survey Site Number</b>	<b>Eligibility Recommendation</b>	<b>Criterion</b>
James B. and Malissa N. Williamson House	22702747	MK3704	Not Eligible	
Sidney J. and Shelby W. Hooks House	21301106	MK1182	Not Eligible	
Grier-Furr House	19325118	MK1176	Eligible	C

<b>Property Name</b>	<b>PIN</b>	<b>Survey Site Number</b>	<b>Eligibility Recommendation</b>	<b>Criterion</b>
John and Rosalie Stewart House	19325120	MK3714	Not Eligible	
Kidd-Tennant-Roberts House	19325121	MK3715	Not Eligible	
McLaughlin-Bost House	22702604	MK1188	Eligible	C
Henry and Hazeline Massey House	19325122	MK3717	Not Eligible	
Renfrow-Lemmond House	19325138	MK2451	Eligible	C
West John Street Residential District	N/A	MK3721	Not Eligible	
Haigler-Privette House	19325111	MK3705	Not Eligible	
Dal and Margaret Privatte House	19325113	MK3706	Not Eligible	
James and Martha Russell House No. 2	21301109	MK3707	Not Eligible	
Dora Culledge House	19325115	MK3708	Not Eligible	
Medical Office Building	19325116	MK3709	Not Eligible	
Jesse and Ethel Hartis House	19325117	MK3710	Not Eligible	
James and Martha Russell House No. 1	21301107	MK3711	Not Eligible	
Reid-Dekle House	22702613	MK3712	Not Eligible	
Henry and Etta Kirkpatrick House	19325119	MK3713	Not Eligible	

<b>Property Name</b>	<b>PIN</b>	<b>Survey Site Number</b>	<b>Eligibility Recommendation</b>	<b>Criterion</b>
Yandle-Mullis House	22702611	MK3716	Not Eligible	
J.S. and Carrie Walters House	22702610	MK3718	Not Eligible	
Duplex	19325126	MK3719	Not Eligible	
Duplex	19325126	MK3720	Not Eligible	

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## I. INTRODUCTION

This eligibility report was prepared in conjunction with the North Carolina Department of Transportation (NCDOT) project entitled, *Widen NC 51 from SR 3356 (Sardis Road) to SR 1010 (East John Street/Monroe Road)*. The TIP No. is U-5763, and the WBS No. is 50176.1.1. As shown in **Figure 1**, the project is located in Mecklenburg County.

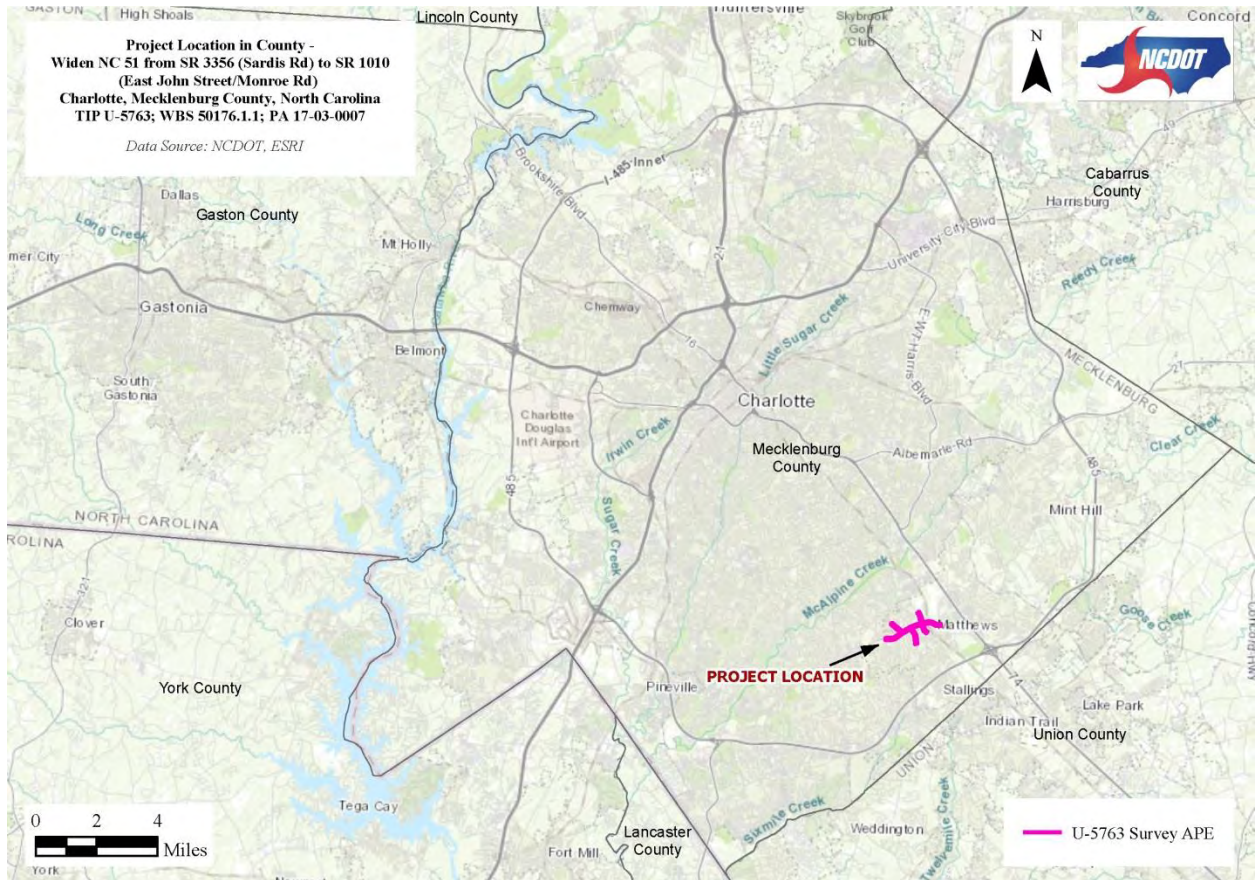
The western terminus of the project is the intersection of NC 51 and Elizabeth Lane, and the eastern terminus is the junction of NC 51 and Sam Newell Road. The APE for this project extends one hundred (100) feet in each direction from the center line of NC 51 as well as three intersecting streets in this project: SR 3356 (Sardis Road); Fullwood Lane; and SR 1010 (East and West John Streets/Monroe Road). The APE corresponds to the study area defined for the project. Within the APE are eight individual resources and one district that warranted intensive-level investigation (see **Table 1**). Four of the eight individual properties have been previously surveyed. Three of the four—Grier-Furr House (MK 1176), McLaughlin-Bost House (MK1188), and Renfrow-Lemmond House (MK2451)—are designated local landmarks. The Sidney J. and Shelby W. Hooks House (MK1182) is the fourth previously surveyed resource. Seven of the eight individual resources, including the three local landmarks, also lie within the West John Street Residential District. The district encompasses thirteen other properties as well. All the surveyed resources are shown on the APE maps (**Figures 2A-2C**).

This investigation was conducted to evaluate the resource for National Register eligibility. The current evaluation of eligibility report is part of the environmental studies undertaken by NCDOT and is on file at NCDOT, Raleigh, North Carolina. This documentation complies with the National Environmental Policy Act (NEPA) of 1969, the National Historic Preservation Act of 1966, as amended (36 CFR 800), the National Register criteria set forth in 36 CFR 61, and NCDOT's current *Historic Architecture Group Procedures and Work Products*. The report also complies with the *Report Standards for Historic Structure Survey Reports/Determinations of Eligibility/Section 106/110 Compliance Reports in North Carolina* established by the North Carolina Historic Preservation Office (HPO). Section 106 of the National Historic Preservation Act requires federal agencies to take into account the effect of federally funded, licensed, or permitted projects on properties listed in, or eligible for listing in, the National Register of Historic Places and to afford the Advisory Council on Historic Preservation and the North Carolina Historic Preservation Office a reasonable opportunity to comment.

The eligibility evaluation consisted of research into the history and architecture of the study area and a field investigation of each property. For the research phase, the principal investigators examined both primary and secondary sources which included deeds, National Register nominations, local landmark reports, and the HPO survey files for Mecklenburg County. Interviews were also conducted with local preservationists and property owners.

Field work took place in January and February 2018. The resources, along with outbuildings and landscape features on each property, were examined and documented with photographs to assess the current level of integrity. The current tax parcels for the resource are shown on the site plans included with the evaluations (**Figures 3-11**).

**Figure 1**  
**Project Location Map**



**Figure 2A**  
**Area of Potential Effects (APE)-Overall Map**

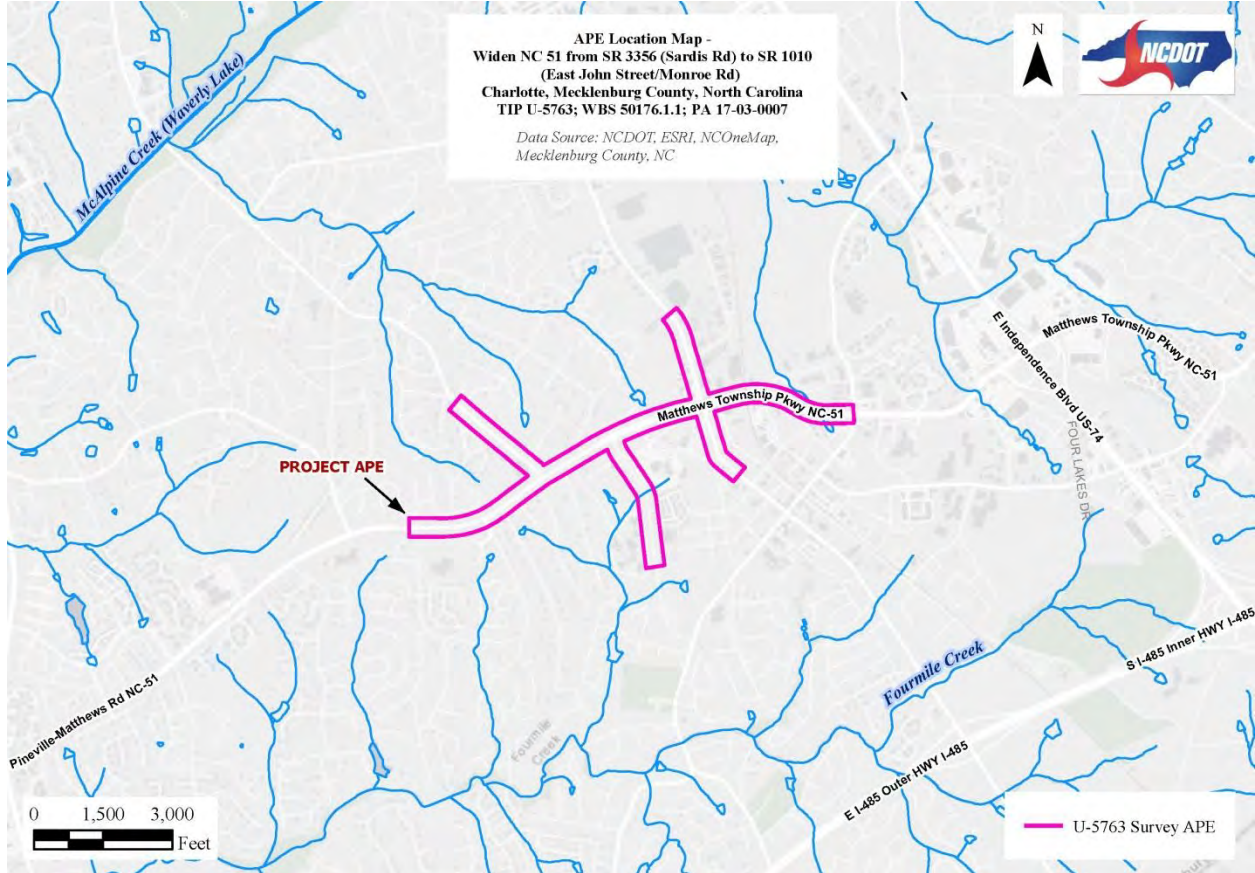


Figure 2B

Area of Potential Effects (APE)-Detail Map

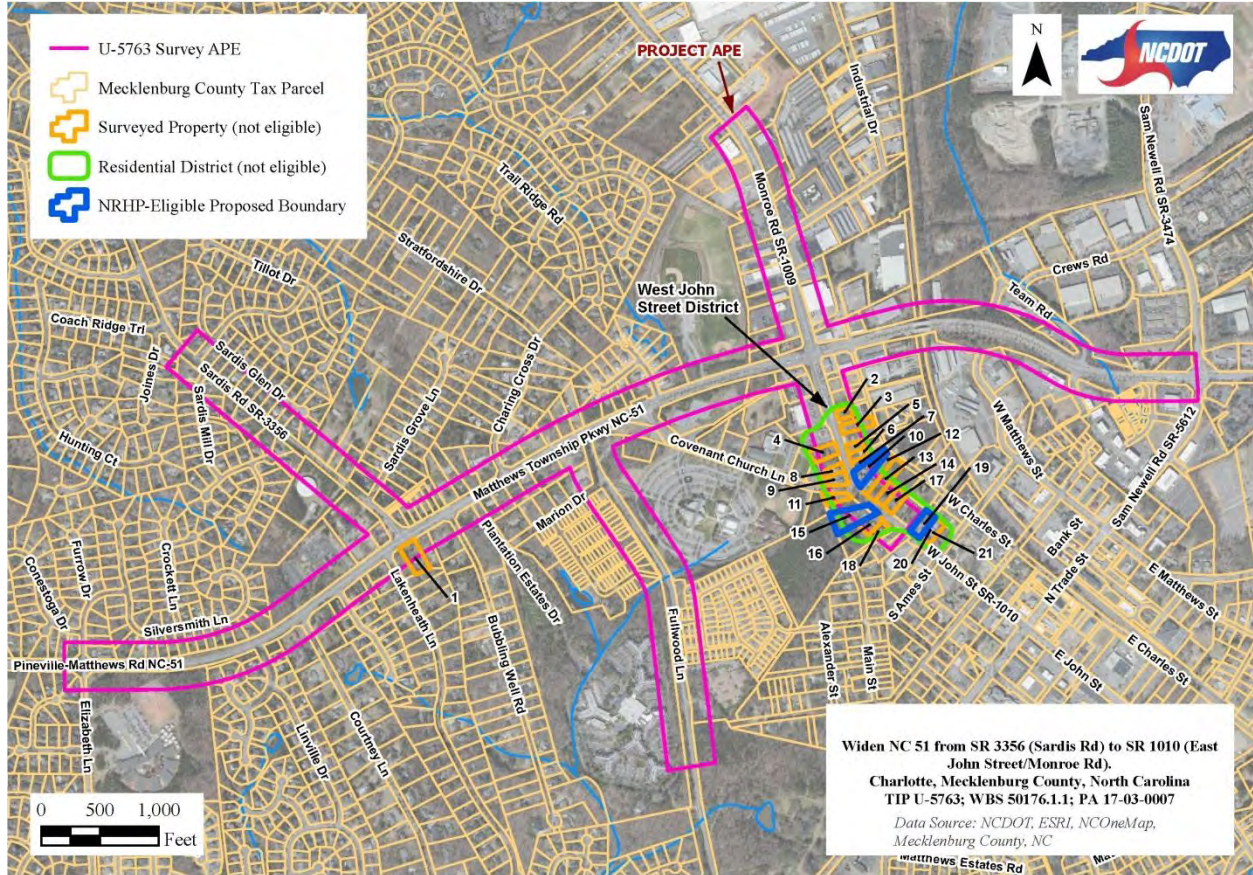
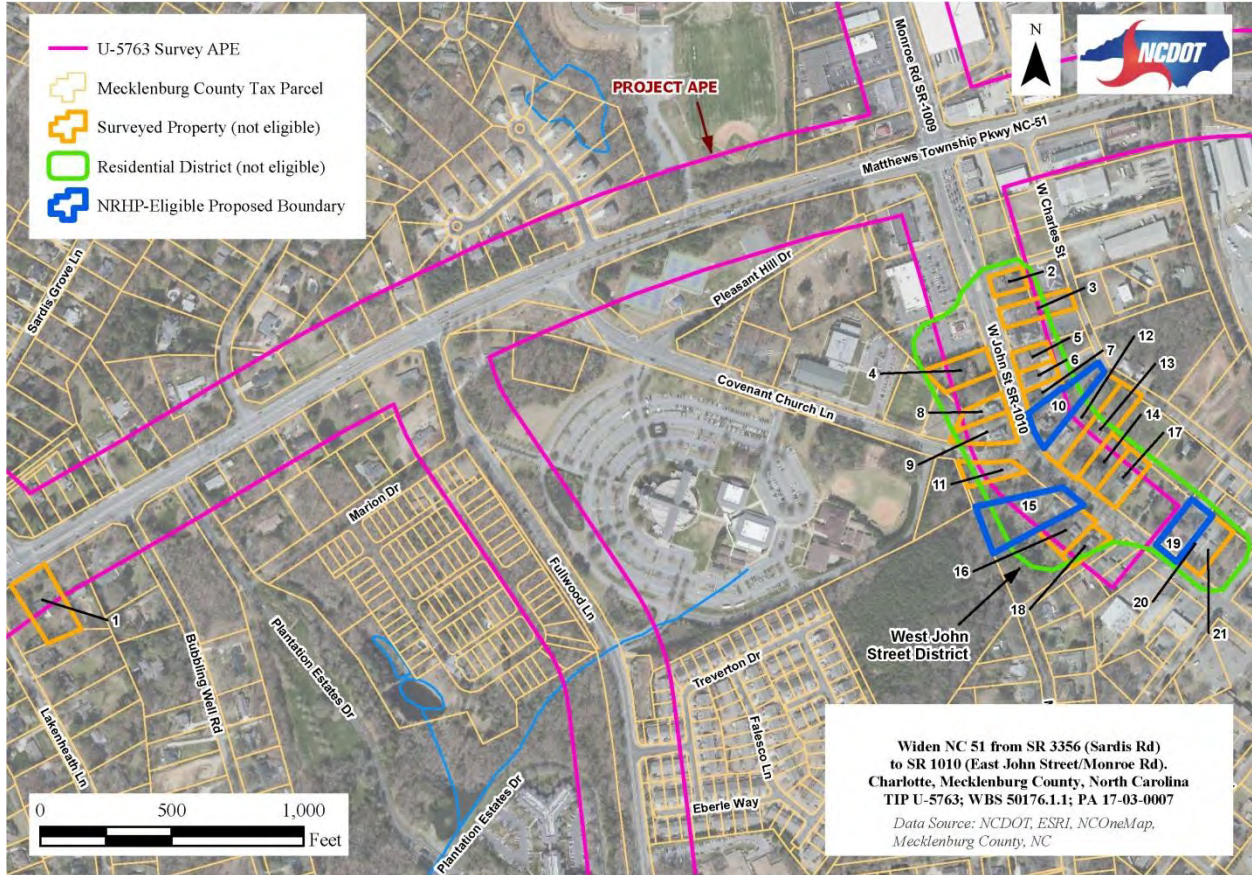


Figure 2C

Area of Potential Effects (APE)-Detail Map of West John Street



## II. PROPERTY EVALUATIONS OF ELIGIBILITY

**No. 1 James B. and Malissa N. Williamson House (MK3704) (PIN 22702747)**  
105 Pineville-Matthews Road  
Matthews, Mecklenburg County

Date of Construction: ca. 1880  
Eligibility Recommendation: Not Eligible

### Physical Description (Figure 3)



The ca. 1880 James B. and Malissa N. Williamson House stands on the south side of four-lane NC 51 (Pineville-Matthews Road) at the junction with Sardis Road in suburban southeast Mecklenburg County. The surrounding area is characterized by postwar residential suburbs and some, more recent commercial or institutional construction. The one-acre Williamson lot includes a large, grassy berm that buffers the house from the street.

Currently undergoing a complete remodeling and expansion, the frame Williamson House is a traditional two-story, single-pile I-house that was altered in the postwar period. Capped by a low-pitched, side-gable roof, the main block retains its symmetrical, three-bay façade with a central entrance and original brick, exterior-end chimneys. However, a full-height and full-width portico with slender box piers and a lower, terra cotta tile porch deck were added in the 1950s. The front door also appears to date to the 1950s, and the smaller window openings, now filled with vinyl-sash windows, probably also date to the postwar remodeling. Finally, a one-story, wing off the side (east) elevation appears to date to the 1950s. The box piers were vinyl sided in recent years. Currently, the house siding has been entirely removed, and the installation of modern siding (type unknown) is pending. The construction or renovation of one-story and two-story wings off the rear (south) elevation is also in progress. The house is now vacant, and the principal investigators could not gain access to the interior. However, views through the windows reveal that the interior has been gutted for the current alterations.



James B. and Malissa N. Williamson House, Looking South From NC 51 (Pineville-Matthews Road).



James B. and Malissa N. Williamson House, Façade, Looking Southeast.



James B. and Malissa N. Williamson House, Side (West) Elevation, Looking Southeast.



James B. and Malissa N. Williamson House, Side (East) Elevation and Wing, Looking Southwest.





James B. and Malissa N. Williamson House, Rear (South) Elevation, Looking North.



James B. and Malissa N. Williamson House, View of Interior From Portico.



James B. and Malissa N. Williamson House, Looking North Towards Intersection of NC 51 (Matthews-Pineville Road) and Sardis Road.

## Historical Background

James B. Williamson (1832-1924) was a successful farmer near Matthews during the late nineteenth and early twentieth centuries. A native of Providence Township in southeast Mecklenburg County, Williamson returned from the Civil War to marry his second wife, Malissa Noles (1842-1929), in 1865. Malissa was the sister of Williamson's first wife, Mary Noles, whom he had married in 1851. Mary Williamson had died of tuberculosis in 1863. Between the late 1860s and early 1900s, deed records show Williamson acquiring sizable tracts of land in Providence and Morningstar townships. The 1870 census records the Williamsons owning real estate valued at \$2,000.00 and personal property worth \$375.00. By the 1880s, the Williamson household included nine children (Mecklenburg County Deed Books 7: 234; 8: 73, 467; 13: 237; 22: 542; 60: 542; 117: 335; 134: 441; US Census, Mecklenburg County, Population Schedules 1870 and 1880; James B. Williamson and Malissa N. Williamson, [www.findagrave.com](http://www.findagrave.com)).

In 1932, the house and 152 acres of adjoining farmland were sold by the Williamsons' youngest daughter, Bamma W. Funderburk, and her husband, E.A. Funderburk, to Sallie White Shannon. Three years later, Shannon sold the property to Herbert W. and Elizabeth G. Patrick. The house remained in the Patrick family until 1978 when it was acquired by Donald E. and Mary J. Upchurch. The property subsequently changed hands numerous times between the 1980s and early 2000s while the surrounding Williamson land was developed into residential suburbs and commercial properties. In 2014, the dwelling was acquired in foreclosure by Bank of America. The house is currently owned by Epic II Holdings, LLC which is currently remodeling and expanding the residence (Mecklenburg County Deed Books 817: 17; 925: 127; 4086: 381; 8675: 371; 29226: 7).

## National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act, the James B. and Malissa N. Williamson House is recommended **not eligible** for the National Register under any criterion because of a loss of integrity.

### Integrity

The ca. 1880 James B. and Malissa N. Williamson House does not retain the seven aspects of integrity needed for National Register eligibility. Although standing on its original location, the house does not possess integrity of setting, feeling, and association. Historically rural and agrarian, the dwelling is now surrounded by modern suburban development, and the original fields and farmyard associated with the house no longer survive. The house also no longer has integrity of design, materials, and construction. Previously remodeled during the middle and late twentieth century, the Williamson house is now undergoing a complete remodeling and expansion. The portico and windows are modern, the original siding has been removed, and the interior of the house has been gutted.

### Criterion A

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

The house is not recommended for eligibility under Criterion A because the property is not associated with either a specific event or a pattern of events that was important within a local, state, or national context. Specifically, the Williamson house, originally the centerpiece of a farm, does not have the integrity or associated fields and outbuildings to illustrate agricultural patterns in southern Mecklenburg County during the late nineteenth and twentieth centuries.

### Criterion B

The James B. and Malissa N. Williamson House is **not eligible** for the National Register under Criterion B (Person). For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group (National Park Service, *National Register Bulletin 15: 14*).

The property is not eligible under Criterion B because it is not associated with individuals whose activities were demonstrably important within a local, state, or national historic context.

## Criterion C

The James B. and Malissa N. Williamson House is **not eligible** for the National Register under Criterion C (design/construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction (National Park Service, *National Register Bulletin 15*: 17).

The dwelling no longer retains sufficient integrity of design, materials, or workmanship for eligibility under Criterion C. Major changes were made to the house in the 1950s, and a complete remodeling with extensive additions is currently underway.

In its two-story, single-pile form, the main block of the Williamson House illustrates the traditional I-house type. Versions of the I-house—commonly with side-gable roofs, three-bay façades, and exterior end chimneys—appeared throughout Mecklenburg County and the region from the late eighteenth century into the early twentieth century. They were usually the houses of successful farmers and reflected rural economic attainment. While builders perpetuated the basic form, the decorative features varied over time to express changing architectural tastes (Mattson and Huffman 1990: Section F, pages 9-11; Bishir and Southern 2003: 30, 44).

The number of postbellum I-houses in Mecklenburg County has declined in recent decades amidst suburban expansion, but a small collection of notable examples survives. One of the more intact I-houses in the vicinity of the Williamson House is the ca. 1869 John Hunter House (MK1733) (Local Landmark 1982) on Sardis Road. Distinguished by a pair of later decorative gables over the broad, three-bay façade, the well-preserved Hunter house has original weatherboard siding, brick, exterior-end chimneys, a shed-roofed porch with chamfered posts, and six-over-six sash windows. Sidelights and a transom frame the center entrance. Also located nearby, on Matthews-Mint Hill Road, is the late-nineteenth-century Forbis-Venn House (MK1196) (Local Landmark 1991). The Forbis-Venn House remains largely intact with both German and weatherboard siding, cornice returns, sidelights, and brick, exterior-end chimneys. At the turn of the twentieth century, the house was remodeled with the extant wood-shingled front gables and wraparound porch. Inspired by the Craftsman style, the battered porch piers and brick pedestals were probably added in the 1920s when bungalows were at the height of their popularity (Gray 2003; HPO Files; [www.cmhpf.org/homehistoricproperties.htm](http://www.cmhpf.org/homehistoricproperties.htm)).



John Hunter House, ca. 1869, 5607 Sardis Road, Charlotte.



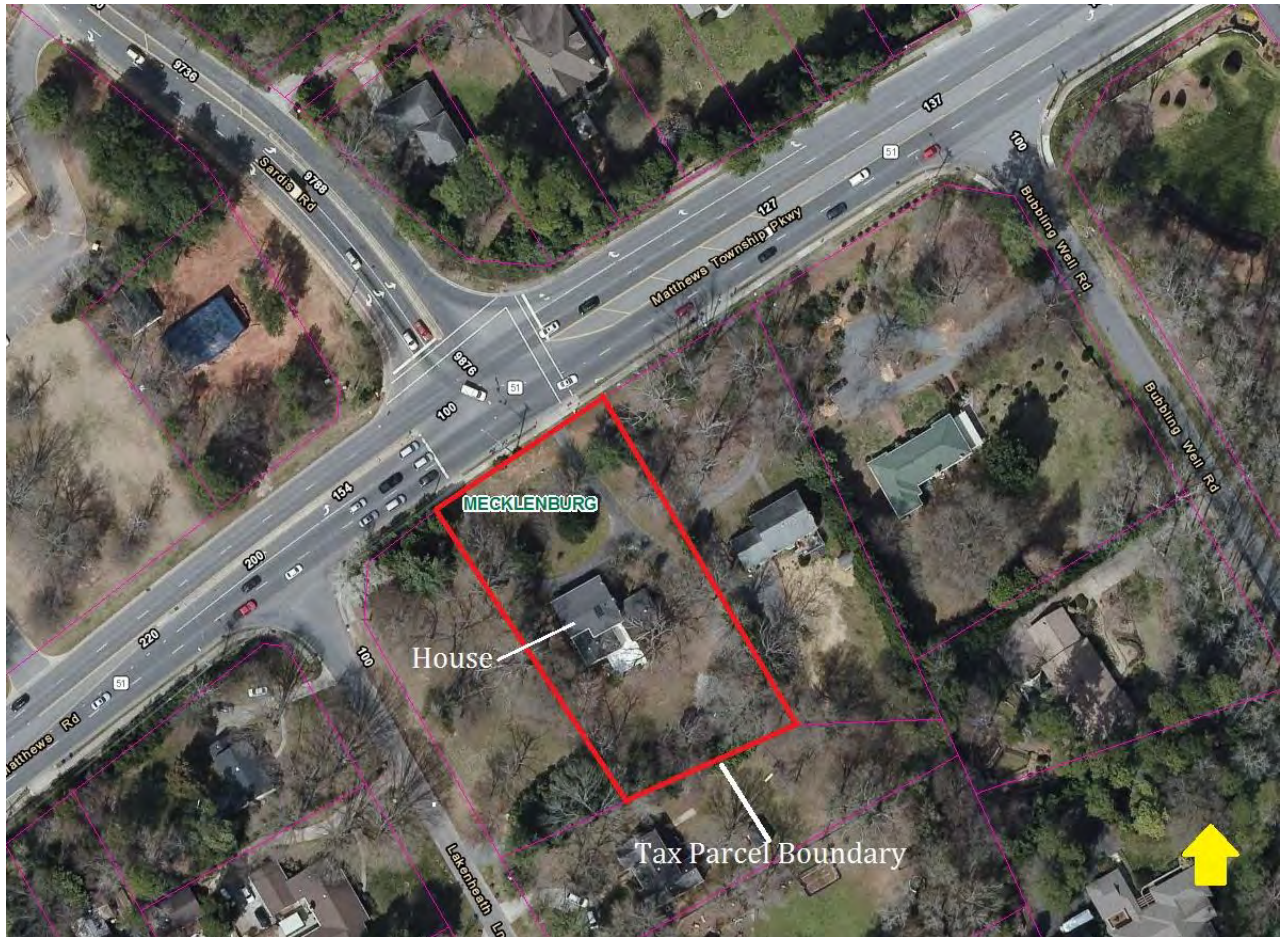
Forbis-Venn House, ca. 1876, 5607 Matthews-Mint Hill Road, Matthews.

## Criterion D

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

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

**Figure 3**  
**James B. and Malissa N. Williamson House**  
**Site Plan**



Source: North Carolina Historic Preservation Office, GIS Service

**No. 9 Sidney J. and Shelby W. Hooks House  
(MK1182) (PIN 21301106)**  
501 West John Street  
Matthews, Mecklenburg County

Date of Construction: ca. 1887  
Eligibility Recommendation: Not Eligible



**Physical Description (Figure 4)**

This one-story, frame dwelling sits at the corner of West John Street and Covenant Church Lane on a 0.729-acre lot. Although now used for commercial purposes, the house retains its shady front yard, but the backyard contains a paved parking lot and a prefabricated, metal-sheathed shed.

Built ca. 1887, the house displays restrained picturesque elements of design popular during the period. The weatherboarded house has an L-shaped form with a prominent, tripartite bay window in the front gable. Pairs of scrolled knee brackets embellish the cornices of the roof and bay window. An original rear wing with bracketed eaves and a later kitchen wing with shed appendages extend from the rear (west) elevation of the main block. The shed-roofed front porch is a replacement that is supported by box piers, and the balustrade is modern. The window openings have been shortened, and modern window surrounds and sash have been installed. The original vents in the gables have been enclosed, and the diamond-shaped surrounds are replacements that probably replicate the originals. The front door is a modern replacement. The two brick, interior chimneys with corbelled caps are original. The interior has been extensively remodeled to suit the present commercial use of the building, and no original mantels or doors survive. Finally, the original plan has been reconfigured for offices.





Sidney J. and Shelby W. Hooks House, Façade, Looking West.



Sidney J. and Shelby W. Hooks House, Side (North) Elevation, Looking Southeast.



Sidney J. and Shelby W. Hooks House, Side (North) Elevation, Replacement Window.



Sidney J. and Shelby W. Hooks House, Side (North) Elevation and Rear Kitchen Wing, Looking Southeast.



Sidney J. and Shelby W. Hooks House, Side (South) Elevation, Looking North.



Sidney J. and Shelby W. Hooks House, Rear (West) Elevation, Looking East.



Sidney J. and Shelby W. Hooks House, Interior, South Front Room.



Sidney J. and Shelby W. Hooks House, Interior, Rear South Wing.



Sidney J. and Shelby W. Hooks House, Parking Lot and Rear Shed, Looking North.

### Historical Background

In 1884, cotton buyer, Sidney J. Hooks (born 1862), of nearby Union County, North Carolina, purchased this house lot along West John Street (then Monroe Road) from T.A. Squires. The house was probably constructed near the time of his marriage to wife, Shelby, in 1887. In 1900, the Hooks family, which by then included four children, moved to Harnett County, North Carolina, and the Hookses sold the house to A.P. Rhyne and his wife, Martha, who that same year sold the property to Charles R. McLaughlin. A prominent businessman and civic leader, McLaughlin and his family had moved to Charlotte by 1900 and apparently purchased this house as investment property. In 1992, the McLaughlin estate sold the property to Cablenet, Inc. As commercial real estate, the property has changed hands several times since 1992, and the dwelling currently contains professional offices (Mecklenburg County Deed Books 37: 279; 146: 413; 150: 324; 7158: 99; 8606: 287; 22615: 322; US Census, Mecklenburg County, Population Schedule, 1900; *Greater Charlotte Cross Reference Directory*: 1959-1976).

### National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act, the Sidney J. and Shelby W. Hooks House, originally surveyed in 1987-1988, is recommended **not eligible** for the National Register under any criterion because of a loss of integrity.

## Integrity

The Sidney J. and Shelby W. Hooks House does not retain the seven aspects of integrity needed for National Register eligibility. Although the house stands on its original location facing West John Street, the historically residential feeling, association, and setting of the house have been compromised by the office conversion, road widenings, and surrounding commercial land uses. A modern parking lot now fills the backyard. Furthermore, the house no longer retains integrity of design, materials, and workmanship. Although the overall massing of this small, picturesque dwelling remains intact, the front porch and window openings have been remodeled, and the windows and front door have been replaced. The interior has also been heavily altered for present-day commercial purposes. Notably, the fireplace mantels have been removed.

### Criterion A

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

The property is not recommended for eligibility under Criterion A because the property is not associated with either a specific event or a pattern of events that was important in the development of Matthews or Mecklenburg County.

### Criterion B

The Sidney J. and Shelby W. Hooks House is **not eligible** for the National Register under Criterion B (Person). For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group (National Park Service, *National Register Bulletin 15: 14*).

The property is not eligible under Criterion B because the house is not associated with individuals whose activities were demonstrably important within a local, state, or national historic context.

### Criterion C

The ca. 1887 Sidney J. and Shelby W. Hooks House is **not eligible** for the National Register under Criterion C (design/construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction (National Park Service, *National Register Bulletin 15: 17*).

The house no longer retains sufficient integrity of design, materials, workmanship, or plan to be eligible under Criterion C. The dwelling has been significantly modified with the remodeling of the front porch and windows, the replacement of the front door, and the extensive interior alterations.

Matthews contains well-preserved examples of picturesque domestic architecture that clearly illustrate the popular expressions of this style in Mecklenburg County and across the state in the late nineteenth century. Within the APE, the ca. 1880 Grier-Furr House (MK1176) (Local Landmark 1991) at 500 West John Street is among the most prominent and intact residences of the late nineteenth century in Matthews (see the evaluation of the Grier-Furr House on page 30 of this report). This dwelling illustrates the consciously asymmetrical houses with T-shaped or L-shaped plans that appeared in rural and small-town North Carolina during this period as conservative adaptations of popular picturesque architectural trends (Mattson and Huffman 1990: Section F, pages 9-11).

The town's two most intact one-story examples of the picturesque domestic architecture are located south of the APE on West John Street. The ca. 1890 Nancy Reid House (MK1191) (Local Landmark 1987) (Determination of Eligibility 2014) at 134 West John Street is the most exuberant expression of picturesque domestic design in Matthews. Its fashionably irregular form includes jutting bays and a corner tower with a polygonal roof and decorative ironwork. Fluted chamfered posts, sawnwork brackets with a pinwheel design, turned pendants, and a fluted balustrade inspired by the Chinese Chippendale style balustrade enliven the front porch (Little and Huffman 1987).



Nancy Reid House, ca. 1890, 134 West John Street, Matthews.

The ca. 1891 McLaughlin-Bost House (MK1188) (Local Landmark 2005) at 415 West John Street is a simpler rendition of picturesque design (see the evaluation of the McLaughlin-Bost House on page 68 of this report). The well-preserved house follows a traditional one-story, hip-roofed, double-pile form embellished with stylish beaded-board siding on the façade and chamfered-post front and side porches with Chippendale-inspired balustrades. Notably, the house retains its open-pier foundation.



McLaughlin-Bost House, ca. 1891, 415 West John Street, Matthews.

### Criterion D

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

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



**Figure 4**  
**Sidney J. and Shelby W. Hooks House**  
**Site Plan**



Source: North Carolina Historic Preservation Office, GIS Services

**No. 10 Grier-Furr House (MK1176)**  
**(Local Landmark 1991) (PIN 19325118)**  
500 West John Street  
Matthews, Mecklenburg County



Date of Construction: ca. 1880  
Eligibility Recommendation: Eligible

**Physical Description**

Sited on the east side of West John Street, the ca. 1880 Grier-Furr House occupies a 0.67-acre parcel that extends through to West Charles Street. Although now used for professional offices, the house retains a grassy front lawn, albeit made smaller by the widening of West John Street, and a deep backyard that contains a small, paved parking pad as well as a gravel area at the rear that is also used for parking. The backyard also has mature shade trees and lawn that maintain the residential setting and feeling of the property.

The Grier-Furr House is a two-story, frame, cross-gable dwelling with a T-shaped plan. The roof has molded cornice returns, a broad frieze, and pointed-arch vents under the gables. A brick chimney stack pierces the junction of the two roofs. Vertical boards with molded caps at the corners of the two wings give the suggestion of classical pilasters. The house has original weatherboard siding and four-over-four sash windows. The hip-roofed front porch has chamfered posts and shelters the main entrance and the two-bay side-gable block. The porch originally wrapped around the side (south) elevation, but the southernmost bay of the porch was enclosed in the mid-twentieth century. Sawntwork brackets survive to embellish the north and south ends of the open porch. The main entryway to the house consists of double-leaf, four-panel doors framed by crosstetted sidelights and a bracketed transom. The rear (east) elevation has an original one-story ell with cornice returns, frieze, and pointed-arch gable vent matching those on the main body of the house. The rear wing has a later, six-over-six sash window in the gable end and a shed-roofed appendage on the south side. The shed-roofed porch across the rear (east) elevation has chamfered posts and an end bay on the north side of the ell that was enclosed after construction. The principal modification to the rear is the later, gabled bathroom bay on the second story.

The interior of the house remains substantially intact with its original center-hall plan and most of its original woodwork. The principal rooms have flushboard floors, four-panel doors, plaster walls primarily, and original post-and-lintel mantels. Box locks and porcelain door knobs survive on many of the doors. The open-string staircase which ascends to the second floor from the rear of the hall retains its original turned posts and balustrade. Decorative pressed-tin ceilings are unusual and distinguish the stair hall and principal rooms on the first floor.



Grier-Furr House, Façade and Side (North) Elevation, Looking Southeast.



Grier-Furr House, Front Gable, Looking East.



Grier-Furr House, Front Porch and Entrance, Looking East.



Grier-Furr House, Side (North) Elevation, Looking South.



Grier-Furr House, Rear (East) Elevation, Looking South.



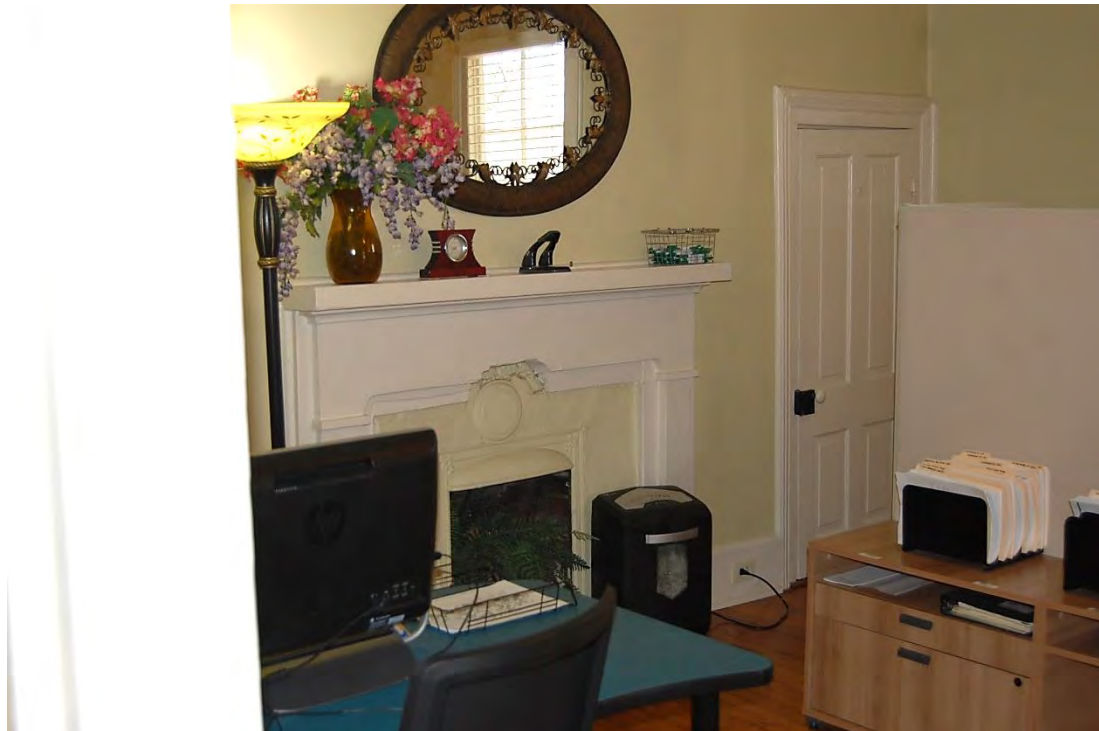
Grier-Furr House, Rear (East) Elevation, Looking West.



Grier-Furr House, Interior, Stair Hall, Looking Towards Front Entrance.



Grier-Furr House, Interior, North Front Room, Mantel.



Grier-Furr House, Interior, North Rear Room, Mantel.

### Historical Background

According to local tradition, this house was constructed by Eli C. Grier (1820-1885), a prominent farmer in southern Mecklenburg County, for his son, Julius S. Grier (1851-1910), and daughter-in-law, Virginia Vail (1852-1925). The house was probably erected in the early 1880s when Julius and Virginia Grier moved to Matthews from their farm in nearby Providence Township. The 1900 census lists Julius Grier as a dry-goods merchant, and the Grier family included seven children (Morrill 1991: 3-4; Mecklenburg County Deed Books 60: 275; 62: 529; US Census, Mecklenburg County, Population Schedules, 1880-1900).

In 1917, the property was sold to Henry Baxter Furr (1881-1953) and his wife, Mary (born 1884). Furr was a patent medicine merchant. By the 1930 census, the house was valued at \$5,000, and the Furr household included four children. Following Henry Furr's death, the residence was operated as a boarding house before its sale by the Furr family in 1977 to James and Kay Cockman. The Cockmans sold the property in 1979 to J. Richard and Jean D. Marshall. J.R. Marshall was the director of the Charlotte Opera. The house changed hands a number of times in the subsequent decades and in recent years has been converted to professional offices (Morrill 1991: 4; Mecklenburg County Deed Books 367: 179, 22389: 29; US Census, Mecklenburg County, Population Schedules, 1920 and 1930).

## National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act, the Grier-Furr House is recommended **eligible** for the National Register under Criterion C for architecture. In 1991, the property was designated a local landmark in Mecklenburg County.

### Integrity

The Grier-Furr House possesses the seven aspects of integrity needed for National Register eligibility. The dwelling stands on its original location facing West John Street in Matthews. Shaded by mature trees, the house retains much of its residential feeling, setting, and association despite the encroachment of now four-lane West John Street on the original front yard and the construction of paved parking at the rear. The well-preserved house also has its integrity of design, materials, and workmanship with all its significant elements of design intact. The house retains its two-story, T-shaped form, weatherboard siding, four-over-four sash windows, chamfered porch posts with sawnwork brackets, a crosstetted entrance with original double-leaf doors, and other picturesque and classically inspired motifs. The interior is also well-preserved. The center-hall plan, rear-facing staircase, pressed-tin ceilings, four-panel doors, and post-and-lintel mantels all remain intact.

### Criterion A

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

The property is not eligible under Criterion A because the dwelling is not associated any specific event or pattern of events significant in the development of Matthews or Mecklenburg County.

### Criterion B

The Grier-Furr House is **not eligible** for the National Register under Criterion B (Person). For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group (National Park Service, *National Register Bulletin 15: 14*).

The property is not eligible under Criterion B because the house is not associated with individuals whose activities were demonstrably important within a local, state, or national historic context.



## Criterion C

The Grier-Furr House is **eligible** for the National Register under Criterion C (design/construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction (National Park Service, *National Register Bulletin 15: 17*).

The two-story Grier-Furr House stands out as one of the most prominent and intact examples of picturesque architecture in Matthews. While flamboyant displays of picturesque domestic design occasionally appeared in Matthews and the other small towns in the county, most successful farmers and merchants, such as the Griers, opted for conservative renditions of picturesque styles. Builders typically designed these houses with restraint, mixing picturesque motifs with familiar classical themes, such as cornice returns with broad friezes and post-and-lintel mantels (Mattson and Huffman 1990: Section F, pages 9-11).

In Matthews and throughout Mecklenburg County and the state, the domestic architecture of the late nineteenth and early twentieth centuries illustrated both the enduring appeal of traditional forms and the conservative application of new, nationally popular elements of design. The late nineteenth century witnessed growing opportunities for new types of domestic architecture made possible by innovative framing methods, the mass production of bricks, nails, and milled lumber, and the emergence of rail transportation. Frame and brick houses became easier, faster, and cheaper to construct. At the same time, architectural catalogs offered an unprecedented array of stylish and affordable sawn ornaments, moldings, and mantelpieces manufactured at steam-powered factories and delivered to customers by rail. Picturesque architecture, which encompassed such styles as the Gothic Revival and Italianate and culminated in the Queen Anne, promoted a new freedom of design that broke from traditional patterns. But even as the appeal of the picturesque led to up fancy sawnwork along porches and roof lines in rural and small-town Mecklenburg County, customary building practices and house types held sway well into the 1900s. Elaborate displays of picturesque architecture occasionally appeared in Matthews and other small towns, but most homeowners opted for conservative expressions of picturesque trends. They applied decorative brackets to the front porches and cornices of traditional, symmetrical domestic forms, or they erected restrained L-plan or T-shaped designs that were essentially familiar side-gable, single-pile house types updated with front wings (Bishir 1990: 281-294).

The development of Matthews followed the arrival of the Central Carolina Railroad (later the Seaboard Air Line Railway) in 1874. John Street, which transected the commercial district one block south of the railroad corridor, emerged as one of the principal residential streets, attracting merchants and professionals. By 1890, John and Trade streets, as well as several adjoining blocks, contained a collection of fashionable picturesque residences erected for some of the town's leading families. While many of these dwellings are now gone, the Nancy Reid House (MK1191) (Local Landmark 1987) (Determination of Eligibility 2014) at 134 West John Street, outside the APE to the south, stands out as the most elaborate expression of picturesque architecture in Matthews. The house has a consciously irregular form featuring a corner tower with a polygonal roof and decorative ironwork. The roof gables are sheathed in diagonally-laid beaded boards. The southeast corner of the house projects forward as a large, three-sided bay. The front porch has fluted chamfered posts, curvilinear sawnwork brackets with pinwheel designs, a frieze with sawnwork panels and turned pendants, and a fluted balustrade inspired by the Chinese Chippendale style. The

front entrance features a door with two narrow glazed upper panels set above two wooden panels. The entrance has fluted surrounds. While mostly weatherboarded, the house has narrow beaded-board siding where the façade is sheltered by the porch and scalloped shingles on the corner tower. The main body of the house retains two-over-two sash windows with louvered, wood shutters (Little and Huffman 1987).



Nancy Reid House, ca. 1890, 134 West John Street, Matthews.

Also located on West John Street, the well-preserved, ca. 1891 McLaughlin-Bost House (MK1188) (Local Landmark 2005) is a much simpler rendition of picturesque design (see the evaluation of the McLaughlin-Bost House on page 68 of this report). The house follows a traditional one-story, hip-roofed, double-pile form embellished with stylish beaded-board siding on the façade and chamfered posts and Chippendale-inspired balustrades on both the front and side porches.



McLaughlin-Bost House, ca. 1891, 415 West John Street, Matthews.

### Criterion D

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

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

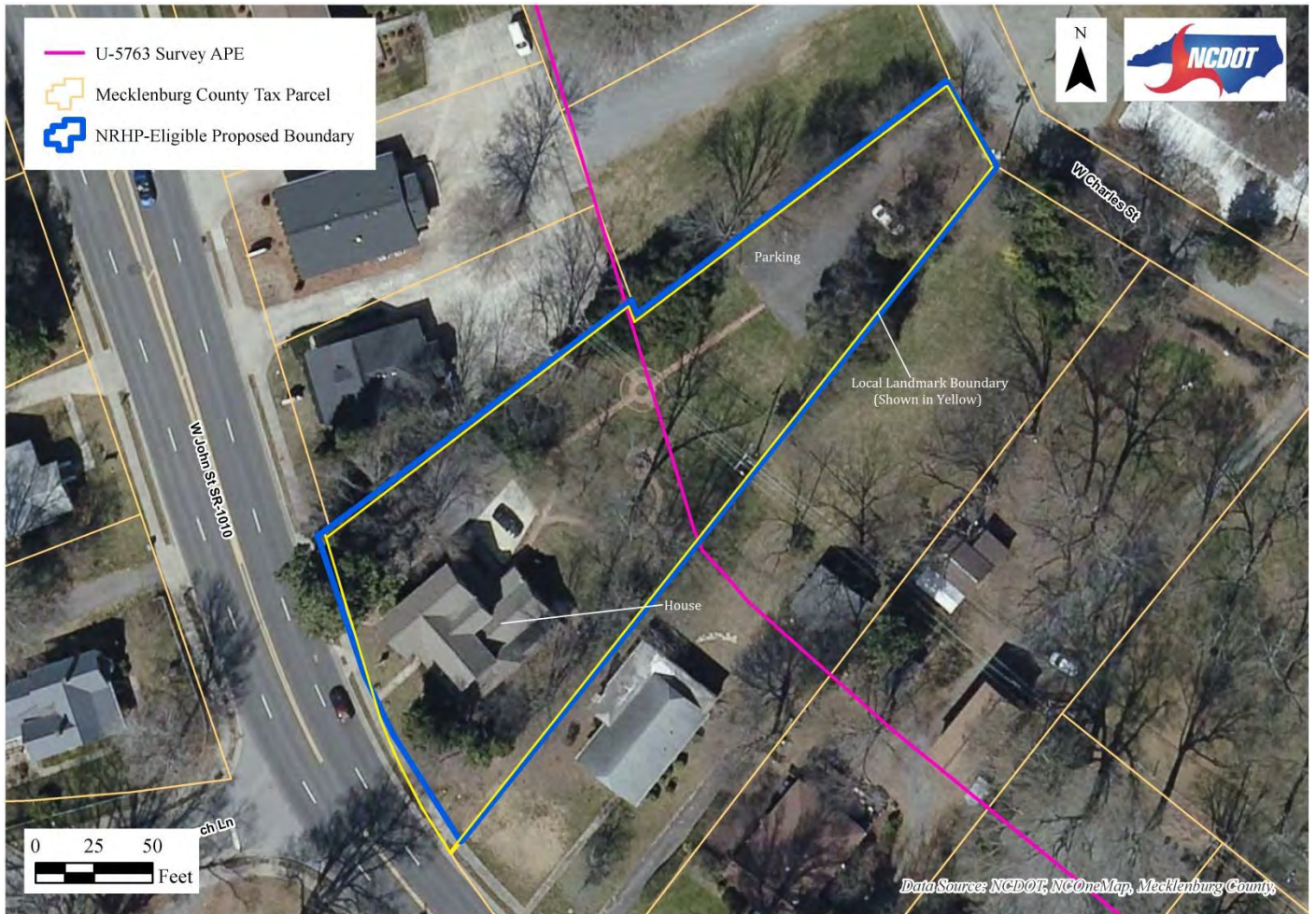
### National Register and Local Landmark Boundary Description and Justification

The National Register boundary for the Grier-Furr House has been drawn according to the guidelines of National Register Bulletin 21, *Defining Boundaries for National Register Properties*.

The proposed National Register boundary generally conforms to the existing 0.67-acre tax parcel although the proposed southern border along West John Street does not follow the parcel line exactly. In the southeast corner, the tax parcel extends to the street curb while in the southwest corner, the tax parcel line cuts slightly into the front yard of the house. In these areas, the proposed National Register boundary would follow the sidewalk edge to include the front yard but exclude the sidewalk and the narrow, grassy verge. Because of the road widening, the verge or park strip no longer contains any historic landscape features. The rear (east) boundary follows the tax parcel border and road right-of-way along West Charles Street. The house is the only surviving

architectural resource on the property. The local landmark boundary conforms to the current tax parcel. Both the local landmark boundary and the proposed National Register boundary are depicted in **Figure 5**.

**Figure 5**  
**Grier-Furr House**  
**Site Plan, Proposed National Register Boundary, and Local Landmark Boundary**



**No. 13 John and Roselie Stewart House  
(MK3714) (PIN 19325120)**  
424 West John Street  
Matthews, Mecklenburg County

Date of Construction: ca. 1937  
Eligibility Recommendation: Not Eligible



**Physical Description (Figure 6)**

Located on the north side of the 400 block of West John Street, the ca. 1937 John E. and Roselie G. Stewart House retains its shady residential setting. The 0.77-acre lot extends through to West Charles Street, and the property has mature landscaping as well as two modern, frame outbuildings behind the house. One is a two-story, front-gable garage or guest house that stands at the end of the driveway, and the other is a second garage with a one-story, front-gable form.

The Stewart house illustrates the Minimal Traditional style in its one-story, L-shaped form and simple Tudor Revival traits. The brick-veneered, cross-gable dwelling has a projecting, front-gable entry bay with an arched opening and batten door, and an arched casement window in the front gable. The engaged side porch, off the east elevation, has an archway that has been enclosed with corrugated-metal siding. The other sides of the porch are also enclosed with corrugated metal. A brick chimney is located at the junction of the main block of the house and the side porch. A small, front-gable dormer is centered on the façade. The house retains its six-over-one sash windows on the façade, but there are replacement windows on the side (west) elevation which also has a later bay window. The original engaged porch at the rear, northwest corner of the house has been enclosed, and the hip-roofed rear wing has a modern entrance and wooden deck. The principal investigators were not able to gain access to the interior.



John and Roselie Stewart House, Overall View, Looking North.



John and Roselie Stewart House and Setting, Kidd-Tennant-Roberts House (on Right), Looking North.



John and Roselie Stewart House, Façade, Looking North.



John and Roselie Stewart House, Side (West) Elevation, Looking Southeast.





John and Roselie Stewart House, Side (West) Elevation, Replacement Windows.



John and Roselie Stewart House, Rear (North) and Side (West) Elevations, Looking South.



John and Roselie Stewart House, Façade and Side (East) Elevations, Looking North.



John and Roselie Stewart House, Rear (North) Elevation, Looking Southwest.



John and Roselie Stewart House, Modern Garage/Guest House, Looking East.



John and Roselie Stewart House, Modern Garage, Looking Northwest.

## Historical Background

In 1937, John Stewart (1903-1979) and his wife, Roselie (1906-1974), bought this lot from J.R. Renfrow and probably erected the house soon after their purchase. John Stewart was an office employee for a Charlotte hosiery mill, and by the 1940s, the Stewart family included three children. In 1980, the house was acquired by daughter, Julia Dortha, and her husband, William V. Fidler, Jr., and the Fidlers continue to reside here (Mecklenburg County Deed Books 912: 159; 3278: 133; US Census, Mecklenburg County, Population Schedule, 1940; John Stewart and Roselie Stewart, [www.findagrave.com](http://www.findagrave.com); Orr 1922).

## National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act, the John and Roselie Stewart House is recommended **not eligible** for the National Register under any criterion because of a loss of integrity.

### Integrity

Although the Stewart house remains at its original location and retains aspects of its historic setting, feeling, and association, the property now contains two modern outbuildings. The house retains some of its Minimal Traditional character, but its integrity of design, materials, and workmanship have been compromised by alterations. The house now has many replacement windows, a later bay window, the enclosures of both side and rear porches, and new rear entrance.

### Criterion A

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

The dwelling is not eligible under Criterion A because it is not associated any specific event or pattern of events significant in the development of Matthews or Mecklenburg County.

### Criterion B

The John and Roselie Stewart House is **not eligible** for the National Register under Criterion B (Person). For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only

justification is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group (National Park Service, *National Register Bulletin 15*: 14).

The property is not eligible under Criterion B because it is not associated with individuals whose activities were demonstrably important within a local, state, or national historic context.

### **Criterion C**

The John and Roselie Stewart House is **not eligible** for the National Register under Criterion C (design/construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction (National Park Service, *National Register Bulletin 15*: 17).

The ca. 1937 Stewart house was built in the Minimal Traditional style, a nationally style popular style from the mid-1930s through the early 1950s. Large numbers were erected in middle-class subdivisions in North Carolina and across the country, particularly during the postwar era. Typically one-story or one and one-half stories tall, Minimal Traditional dwellings often displayed simple Tudor Revival or Colonial Revival traits. While varying in form, materials, and details, they were distinguished by such features as cross-gable roofs, front wings, asymmetrical fenestration, front or side porches, and prominent chimneys.

Although the Stewart house illustrates the Minimal Traditional style in its cross-gable form and restrained display of Tudor Revival elements, the house has been remodeled with replacement windows and a bay window on the west elevation as well as the enclosures of both the side and rear porches. There has been no comprehensive architectural survey of Minimal Traditional houses in Mecklenburg County, but particularly in the late 1940s and early 1950s, a wide range of such dwellings appeared as infill residences in established neighborhoods as well as in scores of newly platted subdivisions around Matthews and the county. Many remain substantially intact, including a variety of red-brick and weatherboarded versions lining the streets in the leafy Commonwealth Park and Oakhurst neighborhoods. Within the APE for this project is another example, the James and Martha Russell House No. 2 (MK3707) at 527 West John Street, which is evaluated as part of the West John Street Residential District (MK3721) on page 107 of this report.



Minimal Traditional Houses, ca. 1950, Goodwin Avenue, Commonwealth Park Neighborhood, Charlotte.



Minimal Traditional House, ca. 1950, 1213 Oakmont Avenue, Commonwealth Park Neighborhood, Charlotte.



Minimal Traditional House, ca. 1950, 1327 Woodland Drive, Commonwealth Park Neighborhood, Charlotte.



Minimal Traditional Houses, ca. 1950, Doris Avenue, Oakhurst Neighborhood, Charlotte.



Minimal Traditional Houses, ca. 1950, Richland Drive, Oakhurst Neighborhood, Charlotte.

#### Criterion D

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

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



**Figure 6**  
**John and Rosalie Stewart House**  
**Site Plan**



Source: North Carolina Historic Preservation Office, GIS Services

**No. 14 Kidd-Tennant-Roberts House  
(MK3715) (PIN 19325121)**  
416 West John Street  
Matthews, Mecklenburg County

Date of Construction: ca. 1938  
Eligibility Recommendation: Not Eligible



**Physical Description (Figure 7)**

The ca. 1938 Kidd-Tennant-Roberts House stands on the north side of West John Street. The 0.43-acre lot has a deep, tree-shaded front yard and a gravel parking lot in the rear that serves the professional offices now occupying the house.

The two-story, German-sided, Dutch Colonial Revival house is distinguished by its steeply-pitched, gambrel roof and continuous shed dormer. The main block has a symmetrical, three-bay façade with a central entrance flanked by paired, Craftsman-style, eight-over-one sash windows. The recessed front door is original and has lower horizontal panels and upper vertical lights. The entrance is sheltered by a pedimented, one-bay porch supported by battered box piers. A pair of replacement one-over-one sash windows is found in the center bay above the entry porch. Originally, the house had a slightly recessed side porch or sunroom off the side (east) elevation, but during renovations in the 1990s, this wing was enclosed with German siding, and an upper story was either added or altered. The battered porch piers remain intact, and brick steps, front and rear, lead to porch entrances which now have modern French doors in front and a modern, single-leaf door in the back. The front and rear shed dormers on the side wing do not appear original. The wing also has modern windows with eight-over-one vinyl sash.

The rear (north) elevation has a continuous shed dormer that matches the one on the front as well as an upper dormer added in the 1990s to create a third story. An original back door, which matches the front door, occupies the center bay, but the original rear landing or porch has been replaced with a modern wood staircase and ramp. The windows in the west bay have also been closed and covered with German siding.

The interior of the house retains its original center-hall floor plan although the kitchen in the northwest corner has been altered, notably with the removal of a window. The bathroom has also been modernized. The house has narrow, hardwood floors, an original staircase with a square, paneled newel and square balusters, molded baseboards, and wide surrounds. The heavy, brick, Craftsman-style mantel in the living room has a corbelled mantel. A few two-panel and French doors survive, but most are modern fire doors. The interior of the former porch is completely modern. Access to the second floor was not allowed.



Kidd-Tennant-Roberts House, Overall View of House and Setting, Looking North.



Kidd-Tennant-Roberts House, Façade, Looking North.



Kidd-Tennant-Roberts House, Front Entrance, Looking Northwest.



Kidd-Tennant-Roberts House, Façade, Replacement Windows Above Entrance Porch, Looking North.



Kidd-Tennant-Roberts House, Façade and Enclosed Side Porch, Looking Northeast.



Kidd-Tennant-Roberts House, Enclosed Side Porch, Looking Northwest.



Kidd-Tennant-Roberts House, Side (West) Elevation, Looking East.



Kidd-Tennant-Roberts House, Rear (North) Elevation, Looking South.



Kidd-Tennant-Roberts House, Rear (North) Elevation, Looking West.



Kidd-Tennant-Roberts House, Rear Parking Lot, Looking North From House.



Kidd-Tennant-Roberts House, Interior, Living Room Fireplace.



Kidd-Tennant-Roberts House, Interior, Hall and Staircase.





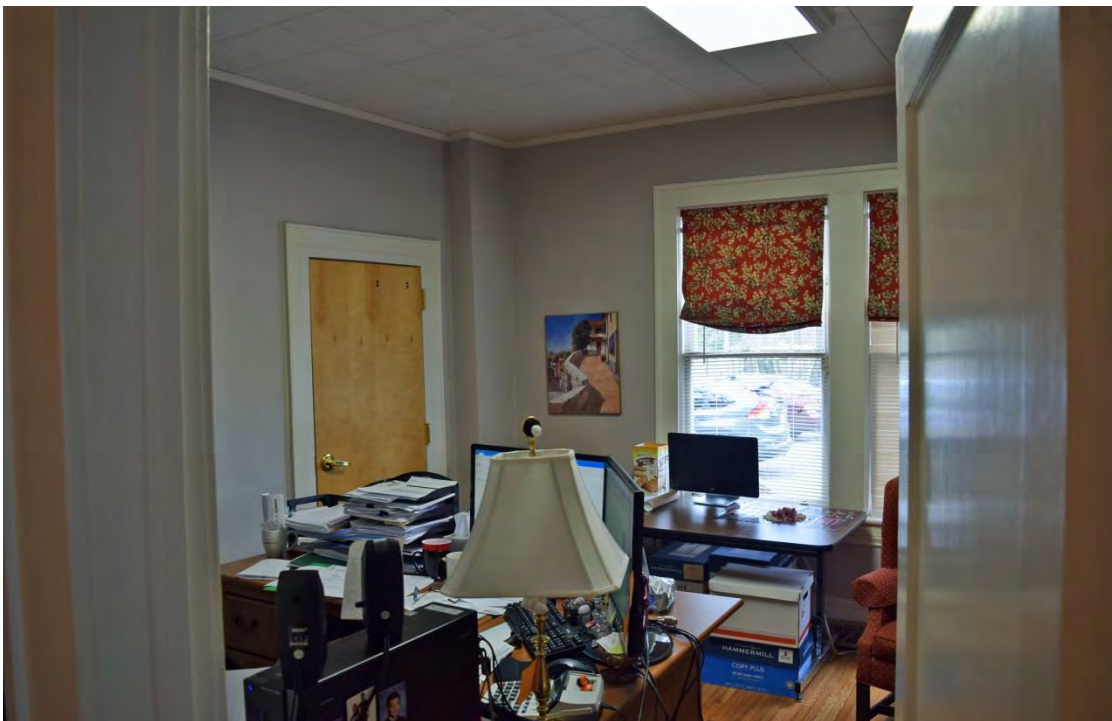
Kidd-Tennant-Roberts House, Interior, Modern Door Opening From Hall into Dining Room.



Kidd-Tennant-Roberts House, Interior, Remodeled Kitchen, Looking From Dining Room Towards Now Enclosed Rear Window.



Kidd-Tennant-Roberts House, Interior, Remodeled Porch, Looking Towards Rear Door.



Kidd-Tennant-Roberts House, Interior, Remodeled Rear East Room, Looking Towards Rear Windows.

## Historical Background

In 1938, Richard Monroe Kidd (1889-1948) and his wife, Tommy McLeod Kidd (1899-1955), purchased this property on West John Street from J.R. and Katherine Grier Renfrow, who lived nearby at 344 West John Street (see Renfrow-Lemmond House evaluation on page 96 of this report). The Kidd property was Lot 7 within a ten-acre tract on West John Street that J.R. Renfrow had platted in October 1922 after he and his wife purchased the land from Annie McLaughlin Heath. The acreage was part of what was called the home place of local merchant, E.J. Heath, Annie Heath's late husband. The property was apparently not developed until the Kidds erected this dwelling in the late 1930s (Mecklenburg County Deed Books 475: 437; 590: 297, 946: 45; Mecklenburg County Map Book 332: 422; Annie McLaughlin Heath and E.J. Heath, [www.findagrave.com](http://www.findagrave.com); Paula Lester Interview 2018; Orr 1922).

Little is known about Richard Monroe Kidd (1889-1948) although Tommy McLeod Kidd (1899-1955) was employed as a salesperson at a Charlotte department store. In 1940, the Kidds sold the property to J.A. Tennant, a Charlotte textile mill supervisor, and his wife, Maude, but in 1945, the house was conveyed back to Tommy McLeod Kidd and her children, Lucille and Richard McLeod Kidd, who paid the balance due on the mortgage. In 1957, Lucille Kidd and her husband, Walter Summerville, sold the property to Sam J. and Viro Roberts. Floyd and Beulah Theobald purchased the house in 1975 from Viro Roberts, who by then was a widow. The property has since been converted to commercial use and has changed hands several times. In 1998, the property was acquired by Alpha Property Management which remains the owner (Richard and Tommy McLeod Kidd, [www.findagrave.com](http://www.findagrave.com);\_Mecklenburg County Deed Books 1012: 40, 1959: 172, 3976: 644, 3799: 50, 9813: 699).

## National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act, the Kidd-Tennant-Roberts House is recommended **not eligible** for the National Register under any criterion because of a loss of integrity.

### Integrity

The Kidd-Tennant-Roberts House occupies its original residential lot on West John Street in Matthews and thus retains its integrity of location and setting. The rear of the lot is now used for parking, and the widening of West John Street has encroached on the front yard, but despite these changes, the property retains a sizable front yard with mature shade trees and lawn that reflects the historic residential setting of the house. However, its feeling and association have been somewhat compromised in recent decades as West John Street has lost some of historically residential character. A number of houses have been demolished, and lots now stand vacant or redeveloped with modern commercial buildings. The house has also lost much of its integrity of design, materials, and workmanship. The overall two-story, Dutch Colonial design remains intact, but the porch wing has been heavily remodeled with an enclosed first story and added dormers, and some windows are modern replacements. Other windows have been removed. Furthermore, the rear porch or landing has been replaced with a handicapped ramp, and a third story was added in the 1990s. Finally, the interior also underwent modifications in the 1990s when the house was converted to office use. The center hall plan, detailing, and living room fireplace all remain intact,

but most of the doors are modern replacements, and the kitchen, study, and porch have been remodeled.

### Criterion A

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

The dwelling is not eligible under Criterion A because it is not associated with either a specific event or pattern of events that was important within a local, state, or national context.

### Criterion B

The Kidd-Tennant-Roberts House is **not eligible** for the National Register under Criterion B (Person). For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group (National Park Service, *National Register Bulletin 15: 14*).

The property is not eligible under Criterion B because the house is not associated with individuals whose activities were demonstrably important within a local, state, or national historic context.

### Criterion C

The Kidd-Tennant-Roberts House is **not eligible** for the National Register under Criterion C (design/construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction (National Park Service, *National Register Bulletin 15: 17*).

Colonial Revival house designs began appearing in Matthews and other North Carolina towns during the early twentieth century, and variations, including the Dutch Colonial Revival, were constructed into the post-World War II years. Its patriotic associations and familiar classical themes appealed to home buyers who opted for a wide range of hipped, gabled, and gambrel-roofed forms with symmetrical façades and such hallmarks of the style as central porticos or porches and classical treatments around windows, doorways, and cornices. Dutch Colonial versions were almost always defined by gambrel roofs but otherwise often shared the symmetrical façades, classical porches, doors, and windows found on other Colonial Revival dwellings. Colonial Revival

and Dutch Colonial houses also often incorporated popular Craftsman elements of style such as battered porch piers, Craftsman-style windows, and shingled exteriors.

The earliest and most imposing Colonial Revival dwelling in Matthews is the 1904 E.J. Funderburk House (MK1175) (Local Landmark 2011) at 201 West Charles Street. Though altered during a 2009 renovation, the two-story, hip-roofed, frame house blends Colonial Revival and Queen Anne elements. The wraparound porch has Tuscan columns set on brick pedestals, and the symmetrical, boxy massing is enlivened with cutaway corners. Inside, the formal front rooms have mantelpieces with Ionic columns and mirrored overmantels. A small number of simpler, one-story and two-story houses with Colonial Revival styling also appeared in Matthews in the mid-twentieth century, but none possesses the level of architectural significance needed for National Register eligibility. Similarly, the Kidd-Tennant-Roberts House has lost key elements of style and does not have sufficient integrity for eligibility under Criterion C for architecture (Jeffers and Morrill 2007).

Although the Kidd-Tennant-Roberts House is an unusual example of the Dutch Colonial Revival style in Matthews, many intact expressions remain in Mecklenburg County, particularly in nearby Charlotte. During the 1920s and early 1930s, gambrel-roofed single-family dwellings and duplexes arose in the burgeoning, prosperous neighborhoods around the center city. Today, the substantial National Register historic districts in Myers Park, Dilworth, and Elizabeth retain well-preserved versions of the Dutch Colonial Revival reflecting the style's national appeal between the two world wars.



Dutch Colonial Revival Duplex, ca. 1923, 2017-2023 Greenway Drive, Elizabeth Historic District, Charlotte.



Dutch Colonial Revival House, 1929, 928 Bromley Road, Myers Park Historic District, Charlotte.

### Criterion D

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

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

**Figure 7**  
**Kidd-Tennant-Roberts House**  
**Site Plan**



Source: North Carolina Historic Preservation Office, GIS Services

**No. 15 McLaughlin-Bost House (MK1188)**  
**(Local Landmark 2005) (PIN 22702604)**  
415 West John Street  
Matthews, Mecklenburg County



Date of Construction: ca. 1891  
Eligibility Recommendation: Eligible

**Physical Description**

Facing West John Street, the ca. 1891 McLaughlin-Bost House sits within a roughly 1.15-acre clearing at the north end of a wooded, ten-acre lot. In addition to the house, the clearing contains a small collection of derelict or ruinous outbuildings constructed during the early and middle decades of the twentieth century. A deteriorated, frame garage has a front-gable roof, and the concrete-block potato house is now ruinous. There is a concrete-block pump house, frame equipment shed, and a small grouping of ruinous sheds and building foundations.

Embellished with restrained picturesque motifs, the McLaughlin-Bost House is a frame, one-story, double-pile dwelling with a low hip roof, and tall, open-pier foundation. The rear ell has an adjoining hip-roofed wing that is distinguished from the ell by its lower height. The hip-roofed front porch extends the full width of the three-bay façade, and hip-roofed porches are found off each of the side (east and west) elevations. The hip roofs all have molded box eaves above wide frieze boards. The porches all retain their chamfered posts and pilasters and Chippendale-inspired balustrades. The central entrance features tall, double-leaf, four-panel doors with round-arched upper panels and deep, decorative relief. A transom with two horizontal, oval lights tops the doorway which also has screen doors with sawnwork corner brackets. The entrance is flanked by paired, four-over-four sash windows with hinged shutters, and tall, two-over-two sash windows are found on the side elevations. The side porches have simple, four-panel doors capped by two-light transoms. The house is weatherboarded except for the façade and side porch bays which are clad in narrow, tongue-and-groove siding. The stairways to these side porches are now gone.

The house includes two original, but altered, rear porches. The lower, hip-roofed wing off the rear ell has an inset porch on the west side, and a hip-roofed, L-plan porch skirts the east side of the ell and the rear (south) elevation of the main block of the house. Both porches retain their original chamfered posts, and a segment of Chippendale balustrade survives on the east porch. The east porch has also been partially enclosed with steel-sash casement windows and a concrete-block end bay. The McLaughlin-Bost House has been vacant since 1999, and the principal investigators were unable to view the interior.





McLaughlin-Bost House, Overall View, Façade and Side (East) Elevation, Looking Northwest.



McLaughlin-Bost House, Façade, Looking South.



McLaughlin-Bost House, Main Entrance, Looking South.



McLaughlin-Bost House, Side (West) Elevation, Porch, Looking East.



McLaughlin-Bost House, Side (West) Elevation, Rear Ell, and Rear Wing, Looking South.



McLaughlin-Bost House, Rear Ell and Rear Wing, Side (West) Elevations, Looking East.



McLaughlin-Bost House, Rear Wing, Looking Northeast.



McLaughlin-Bost House, Rear, L-plan Porch, Looking North.



McLaughlin-Bost House, Side (East) Elevation, Porch, Looking West.



McLaughlin-Bost House, Side (East) Elevation, Window, Looking West.



McLaughlin-Bost House, House and Deteriorated Garage, Looking Northeast.



McLaughlin-Bost House, Equipment Storage Shed and Pump House, Looking Southwest.



McLaughlin-Bost House, Ruinous Outbuildings, Looking Southwest.



McLaughlin-Bost House, Ruinous Concrete Block Potato House, Looking South From House.

## Historical Background

In 1891, Charles Rhyon McLaughlin (1868-1952) purchased sixty-one acres of land from T.A. Squires on the southwest side of Matthews. Probably soon thereafter, McLaughlin built this house on the north side of the tract bordering West John Street. The house may have been constructed for him by his father, Joseph McLaughlin, a Charlotte businessman who was an early investor in the Matthews commercial district. In 1880, Joseph McLaughlin and J.T. Barnett of Matthews became partners in the town's first general store. Joseph McLaughlin built a similar, hip-roofed house for one of his daughters. The companion house was located on the current site of Matthews Elementary School on South Trade Street and during the 1930s was moved across the road to 224 South Trade Street and remodeled (Gray and Stathakis 2005: 3-4).

Charles McLaughlin was a business and civic leader in Matthews. Also a merchant, he served as mayor and donated land for the public school and the Methodist church. He married Mary Belle Grier (1868-1912), the youngest child of an influential local family. In 1900, the McLaughlins sold the house and the entire sixty-one-acre tract to W.W. Alexander, and in 1912, Alexander deeded twenty-seven acres, including the house, to his son-in-law, W.J. Bost. A farmer, Bost was married to Alexander's daughter Maggie, and in 1913 she acquired "the house and lot in Matthews" in his will. Their son, Harold, and his wife, Sallie, subsequently owned the property. Harold Bost was employed as an office clerk with the Southern Engineering Steel Company in Charlotte, and Sallie was a Matthews school teacher. The property remained in the Bost family until 1999 when the twenty-seven-acre lot was sold to the Dixie Land Company of South Boston, Virginia. Although the southern section of the property has been subsequently developed into single-family residences, the McLaughlin-Bost House still stands on the remaining ten-acre parcel. The house has been vacant since 1999 (Gray and Stathakis 2005: 4; Mecklenburg County Deed Books 129: 306; 152: 166; 303: 76; 10848: 835; US Census, Mecklenburg County, Population Schedules, 1920-1940).

## National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act, the McLaughlin-Bost House is recommended **eligible** for the National Register under Criterion C for architecture. The exterior of the house was designated a local landmark in 2005.

### Integrity

The McLaughlin-Bost House possesses the seven aspects of integrity needed for National Register eligibility. The house sits on its original site on West John Street, and the dwelling, with its tree-shaded, roughly ten-acre setting, retains its historic location, setting, feeling, and association. The tract is part of the McLaughlins' original land holding in Matthews. The well-preserved house also retains its integrity of design, materials, and workmanship. The original one-story, hip-roofed, double-pile massing with rear wings; weatherboarded and narrow, tongue-and-groove sidings; tall, four-over-over and two-over-two windows; and chamfered porch posts; and Chippendale-inspired balustrades all survive intact. The house is also notable for its tall, open-pier foundation, few of which remain.

In 2005, the exterior of the McLaughlin-Bost House was designated a local landmark over the objection of the absentee owner, Dixie Land Company of South Boston, Virginia. The interior of the



house is confirmed to be substantially intact although inside access has been denied in recent decades (Paula Lester Interview 2018).

### Criterion A

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

The dwelling is not eligible under Criterion A because it is not associated with either a specific event or pattern of events significant in the development of Matthews or Mecklenburg County.

### Criterion B

The McLaughlin-Bost House is **not eligible** for the National Register under Criterion B (Person). For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group (National Park Service, *National Register Bulletin 15: 14*).

The property is not eligible under Criterion B because the house is not associated with individuals whose activities were demonstrably important within a local, state, or national historic context.

### Criterion C

The ca. 1891 McLaughlin-Bost House is **eligible** for the National Register under Criterion C (design/construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction (National Park Service, *National Register Bulletin 15: 17*).

The McLaughlin-Bost House stands among the most intact surviving examples of late-nineteenth-century domestic architecture in Matthews. The house clearly illustrates the architectural patterns of this period in Matthews as well as in the county and across the state as new house designs blended popular picturesque themes with enduring forms and motifs. Although flamboyant displays of domestic architecture occasionally appeared, most builders perpetuated the traditional symmetrical house forms which they updated with decorative sawnwork. In other instances, they simply modified customary forms with front wings and gables to create new L-shaped or T-plan designs (Mattson and Huffman 1990: Section F, pages 9-11; Bishir 1990: 281-294).

The development of Matthews followed the arrival of the Central Carolina Railroad (later the Seaboard Air Line Railway) in 1874. John Street, which transected the commercial district one block south of the railroad corridor, emerged as one of the principal residential streets in town and attracted merchants and professionals. By 1890, John and Trade streets and several adjoining blocks contained a collection of fashionable picturesque residences erected for some of the town's leading families. As noted earlier in this evaluation, Joseph McLaughlin built a dwelling similar to the McLaughlin-Bost House on South Trade Street that was moved in the 1930s and survives on its relocated site. The house also retains a hip-roofed, double-pile form, double-leaf entrance, and tall windows, including pairs on the flushboard façade. The bungalow porch supports were added following the relocation.



McLaughlin House, ca. 1890, 224 South Trade Street, Matthews.

The most exuberant expression of picturesque architecture in Matthews is the well-preserved Nancy Reid House (MK1191) (Local Landmark 1987) (Determination of Eligibility 2014) at 134 West John Street. The house has a consciously irregular form that features a corner tower with a polygonal roof and decorative ironwork. The gables are sheathed in diagonally-laid beaded boards, and the porch has fluted, chamfered posts, curvilinear sawnwork brackets with pinwheel designs, and a fluted, Chippendale-inspired balustrade. Although mostly weatherboarded, the house is covered in narrow beaded boards on the façade where sheltered by the front porch. Scalloped shingles cover the corner tower (Little and Huffman 1987).



Nancy Reid House, ca. 1890, 134 West John Street, Matthews.

The APE includes two other examples of late-nineteenth-century, picturesque domestic architecture. The ca. 1880, two-story Grier-Furr House (MK1176) (Local Landmark 1991) at 500 West John Street is a well-preserved example of the L-plan houses that appeared across Mecklenburg County and North Carolina in the late nineteenth century (see the evaluation of the Grier-Furr House on page 30 of this report). The ca. 1887 Sidney J. and Shelby W. Hooks House (MK1182) at 501 West John Street is an altered, one-story version of the picturesque L-plan (see the evaluation of the Hooks house on page 20).

#### Criterion D

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

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

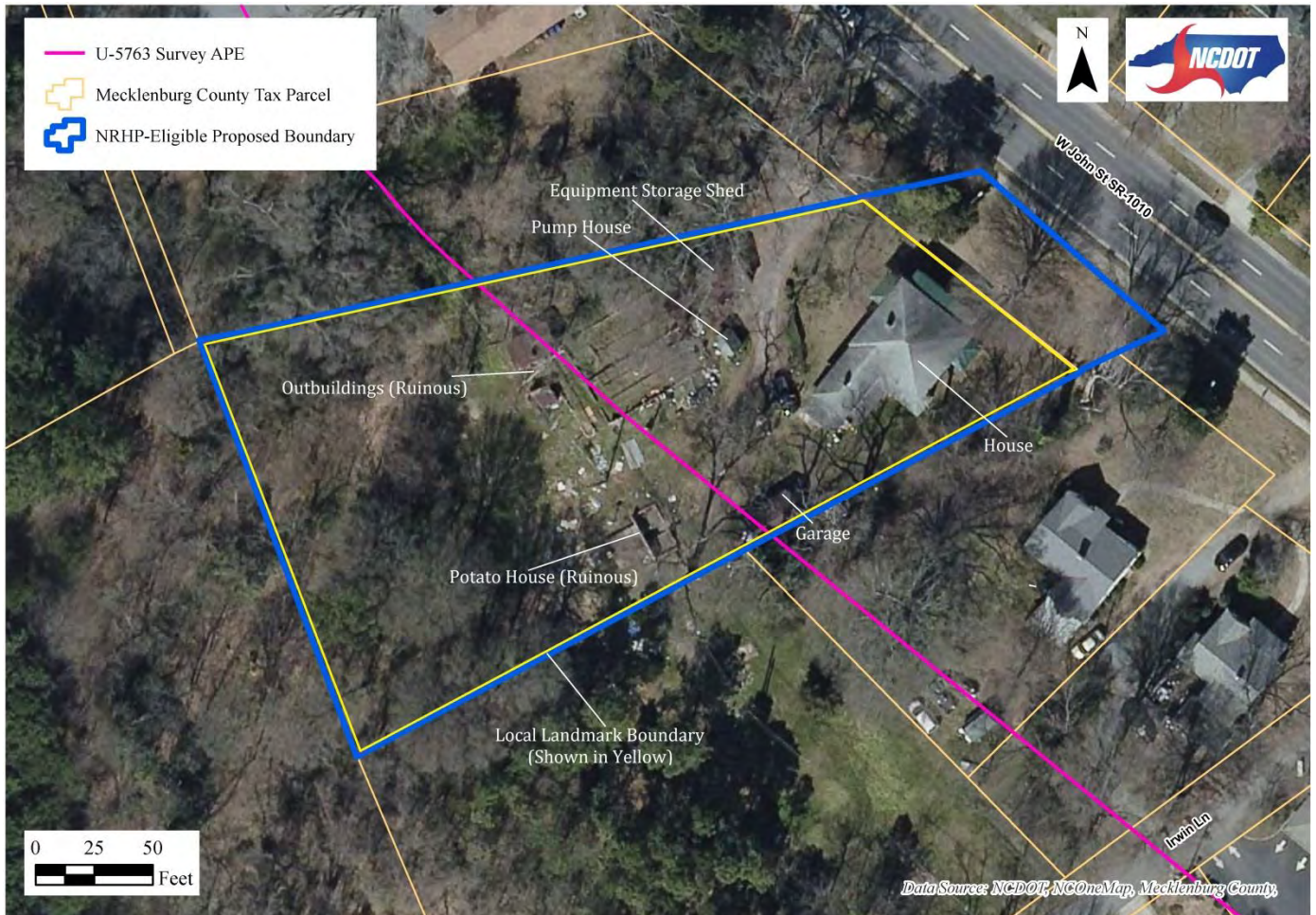
#### National Register and Local Landmark Boundary Description and Justification

The National Register boundary for the McLaughlin-Bost House has been drawn according to the guidelines of National Register Bulletin 21, *Defining Boundaries for National Register Properties*.

The proposed National Register boundary encompasses the roughly 1.15-acre clearing that defines the setting for the house and surrounding outbuildings. The house is the only contributing resource. The boundary excludes the remaining portion of the ten-acre tract to the south which is undeveloped woodland clearly distinct from the house and clearing on the north side. The proposed eastern and western borders follow the current tax parcel lines. However, the proposed northern border does not conform to the current tax parcel line. The tax parcel line cuts through the front yard of the house near the front porch steps, and here, the proposed National Register boundary has been extended to the West John Street sidewalk to encompass the tree-shaded front yard that forms the setting for the house. The 2005 local landmark boundary encompasses the clearing described above but follows the tax parcel lines on the east, west, and north sides and does not extend to the sidewalk. Both the proposed National Register and the local landmark boundaries are depicted in **Figure 8**.

Figure 8

**McLaughlin-Bost House**  
**Site Plan, Proposed National Register Boundary, and Local Landmark Boundary**



**No. 17 Henry and Hazeline Massey House  
(MK3717) (PIN 19325122)**  
408 West John Street  
Matthews, Mecklenburg County

Date of Construction: ca. 1925  
Eligibility Recommendation: Not Eligible



**Physical Description (Figure 9)**

Located on the north side of West John Street, this wood-shingled, Craftsman-style bungalow occupies a 0.474-acre lot that has a large, grassy front lawn and two frame outbuildings. The front-gable, two-car garage has German siding and modern, metal garage doors. The adjacent gable-roofed, German-sided shed was recently moved to this site and rests on a temporary foundation of horizontal wood beams.

The bungalow has a one-story, side-gable main block with a one-bay, side-gable extension on the east elevation that probably housed a sun porch or study. The house has deep eaves with exposed purlins, brick chimneys on the gable ends, and a broad, front-gable porch. The porch has louvered vents under the gable and fluted box piers with molded bases and capitals. The concrete porch deck with ceramic tiles is a later modification. The fluted piers appear to be original although the bases were replaced when the replacement deck was installed. Brick steps with brick wing walls lead to the entrance which has the original Craftsman-style door. The windows across the façade have replacement sash though the original Craftsman-style sash windows survive on the side (east and west) elevations. An original Craftsman-style door is located on the side (east) elevation just behind the junction with the side wing. This secondary entrance is sheltered by a shed-roofed porch. A later, modern entrance is also found on this elevation, towards the rear. The house has a sizable, nearly flat-roofed addition off the rear (north) elevation. The appendage is covered in wood shingles and has five-over-one sash windows. The principal investigators were not allowed access to the rear of the house or the interior.



Henry and Hazeline Massey House, Overall View of House and Garage, Looking North.



Henry and Hazeline Massey House, Façade, Looking North.



Henry and Hazeline Massey House, Front Porch, Looking North.



Henry and Hazeline Massey House, Façade, Replacement Window.





Henry and Hazeline Massey House, Detail of Porch Deck and Pier Base.



Henry and Hazeline Massey House, Side (East) Elevation and Rear Addition, Looking West.



Henry and Hazeline Massey House, Side (East) Elevation, Looking Southwest.



Henry and Hazeline Massey House, Façade and Side (West) Elevation, Looking North.



Henry and Hazeline Massey House, Garage and Shed, Looking North.

### Historical Background

In 1936, Henry R. (Renfrow) Massey (1905-1985) acquired this house lot at a trustee's sale. The parcel had been part of a ten-acre tract on West John Street that J.R. Renfrow had platted in October 1922 after he and his wife purchased the land from Annie McLaughlin Heath. The Massey house may have been built as rental property by Renfrow in the 1920s or constructed by the Masseys upon their acquisition of the lot in 1936. By 1940, the Massey household included Henry and his wife, Hazeline Moore Massey (1910-2010), who was a long-time buyer with J.B. Ivey Department Store in Charlotte. Following Henry's death in 1985, Hazeline Massey moved to Mount Holly, North Carolina, and the house became rental property. Frank Renfrow bought the house from Hazeline Massey in 2003, and the property remains in the Renfrow family (Mecklenburg County Deed Books 956: 474; 15873: 833; 31580: 402; Mecklenburg County Map Book 332: 422; US Census, Mecklenburg County, Population Schedule, 1940; Henry Massey and Hazeline Massey, [www.findagrave.com](http://www.findagrave.com); Paula Lester Interview 2018; Orr 1922).

### National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act, the Henry and Hazeline Massey House is recommended **not eligible** for the National Register under any criterion because of a loss of integrity.

## Integrity

The Henry and Hazeline Massey House does not retain all seven of the aspects of integrity. The house occupies its original lot in Matthews and thus has integrity of location and setting. Despite the widening of West John Street, the house also retains much of its residential feeling and association. However, the house has been altered and has lost much of its integrity of design, materials, and workmanship. The house has replacement windows across the façade, a large addition to the rear, a partially rebuilt front porch, and a modern side entrance.

### Criterion A

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

The dwelling is not eligible under Criterion A because it is not associated with either a specific event or pattern of events significant in the development of Matthews or Mecklenburg County.

### Criterion B

The Henry and Hazeline Massey House is **not eligible** for the National Register under Criterion B (Person). For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group (National Park Service, *National Register Bulletin 15: 14*).

The property is not eligible under Criterion B because the house is not associated with individuals whose activities were demonstrably important within a local, state, or national historic context.

### Criterion C

The Henry and Hazeline Massey House is **not eligible** for the National Register under Criterion C (design/construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction (National Park Service, *National Register Bulletin 15: 17*).

The Massey house, a Craftsman bungalow with replacement windows across the façade, does not possess the level of architectural significance or the integrity needed for eligibility under Criterion C. During the 1910s and 1920s, bungalows rose in popularity across North Carolina and the

country. Promoted in widely-circulating architectural publications, bungalows could be adapted with all economic levels which spurred their popularity. While bungalows appeared in a variety of forms and decorative treatments, they were characterized by such features as low-slung roofs with deep eaves and exposed rafters, deep porches supported by heavy piers, an abundance of windows, and open, flexible interiors that made efficient use of space. Favorite versions displayed Craftsman-style features that emphasized a rustic informality. Battered porch posts, exposed rafters or triangular knee brackets under broad overhangs, and the use of rock or dark-stained, rough-cut shingles on the exterior were hallmarks of the Craftsman style (Bishir 1990: 426-427; Mattson 1982).

Reflecting national and statewide trends, bungalows appeared in Matthews and throughout Mecklenburg County during the 1920s and into the 1930s. Substantial examples lined the streets of Charlotte's middle-class streetcar suburbs and were a favorite choice among both prosperous farmers and middle-class households in small towns. Because bungalows varied greatly in scale and elaboration to suit different needs, modest examples were commonly built for laborers and arose in great numbers in the textile mill villages around Charlotte and Pineville (Mattson 1991: 34-37; Mattson and Huffman 1990: Section F, pages 15-16; Mattson, Alexander and Associates, Inc. 2011).

In Matthews, a variety of Craftsman-style residences—usually bungalows but occasionally imposing, two-story houses—were constructed in this period. The ca. 1924 Renfrow-Lemmond House (MK2451) (Local Landmark 2005) and the 1919 Sustare House at 110 Matthews Street both exemplify the more substantial, two-story versions of the Craftsman style. Both houses vividly illustrate these designs with their deep eaves, exposed purlins and knee brackets, large windows, and sizable porches with heavy posts. Their interiors are also well preserved. The Renfrow-Lemmond House is evaluated on page 96 of this report,



Renfrow-Lemmond House, ca. 1924, 344 West John Street, Matthews.



Sustare House, 1919, 110 Matthews Street, Matthews.



Sustare House, 1919, 110 Matthews Street, Matthews. Interior, Stairway.

Perhaps the most noteworthy Craftsman-style bungalow in Matthews is the 1925 Phillips House and Morris Barn (MK3395) (Local Landmark 2015) at 131 West Charles Street. The frame, weatherboarded house is a remarkably intact version of one of the most popular national bungalow designs. The one and one-half story, side-gable house has exposed rafters under broad eaves, a prominent, center dormer, and Craftsman-style, three-over-one sash windows. The engaged porch is supported by battered piers that sit on brick pedestals. The well-preserved interior features original woodwork and brick fireplaces with corbelled mantels. The tree-shaded Phillips lot is also notable for its 1925 frame barn and chicken house (Gray 2014; Jeffers and Morrill 2007).



Phillips House and Morris Barn, 1925, West Charles Street, Matthews.

Another well-preserved bungalow—this one with a brick exterior—occupies a tree-shaded, one-acre lot at 400 Matthews-Mint Hill Road in Matthews. Built in 1926, the one-story, wire-cut brick dwelling blends Craftsman-style and Colonial Revival features that include a low-slung roof with deep eaves, exposed rafters, and a large front porch sheltering French doors. The center entrance bay is flanked by multiple-paned sidelights and crowned by a gabled canopy with exposed rafters.

A fourth example is the cross-gable, frame bungalow at 201 South Ames Street. Built in 1931, the intact, one-story dwelling features a large, side-gable porch that extends beyond the front-gable main block. The porch intersects with a subsidiary, front-gable bay that gives the house a slightly L-shaped plan.





Bungalow, 1926, 400 Matthews-Mint Hill Road, Matthews.



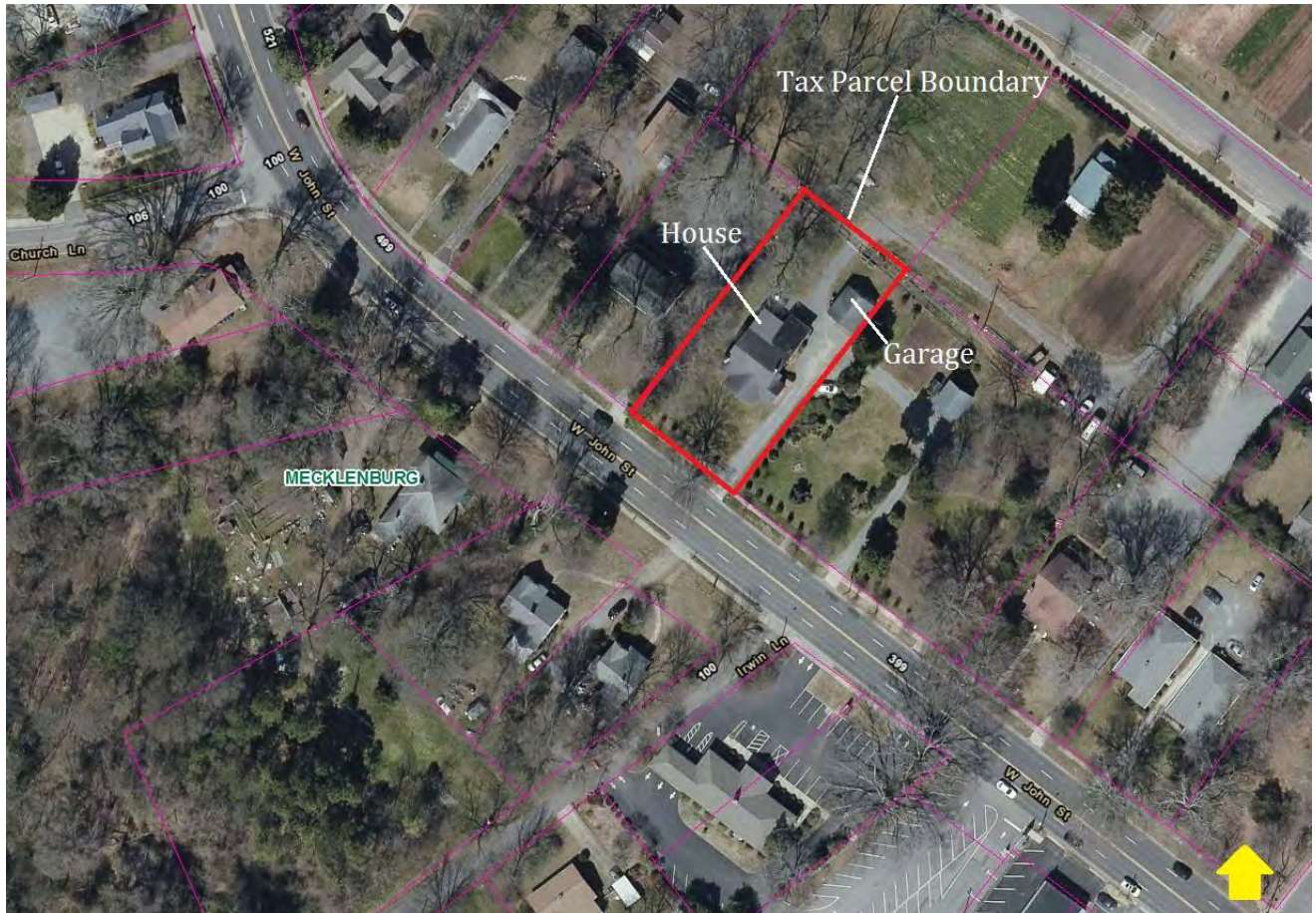
House, 1931, 201 South Ames Street, Matthews.

## Criterion D

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

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

**Figure 9**  
**Henry and Hazeline Massey House**  
**Site Plan**



Source: North Carolina Historic Preservation Office, GIS Services

**No. 19 Renfrow-Lemmond House (MK2451)**  
**(Local Landmark 2005) (PIN 19325138)**  
344 West John Street  
Matthews, Mecklenburg County



Date of Construction: ca. 1924  
Eligibility Recommendation: Eligible

**Physical Description**

The ca. 1924 Renfrow-Lemmond House faces south towards West John Street in Matthews. The 0.476-acre lot has a relatively deep, tree-shaded front yard that contains shade trees. The verge between the sidewalk and street also retains a few mature trees while a gravel lot at the rear of the parcel provides parking for the offices which now occupy the house.

The two-story, double-pile, brick-veneered, Craftsman-style house is capped by a broad, side-gable roof with deep eaves and exposed knee brackets. There is a center dormer with a front-gable roof, exposed purlins, and a group of Craftsman-style windows. Extending across the façade is a wraparound porch that is supported by battered piers resting on brick pedestals. The porch also has a front-gable entrance bay, with exposed purlins, that is reached by a brick staircase with stepped, brick wing walls. The center entrance retains its original Craftsman-style, nine-light door.

The side (east) elevation of the house contains an original secondary entrance under the shelter of the wraparound porch. The nine-light door matches the front door and is reached through a front-gable entry bay that, with its deep eaves and purlins, is also a replica of the one at the front. There are two, exterior-end chimneys with tall, corbelled stacks. Across the rear (north) elevation is a full-width, one-story, hip-roofed wing that houses the kitchen on the west side and an open porch, with box piers and concrete flooring, on the east side. The wood-paneled and glazed door is original.

The house has undergone a few modifications that include vinyl-sided eaves and knee brackets on the main roof and replacement window sash installed during a 2005 renovation. The original molded window surrounds remain, but the eight-over-one imitation sash is a modern replacement of the eight-over-one, Craftsman-style originals. The historic eight-over-one sash remains in the windows of the front dormer. The hip-roofed rear wing had an enclosed porch that was opened in 2005. At the same time, a second entrance from the porch into the kitchen wing was partially closed with a window installed into the opening.

Although the principal investigators were not permitted to photograph the interior, an inspection of some of the principal rooms reveals that they are well preserved. The interior retains its original plan, oak and pine floors, corbelled brick mantels with thick, wood mantels, tall, molded baseboards, flat surrounds, and two-panel doors. The staircase has square newels and balusters and a molded handrail.



Renfrow-Lemmond House, Overall View, Looking North From West John Street.



Renfrow-Lemmond House, Façade, Looking North.



Renfrow-Lemmond House, Façade and Side (East) Elevation, Looking Northwest.



Renfrow-Lemmond House, Side (East) Elevation Showing Secondary Entrance, Looking West.



Renfrow-Lemmond House, Side (East) Elevation, Replacement Window.



Renfrow-Lemmond House, Façade and Side (West) Elevation, Looking Northeast.



Renfrow-Lemmond House, Rear (North) Elevation Showing Modern Porch and Ramp, Looking South.



Renfrow-Lemmond House, Rear (North) Elevation and Parking Lot, Looking South.



## Historical Background

The Renfrow-Lemmond House was built ca. 1924 by J.R. and Katherine Grier Renfrow. J.R. was son of Matthews businessman and farmer, T.J. Renfrow, who was the proprietor of Renfrow's Hardware and General Store which still stands in the Matthews commercial district. In 1919, T.J. Renfrow and his two sons, J.R. and Dow, purchased the Williams Hotel Building on North Trade Street and opened a Ford automobile dealership next door. In addition to his local business interests, J.R. Renfrow served as Register of Deeds for Mecklenburg County between 1922 and 1960. The 1930 United States Census shows the J.R. Renfrow household included his wife, Katherine Grier, and six children. The imposing Renfrow residence in 1930 was valued at \$10,000 (Gray 2005: 3-6; US Census, Mecklenburg County, Population Schedule, 1930).

During the Great Depression, the Home Owners Loan Corporation, a New Deal agency created to refinance home mortgages in default, foreclosed on the Renfrow house. In 1942, the residence was purchased by Samuel R. (Rea) Lemmond and his wife, Kathryn, for \$6,250.00, and they reared their four children here. Rea Lemmond and his brother, Pars, operated the local Ford dealership which the Renfrows had started, and in 1954, Rea Lemmond also opened a service station at the southeast corner of East John and South Trade streets. The house remained in the Lemmond family until 2004 when it was sold to Jimaana Properties which converted the house to professional offices (Mecklenburg County Deed Books 1018: 58; 1070: 263; Gray 2005: 6; Lester 1999: 26; US Census, Mecklenburg County, Population Schedule, 1940).

## National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act, the Renfrow-Lemmond House is recommended **eligible** for the National Register under Criterion C for architecture. The property was designated a local landmark in 2005.

### Integrity

The Renfrow-Lemmond House possesses the seven aspects of integrity needed for National Register eligibility. The dwelling has integrity of location, occupying its original site facing West John Street in Matthews. Although the rear of the lot is now reserved for parking, the property retains a sizable front lawn with shade trees that evokes the historic residential setting, feeling, and association of the property. Mature trees also survive in the verge between the street and the sidewalk despite the widening of West John Street, and this landscaping contributes to the setting of the house. The house also retains its integrity of design, materials, and workmanship. Significant elements of its original design, materials, and workmanship remain intact, including the imposing two-story, side-gable, red-brick form and the Craftsman-style wraparound porch, gabled dormer, doors, knee brackets, and other distinguishing features. The major changes are the replacement window sash which imitates the originals in their Craftsman-style, eight-over-one configuration and the opening of the rear porch. The interior is well-preserved.

### Criterion A

The Renfrow-Lemmond House is **not eligible** for the National Register under Criterion A (Event). To be eligible under Criterion A, the property must retain integrity and must be associated with a

specific event marking an important moment in American prehistory or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or a nation. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well (National Park Service, *National Register Bulletin 15*: 12).

The Renfrow-Lemmond House is not eligible under Criterion A because it is not associated with either a specific event or pattern of events significant in the development of Matthews or Mecklenburg County.

### **Criterion B**

The Renfrow-Lemmond House is **not eligible** for the National Register under Criterion B (Person). For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group (National Park Service, *National Register Bulletin 15*: 14).

The property is not eligible under Criterion B because the house is not associated with individuals whose activities were demonstrably important within a local, state, or national historic context.

### **Criterion C**

The Renfrow-Lemmond House, a well-preserved, two-story, Craftsman-style residence dating to ca. 1924, is **eligible** for the National Register under Criterion C (design/construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction (National Park Service, *National Register Bulletin 15*: 17).

The Renfrow-Lemmond House stands out as a substantially intact and prominent example of Craftsman-style architecture in Matthews. After World War I, the Craftsman style rose in popularity for domestic architecture in Matthews and throughout the state, rivaling the appeal of the Colonial Revival and other revival styles. Inspired initially by the English Arts and Crafts movement, the Craftsman style was influenced by a renewed interest in building craftsmanship as well as modern trends in domestic planning. The new style was distinguished by open and efficient interior plans, the use of rustic, rough-cut materials, an abundance of windows, and forms with deep eaves and other bold elements of design that emphasized craftsmanship and an overall informality. While the most popular expressions of this architectural movement were one-story and one and one-half story bungalows, larger, two-story, Craftsman-style houses also appeared. They were popularized in a flood of pattern books and architectural magazines that promoted countless variations catering to various tastes and pocketbooks (Bishir 1990: 426-427; Mattson 1982).

The Renfrow-Lemmond House is one of a small collection of notable, two-story Craftsman-style residences in southern Mecklenburg County. Also in Matthews, the 1919 Sustare House at 110 Matthews Street is similar to the Renfrow-Lemmond House in its substantial massing, brick exterior, and Craftsman-style features. The Sustare House has an off-center, steeply-pitchy, cross-gable roof that gives the otherwise boxy form an asymmetrical massing often found in bungalows. Now commercial property, the Sustare House has a modern standing-seam, metal roof but is otherwise well preserved. The shed-roofed porch is supported by heavy, brick piers, and a bracketed gable marks the entrance to the porch. The house also retains its Craftsman-style, eight-over-one sash windows. The well-preserved interior is distinguished by pressed-tin ceilings on the first floor and a Craftsman-style archway above the main staircase.



Sustare House, 1919, 110 Matthews Street, Matthews.



Sustare House, 1919, 110 Matthews Street, Matthews. Interior, Stairway.

Located in the nearby farming center and cotton-mill town of Pineville, banker and businessman, C.S. Oakley, also selected an imposing, Craftsman-style design for his residence on Main Street. A local landmark (2003), the ca. 1920 Oakley House (MK1249) features a weatherboarded and shingled exterior and the deep, bracketed eaves, low-pitched roof, and capacious porch that characterized the style. The numerous, asymmetrical gables also add a lively, ad hoc note to the composition, one that was often found on Craftsman-style houses.



C.S. Oakley House, ca. 1920, 129 Main Street, Pineville.

### Criterion D

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

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

### National Register Boundary Description and Justification

The proposed National Register boundary for the Renfrow-Lemmond House has been drawn according to the guidelines of National Register Bulletin 21, *Defining Boundaries for National Register Properties*.

The proposed National Register boundary conforms to the existing tax parcel borders on the east, north, and west sides. However, the proposed boundary on the south side extends to the curb along West John Street, beyond the existing tax parcel line which follows the edge of the front yard at the sidewalk. The extension allows the proposed National Register boundary to encompass mature street trees that contribute to the historic setting of the house. The house is the only contributing resource on the property, and there are no noncontributing properties. The 2005 local landmark boundary conforms to the existing tax parcel. Both boundaries are shown on **Figure 10**.

**Figure 10**  
**Renfrow-Lemmond House**  
**Site Plan, Proposed National Register Boundary, and Local Landmark Boundary**



**No. 22 West John Street Residential District  
(MK3721)**

300-500 Blocks of West John Street  
Matthews, Mecklenburg County

Dates of Construction: 1880s-1960s

Eligibility Recommendation: Not Eligible



**Physical Description (Figure 11)**

Overview

The West John Street Residential District is situated on the northwest side of Matthews. West John Street as a whole is six blocks long, beginning at the Trade Street intersection in the commercial core of Matthews and extending northwestward to the intersection with NC 51, historically known as the Matthews-Pineville Road and now called Matthews Township Parkway. NC 51 forms the terminus of West John Street (although the route continues into Charlotte as Monroe Road) and the residential district, and the properties near this intersection now house commercial uses primarily. Originally a two-lane, residential street, West John Street now carries four lanes of traffic.

Comprising the 300 to 500 blocks of the street, the West John Street Residential District is generally characterized by single-family houses that have been converted to businesses. Several of these residences were constructed in the 1880s and 1890s, but most date from the 1920s to the early 1960s and illustrate the popular national styles of these decades. Although single-family dwellings predominate, the district includes a pair of one-story duplexes (Nos. 20-21) that date to ca. 1951, a one-story medical building (No. 6) built ca. 1960, and a two-story office building (2009) in the 500 block. Paved parking lots now fill many of the backyards of these houses, and front yards have modern signage, walkways, and landscaping befitting commercial demands. Some mature street trees survive, but many have been lost to road widening and redevelopment.

The West John Street Residential District is bounded at both ends by blocks of new commercial construction. As noted, the west end of the three-block district, near the intersection with NC 51, is devoted exclusively to modern retail stores and offices. East of the district, the 100-200 blocks of West John Street contain modern commercial buildings, a large church complex, and several one-story, frame houses that are now professional offices. The 200 block contains the 1920s Orr House (MK3697) and the 1942 Matthews Presbyterian Church (MK3696), both of which have been determined ineligible for the National Register because of alterations. The 100 block of West John Street contains two late-nineteenth-century houses that now sit amidst modern commercial buildings and parking lots. The heavily altered, ca. 1880 Bain-Reid House (MK1173) was also determined ineligible for the National Register. By contrast, across the street from the Bain House, the ca. 1890 Nancy Reid House (MK1191) stands well preserved. This designated local landmark (1988) was determined eligible for the National Register in 2014 (Mattson, Alexander, and Associates, Inc., 2017).



West John Street Residential District, 500 Block, North Side, Looking North.



West John Street Residential District, 500 Block, South Side, Looking North Towards Modern Commercial Development.





West John Street Residential District 400 Block, Looking North Towards 500 Block.



West John Street Residential District. 300 Block, Looking South.

### Surveyed Resources

The West John Street Residential District contains twenty resources that are at least fifty years of age, and all have been surveyed for this project. Of the twenty, the following seven properties have been evaluated individually in this report: the Grier-Furr House (No. 10, Local Landmark 1991) (page 30); the McLaughlin-Bost House (No. 15, Local Landmark 2005) (page 68); the Renfrow-Lemmond House (No. 19, Local Landmark 2005) (page 96); the Sidney J. and Shelby W. Hooks House (No. 9) (page 20); the John and Roselie Stewart House (No. 13) (page 42); the Kidd-Tennant-Roberts House (No. 14) (page 54); and the Henry and Hazeline Massey House (No. 17) (page 82). The three local landmarks are recommended eligible for the National Register as individual resources. The other four are considered individually ineligible.

The remaining thirteen resources within the West John Street Residential District are evaluated below. All are considered individually ineligible for the National Register.

#### **No. 2 Haigler-Privette House (MK3705) (PIN 19325111)**

556 West John Street  
Matthews, Mecklenburg County

Located at the corner of West John and Lois streets, this 1949, frame, Minimal Traditional dwelling has asbestos-shingle siding and a side-gable roof. Resting on a concrete-block foundation, the one-story house has a boxy, double-pile form, a brick chimney on the side (east) elevation, and a mix of single and paired, wood-sash and steel-sash windows. The four-bay façade features an off-set, shed-roofed porch that shelters the entrance and flanking two window bays. The entry has a modern, wood-panel door. The porch has original concrete flooring and simple, square supports with added pinwheel brackets and a wooden railing that appear to be original. The side (west) elevation of the house, facing Lois Street, has a secondary entrance, with a modern door. The entrance is sheltered by a shed-roofed entry porch that has modern turned posts. This elevation also has a steel-sash casement window under the gable as well as six-over-six sash windows flanking the doorway. The rear (north) elevation has single and paired, wood-sash windows and a gabled dormer with a steel-sash casement window. The interior was inaccessible. The property also includes a front-gable, asbestos-shingled garage behind the dwelling. The garage has exposed rafters, a modern, metal garage door, and a boarded over doorway.

In 1948, J.M. and Lillian Haigler purchased this corner lot from S.B. and Eunice Morton, and according to tax records, the Haiglers erected this house the following year. The Haiglers sold the property to W.R. and Wilma Privette in 1960. The dwelling remained in the Privette family until 2016 when it was sold to Zuzu's Holding Company, a Matthews-based holding company. The house is currently vacant (Mecklenburg County Deed Books 1307: 207; 2135: 193; 3694: 913; 4053: 274; 04785: 816).

The Haigler-Privette House does not possess the architectural or historical significance needed for eligibility under any criterion.



Haigler-Privette House, Façade, Looking East.



Haigler-Privette House, Porch Details.



Haigler-Privette House, Side (West) Elevation, and Garage, Looking Southeast.



Haigler-Privette House, Rear (North) Elevation, Looking South.

**No. 3 Dal and Margaret Private House (MK3706) (PIN 19325113)**  
542 West John Street  
Matthews, Mecklenburg County

Located on the north side of West John Street, this one-story, red-brick, ranch house (ca. 1952) is capped by a low-pitched hip roof with deep box eaves. The house has a four-bay façade with an off-set entrance, a picture window, and steel-sash casement windows. Steel-sash casements also remain on the side (east and west) and rear (north) elevations. A modern, wooden stairway and ramp lead to the front entrance which has a modern, tinted-glass door. There is a projecting, hip-roofed entrance bay off the rear (north) elevation that has been enclosed with vinyl siding and a bank of modern metal-sash windows. A new wooden staircase leads to the back door. The interior has been extensively remodeled with its conversion to office use. The original open plan has been transformed into a reception area and offices, and no significant original features remain. The property also includes a modern sign in the front yard, a new driveway and front walkway, and a paved parking lot in the rear that adjoins a flat-roofed garage with metal and vertical-board siding.

In 1952, Dal Private and his wife, Margaret, purchased this lot and several others on West John Street from Annie Hemby and probably shortly thereafter erected this house. The dwelling remained in the Private family until 2016 when the property was sold to Zuzu's Holdings, a Matthews-based holding company. The property is now used as a medical office building (Mecklenburg County Deed Books 1577: 308; 30571: 237).

The Dal and Margaret Private House does not possess the architectural or historical significance needed for eligibility under any criterion.



Dal and Margaret Private House, Façade, Looking East.



Dal and Margaret Private House, Side (West) Elevation, Looking South.



Dal and Margaret Private House, Side (West) and Rear (North) Elevations, Looking Southwest.



Dal and Margaret Privatte House, Interior, Modern Reception Area.



Dal and Margaret Privatte House, Garage, Looking South.

**No. 4 James and Martha Russell House No. 2 (MK3707) (PIN 21301109)**  
527 West John Street  
Matthews, Mecklenburg County

Situated on the south side of West John Street, this side-gable, brick-veneered, Minimal Traditional dwelling was built ca. 1952. The house has a three-bay, one and one-half story main block and a slightly recessed, one-story, two-bay wing off the side (west) elevation. The symmetrical façade features a pair of front-gable, weatherboarded dormers, a center entrance, and flanking picture windows with narrow, steel-sash casement windows. The other windows are also steel-sash casements that are original to the house. There is a brick, exterior-end chimney at the junction with the west wing. This wing has a secondary entry with a glazed door flanked by wide, single sidelights. The rear (south) elevation of the house has a front-gable dormer, an enclosed porch, and a one-car garage in the west wing. The principal investigators were not able to inspect the interior. A simple, metal carport stands in the tree-shaded backyard.

James and Martha Russell erected this house ca. 1952 on West John Street just west of their previous residence (see the entry for the James and Martha Russell House No. 1 on page 125 of this report). James Russell was a claims adjuster for the Seaboard Air Line Railway. In 1975, the property was willed to their daughter, Alice Russell, who is the current owner and occupant (Mecklenburg County Deed Book 6051: 2; *Greater Charlotte Cross Reference Directory*: 1959-1976).

The James and Martha Russell House No. 2 does not possess the architectural or historical significance needed for eligibility under any criterion.



James and Martha Russell House No. 2, Façade, Looking South.





James and Martha Russell House No. 2, Rear (South) Elevation, Looking Southeast.



James and Martha Russell House No. 2, Carport, Looking South.

**No. 5 Dora Culledge House (MK3708) (PIN 19325115)**  
526 West John Street  
Matthews, Mecklenburg County

Erected ca. 1960 on the north side of West John Street, this simple, red-brick ranch house has a side-gable roof and a slightly recessed entry bay that has a small landing with brick steps and a modern metal railing. A small, gabled ell shelters a rear entry and mud room. A modern wheelchair-accessible ramp leads to the rear entry. The dwelling has modern, vinyl-sash windows and a brick, exterior-end chimney. The side-gable porch off the side (east) elevation has been enclosed with glass. Converted to office use, the house has a modern sign in the front yard and paved parking in the rear. The interior was not available for inspection.

In March 1960, Dora Culledge, a widow, acquired this lot from Mary F. Furr and built this house. In 1973, Culledge sold the property to Charles and Edwina Leighton. Subsequently, the dwelling changed hands numerous times between the late 1970s and 2007 when the property was sold to a regional pest control business and converted to offices (Mecklenburg County Deed Books 2143: 303; 3234: 281; 5058: 591; 25490: 577).

The Dora Culledge House does not possess the architectural or historical significance needed for eligibility under any criterion.



Dora Culledge House, Façade and North Elevation, Looking Southeast.



Dora Culledge House, Rear (East) Elevation, Looking West.

**No. 6 Medical Office Building (MK3709) (PIN 19325116)**  
518 West John Street  
Matthews, Mecklenburg County

Located on the north side of West John Street, this medical office building was constructed ca. 1960. The one-story building has a low-pitched, front-gable roof and a glass wall that extends across most of the façade and the front bay of the side (west) elevation where the entrance is located. With its horizontal emphasis and expanses of glass, the design reflects the influence of Mid-century Modernism. The building has a painted-brick exterior, and the gable has a circular vent. A gable-roofed, brick wing containing HVAC equipment extends from the rear. The full-height windows across the façade indicate the lobby of the building, but the tinted glass is the result of a later remodeling. The corner pillar by the doorway is also a recent addition. The building has original square, fixed-light windows on the front (south) and side (east and west) elevations. Several of the original windows on the east elevation have been bricked infilled. A large, paved parking lot fills the rear of the lot, and modern signage is located in the shallow front lawn. The building is currently vacant so the principal investigators were not able to inspect the interior. However, views from the front entrance show a modern alcove leading into a waiting room.

In 1960, Mary F. Furr, who resided at 500 West John Street (see the evaluation of the Grier-Furr House on page 30 of this report), sold this parcel to Welco, Inc., and according to tax records, Welco constructed the office building soon after the acquisition. Headquartered in Mecklenburg County, Welco, Inc. owned several small medical office buildings in suburban Charlotte during the 1950s and early 1960s. The company no longer exists. The current owner, Dr. James B. Black, Jr., an optometrist, acquired the property in 2008. Dr. Black operated an eye clinic here before placing the

property on the market in 2017 (Mecklenburg County Deed Books 2122: 162; 2143: 303; 3278: 147).

The building has lost much of its integrity through several alterations and also does not possess the architectural or historical significance required for eligibility under any criterion.



Medical Office Building, Façade, Looking Northeast.



Medical Office Building, Façade and Side (West) Elevation, Looking Southeast.



Medical Office Building, Side (South) Elevation, Looking North.



Medical Office Building, Rear (North) Elevation, Looking Southwest.

**No 7. Jesse and Ethel Hartis House (MK3710) (PIN 19325117)**

510 West John Street  
Matthews, Mecklenburg County

Constructed ca. 1929, this heavily altered, brick-veneered bungalow occupies a parcel on the north side of West John Street. Now a dental office, the former dwelling is a one and one-half story, side-gable building with a front-gable dormer and a partially engaged, shed-roofed porch. Among the alterations are the enclosed porch with metal-sash glazing, replacement metal-sash windows, and a hip-roofed addition to the rear. The interior has been thoroughly modernized for its current use as an office, and no significant original architectural features remain intact. The lot has modern landscaping and signage, and a paved parking lot fills the rear of the parcel.

In 1929, Henry Baxter Furr and wife, Mary F., who owned the adjacent house at 500 West John Street (see the evaluation of the Grier-Furr House on page 30 of this report), sold this lot to Jesse Hartis, a salesman, and wife, Ethel. The house was probably erected soon thereafter the transfer. In 1978, Cockman Associates purchased the dwelling from the Hartis family, and as commercial real estate, the property subsequently changed ownership numerous times. The current owner is Dr. Thomas Grimes who operates his dental office here (Mecklenburg County Deed Books 760: 219; 6653: 354; 7258: 365; US Census, Mecklenburg County, Population Schedules, 1930 and 1940).

The Jesse and Ethel Hartis House does not have the integrity or the architectural or historical significance needed for eligibility under any criterion.



Jesse and Ethel Hartis House, Façade, Looking North.



Jesse and Ethel Hartis House, Façade and North Elevation, Looking East.



Jesse and Ethel Hartis House, Rear (North) and Side (West) Elevations, Looking South.



Jesse and Ethel Hartis House, Modernized Interior.



**No. 8 James and Martha Russell House No. 1 (MK3711) (PIN 21301107)**  
509 West John Street  
Matthews, Mecklenburg County

Located on the south side of West John Street, this 1928, frame, German-sided bungalow has a side-gable roof and an off-center, front-gable porch supported by battered piers on brick pedestals. The porch railing is modern. In bungalow fashion, the house has deep eaves with exposed, decorative rafters. Lunette vents embellish the gables. The wood and glass door may be original, but the single and paired windows now have vinyl sash, and the chimney stack has been removed. A hip-roofed, rear wing has also replacement windows as well as a later shed appendage and a modern door and ramp.

Now used for offices, the interior of the house retains its original plan, brick mantel with a corbelled shelf in the south front room, and double French doors opening into the north front room. However, the wooden floors in these two rooms are modern although original wooden floors remain in other rooms. The original doors in the rear rooms have been removed but are stored in the attic. The kitchen has been extensively modernized, and no original cabinetry survives. A paved parking area fills the backyard.

In 1926, W.C. Billingsley and wife, Fannie, sold this house lot to James and Martha Russell. According to tax records, the house was erected the following year. The 1940 census indicates that James William Russell was employed as a claims adjuster for the Seaboard Air Line Railway, and the property was valued at \$3,000. In 1952, Russell sold the property to Franklin and Geraldine Dilling, and shortly thereafter, the Russell household, which included three children, moved into a new, larger residence located nearby at 527 West John Street (see the entry for the James and Martha Russell House No. 2 on page 116 of this report). In 2004, the Dilling family sold the house to John Street Properties, LLC, which owns and manages the property as commercial real estate (Mecklenburg County Deed Books 641: 18; 658: 72; 28464: 267; US Census, Mecklenburg County, Population Schedule, 1940; *Greater Charlotte Cross Reference Directory*: 1959-1976).

The James and Martha Russell House No. 1 does not possess the integrity or the architectural or historical significance required for National Register eligibility under any criterion.



James and Martha Russell House No. 1, Façade and Side (West) Elevation, Looking South.



James and Martha Russell House No. 1, Façade and Side (East) Elevation, Looking Northwest.



James and Martha Russell House No. 1, Façade, Looking Southwest.



James and Martha Russell House No. 1, Rear (South) Elevation Looking Northeast.



James and Martha Russell House No. 1, Interior, South Front Room, Mantel.

**No. 11 Reid-Dekle House (MK3712) (PIN 22702613)**

455 West John Street  
Matthews, Mecklenburg County

Built ca. 1921, this heavily remodeled, frame bungalow has a side-gable main block and a slightly projecting, front-gable entrance bay facing Covenant Church Lane. The house retains original knee braces under the eaves but has been remodeled with vinyl siding, replacement windows, and a large, one-story addition on the west side. The front porch no longer survives. The interior was unavailable for inspection.

In 1919, farmer S.R. Reid acquired this house lot along West John Street from J.G. Orr. Reid, a widower, probably built this house in the early 1920s for himself and his daughter, M. Willie Reid. In 1943, M. Willie Reid sold the property to Bernard and Louise Knowles Dekle. The house remained in the Dekle-Knowles family until 1993 when it was sold to current owner, David Kinney, who manages the property as commercial real estate (Mecklenburg County Deed Books 605: 370; 1100: 355; 1302: 302; 7265: 781; US Census, Mecklenburg County, Population Schedules, 1930 and 1940).

The Reid-Dekle House does not possess the integrity or architectural or historical significance needed for National Register eligibility under any criterion.



Reid-Dekle House, Façade (North Elevation), Looking Southwest.



Reid-Dekle House, Façade (North Elevation), Looking Southeast.

**No. 12 Henry and Etta Kirkpatrick House (MK3713) (PIN 19325119)**  
432 West John Street  
Matthews, Mecklenburg County

This ca. 1926, clipped front-gable bungalow has a red-brick exterior with vinyl siding under the gable. The engaged, corner porch is supported by a heavy, brick pier and has a brick apron and staircase wing walls. The porch shelters the entrance and flanking, Craftsman-style, three-over-one sash windows. There are also grouped Craftsman-style windows serving the living room on the west side of the porch. A modern, vinyl-sided addition with a flat roof extends across the rear (north) elevation. The interior was unavailable for inspection. The parcel includes a brick and German-sided, two-car garage (ca. 1926) which no longer has its original doors.

In 1925, Henry and wife, Etta Heath Kirkpatrick, acquired this lot from Annie Heath and soon after erected the house. Henry Kirkpatrick was employed as a bookkeeper at a Charlotte hosiery mill. The house remains in the Kirkpatrick family (Mecklenburg County Deed Book 578: 4; US Census, Mecklenburg County, Population Schedule, 1940).

The Henry and Etta Kirkpatrick House does not the architectural or historical significance needed for eligibility under any criterion.



Henry and Etta Kirkpatrick House, Overall View of House and Garage, Looking North.



Henry and Etta Kirkpatrick House, Façade, Looking North.



Henry and Etta Kirkpatrick House, Rear (North) Elevation, Looking Southwest.

**No. 16 Yandle-Mullis House (MK3716) (PIN 22702611)**

409 West John Street  
Matthews, Mecklenburg County

This ca. 1945, Minimal Traditional dwelling has a double-pile, side-gable main block and a shallow, front-gable wing on the west side. Now vinyl sided, the house has an interior chimney and a shed-roofed, brick-veneered entry bay at the junction of the cross gables. All the windows are vinyl-sash replacements. The interior was unavailable for inspection.

In 1945, Y.N. Yandle purchased this lot from Joseph and Margaret Barrett and probably built this house soon after the acquisition. In 1947, Yandle sold the property to Roy T. Mullis and his wife, Mary. The house remained in the Mullis family until 2017 when it was purchased by Four Oaks Builders, LLC. The dwelling is now rental property (Mecklenburg County Deed Books 1166: 401; 1263: 219; 32026: 289).

The Yandle-Mullis House does not possess the architectural or historical significance for eligibility under any criterion.



Yandle-Mullis House, Façade (North Elevation), Looking South.





Yandle-Mullis House, Side (East) and Rear (South) Elevations, Looking North.

**No. 18 J.S. and Carrie Walters House (MK3718) (PIN 22702610)**

401 West John Street  
Matthews, Mecklenburg County

Sharing a basic form with the adjacent Yandle-Mullis House (No. 17), the J.S. and Carrie Walters House is a frame, asbestos-shingled dwelling with Minimal Traditional elements of design. The side-gable, double-pile main block has a front-gable wing on the west side and a flat-roofed porch supported by grouped, classically-styled box piers. The house has replacement windows and front door as well as modern, frame additions to the rear. The principal investigators were unable to inspect the interior.

In 1945, J.S. Walters and his wife, Carrie, purchased this lot for \$500.00 from Margaret Barrett. Margaret and Joseph Barrett had subdivided a larger lot along West John Street in 1943. The property remained in the Walters family until 1974 when it was sold to Morningstar Realty Company of Matthews. In 1988, Shick and Lai Lee, the current owners, bought the house (Mecklenburg County Deed Books 1158: 112; 2268: 517; 3694: 902; 5799: 233; US Census, Mecklenburg County, Population Schedule, 1940).

The J.S. and Carrie Walters House does not have the integrity or the architectural or historical significance needed for eligibility under any National Register criterion.



J.S. and Carrie Walters House, Façade and Side (East) Elevation, Looking West.



J.S. and Carrie Walters House, Side (East) Elevation, Looking West.

**No. 20 Duplex (MK3719) (PIN 19325126)**  
322-324 West John Street  
Matthews, Mecklenburg County

Matching the adjacent duplex at 316-318 West John Street, this one-story, front-gable duplex was constructed in 1951. The red-brick and vinyl-sided building has replacement windows and a front-gable, screened entry porch on the east side and an engaged, screened porch on the west side. The interior was unavailable for inspection.

The two duplexes were built on the same tax parcel as investment property by J.R. Renfrow, Jr. and his wife, Myrle, who acquired the lot in 1949 from his father, J.R. Renfrow, Sr. The Renfrow Realty Company owned and managed these rental properties until 1972 when they were sold to Robert Allen. The Allen family still owns both duplexes (Mecklenburg County Deed Books 1404: 242; 2391: 303; 06224: 227).

This duplex does not possess the architectural or historical significance needed for eligibility under any criterion.



Duplex, Overall View, 322-324 West John Street (Left) and 316-318 West John Street (Right), Looking Northeast.



Duplex, 322-324 West John Street, Looking North.

**No. 21 Duplex (MK3720) (PIN 19325126)**

316-318 West John Street  
Matthews, Mecklenburg County

One of two look-alike duplexes erected in 1951 on the same tax parcel, this one-story, front-gable duplex has a red-brick veneer and vinyl-clad gables. A front-gable, screened entry porch on the east side leads into the east unit while an engaged, screened porch on the west side leads into the adjoining unit. Paired windows with replacement sash occupy the center bay between the two entrances. The principal investigators were unable to view the interior.

In 1949, J.R. Renfrow, Jr. and his wife, Myrle, acquired this lot from his father, J.R. Renfrow, Sr., who owned a number of parcels along West John Street. Tax records show that this duplex and the adjacent duplex on the same tax parcel (322-324 West John Street) were constructed in 1951. The two properties were owned and managed by the Renfrow Realty Company until 1972 when they were purchased by Robert Allen. They remain in the Allen family (Mecklenburg County Deed Books 1404: 242; 2391: 303; 06224: 227).

This duplex does not possess the architectural or historical significance needed for eligibility under any criterion.



Duplex, Overall View, 316-318 West John Street (Right) and 322-324 West John Street (Left), Looking North.



Duplex, 316-318 West John Street, Façade, Looking North.

## Historical Background

The West John Street Residential District took shape with the development of Matthews in the late nineteenth and early twentieth centuries. Following the arrival of the Central Carolina Railroad (later the Seaboard Air Line Railway) in 1874, Matthews emerged as a bustling market town and marshalling point for cotton and other agricultural products in southeastern Mecklenburg County. When the Town of Matthews was incorporated in 1879, the settlement had grown to some 200 residents. By the early twentieth century, Matthews boasted a thriving commercial core along the 100 block of North Trade Street, assorted small manufactories beside the railroad corridor, and nearly 400 inhabitants. By the mid-twentieth century, gas stations and automobile dealerships and repair shops had replaced liveries around the edge of the business district, and the population had reached 500 which included residents commuting by automobile to work in nearby Charlotte (Lester 1999: 9; Brown and Mattson 1996: Section 8, page 15).

Skirting the edge of the business district, just one block southwest of the railroad line, John Street emerged as one of the principal residential streets. Outside the Matthews town limits, John Street becomes Monroe Road, the long-established route linking the Mecklenburg County seat of Charlotte with Monroe, the seat of Union County. By the early twentieth century, John Street and several nearby roads, including Matthews, Trade, and Charles streets, all featured dwellings erected for some of the town's leading families. Picturesque, one-story, L-plan houses arose around the intersection of John and Trade streets, but most of these were later razed for commercial development. Within the West John Street Residential District, the Grier, Hooks, and McLaughlin families constructed stylish picturesque residences that survive today. The McLaughlin residence originally stood on an expansive, sixty-one acre tract (see the evaluation for the McLaughlin-Bost House on page 68 of this report) (Lester 1999: 9; 22-23, 36-37, 50-51).

The West John Street Residential District remained largely undeveloped into the 1920s, consisting mainly of the Grier, Hooks, and McLaughlin (later Bost) residences surrounded by vacant land owned by a variety of local families. During the 1920s, West John Street benefited from state-funded improvement projects to Monroe Road which, with expanding car ownership, greatly improved access to Charlotte. In the mid-1920s, local businessman, J.R. Renfrow, and his wife, Katherine Grier Renfrow, built the Craftsman-style Renfrow-Lemmond House in the 300 block of West John Street (evaluated on page 96 of this report). Renfrow also acquired most of the north side of the 300 and 400 blocks of West John Street which he subdivided into house lots and eventually sold to individual buyers for residences. Nearby on West John Street, the Reids, Russells, Hartises, and Kirkpatrick's all purchased lots in the 1920s and erected frame and brick bungalows for their middle-class households (Paula Lester Interview 2018; Orr 1922).

The years after World War II witnessed another period of growth along West John Street which had still been sparsely developed. Matthews as a whole was also growing at this time. Around the periphery of town, a variety of Minimal Traditional-style dwellings and ranch houses arose for owners who now often commuted to Charlotte for employment. Repeating this pattern, houses of similar designs appeared on West John Street. The trend began around 1937 when John and Roselie Stewart purchased one of Renfrow's lots in the 300 block and built their brick residence in the Minimal Traditional style (see the evaluation for the house on page 42 of this report). John Stewart was an office employee at a Charlotte hosiery mill. In the early 1950s, James and Martha Russell moved from their 1920s bungalow in the 500 block of the street into a new, larger house next door. Their new, red-brick house also displayed Minimal Traditional styling. James Russell was employed as a railroad claims adjuster in Charlotte. By the early 1950s, smaller, frame,

Minimal Traditional residences anchored both ends of the West John Street Residential District. At the east end, the Renfrows built a pair of one-story duplexes. Others opted for tidy ranch houses. Dal and Margaret Privatte erected a hip-roofed, brick ranch house ca. 1952 in the 500 block, and ca. 1960, Dora Cullledge built a gable-roofed ranch house on a nearby lot.

West John Street remained residential throughout this period, but by the early 1960s the street was beginning to turn commercial. For example, a medical office building was constructed ca. 1960 in the 500 block next to Dora Cullledge's new ranch house. Gradually but steadily, nearby residences became rental properties and were eventually converted to commercial uses. Starting in the late 1970s, changes in ownership increased, and houses were sold to commercial interests. The Hartis family bungalow in the 500 block, just east of the medical office building, became a dentist's office. Cullledge's ranch was converted to offices for a pest control enterprise. Facing development pressure, the street's most intact historic residences—the Grier-Furr House, the McLaughlin-Bost House, and the Renfrow-Lemmond House—were designated local landmarks although the Grier-Furr and Renfrow-Lemmond houses have been adapted for office use. The three are evaluated individually in this report on pages 30, 68, and 96, respectively.

Today, the West John Street Residential District is predominantly commercial. Largely as a result of aggressive annexation policies, Matthews's population soared in the late twentieth and early twentieth-first centuries, skyrocketing from 1,600 residents in 1980 to 14,000 in 1990 and 30,000 in 2014. Modern residential and commercial subdivisions now surround the historic commercial core on North Trade Street. Along West John Street, the majority of houses constructed between the 1880s and 1960s remain although now mostly professional offices. Among the exceptions are Russell House No. 2 on the 500 block which is occupied by the Russells' daughter and the Stewart House in the 400 block which also remains in the Stewart family. Although the West John Street Residential District includes just one modern building, a two-story office building in the 500 block, the district has become distinctly commercial in character, filled with modern signage, large driveways, and paved parking areas. Several vacant houses in the 400 and 500 blocks are now owned by investment companies and appear to await commercial development.

### **National Register Criteria Evaluation**

For purposes of compliance with Section 106 of the National Historic Preservation Act, the West John Street Residential District is recommended **not eligible** for the National Register under any criterion because of a loss of integrity.

### **Integrity**

The West John Street Residential District does not retain all seven of the aspects of integrity needed for National Register eligibility. The houses do stand on their original sites and thus retain integrity of location. However, the widening of the street, modern buildings, the installation of commercial signage, and paved parking lots have compromised the integrity of its historically residential setting, feeling, and association. The district also does not possess integrity of design, materials, and workmanship. While this area contains three well-preserved local landmarks and several other largely intact, mid-twentieth-century dwellings, most of the buildings have had significant alterations with their conversions to commercial use.

## Criterion A

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

The West John Street Residential District is not recommended for eligibility under Criterion A because the area does not possess sufficient integrity to illustrate either a specific event or a pattern of events that was important within a local, state, or national context.

## Criterion B

The West John Street Residential District is **not eligible** for the National Register under Criterion B (Person). For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group (National Park Service, *National Register Bulletin 15: 14*).

The district is not eligible under Criterion B because it is not associated with individuals whose activities were demonstrably important within a local, state, or national historic context.

## Criterion C

The West John Street Residential District is **not eligible** for the National Register under Criterion C (design/construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction (National Park Service, *National Register Bulletin 15: 17*).

Although this district contains three local landmarks, which are all recommended for National Register eligibility for their architectural significance, the area as a whole does not possess sufficient architectural integrity for eligibility under Criterion C. Most of these formerly residential properties, as well as the ca. 1960 Medical Office Building, have had major alterations and thus do not retain integrity of design, materials, and construction. Furthermore, the district's integrity of feeling, setting, and association have been compromised by the road widening, the loss of landscaping, and commercial signage.



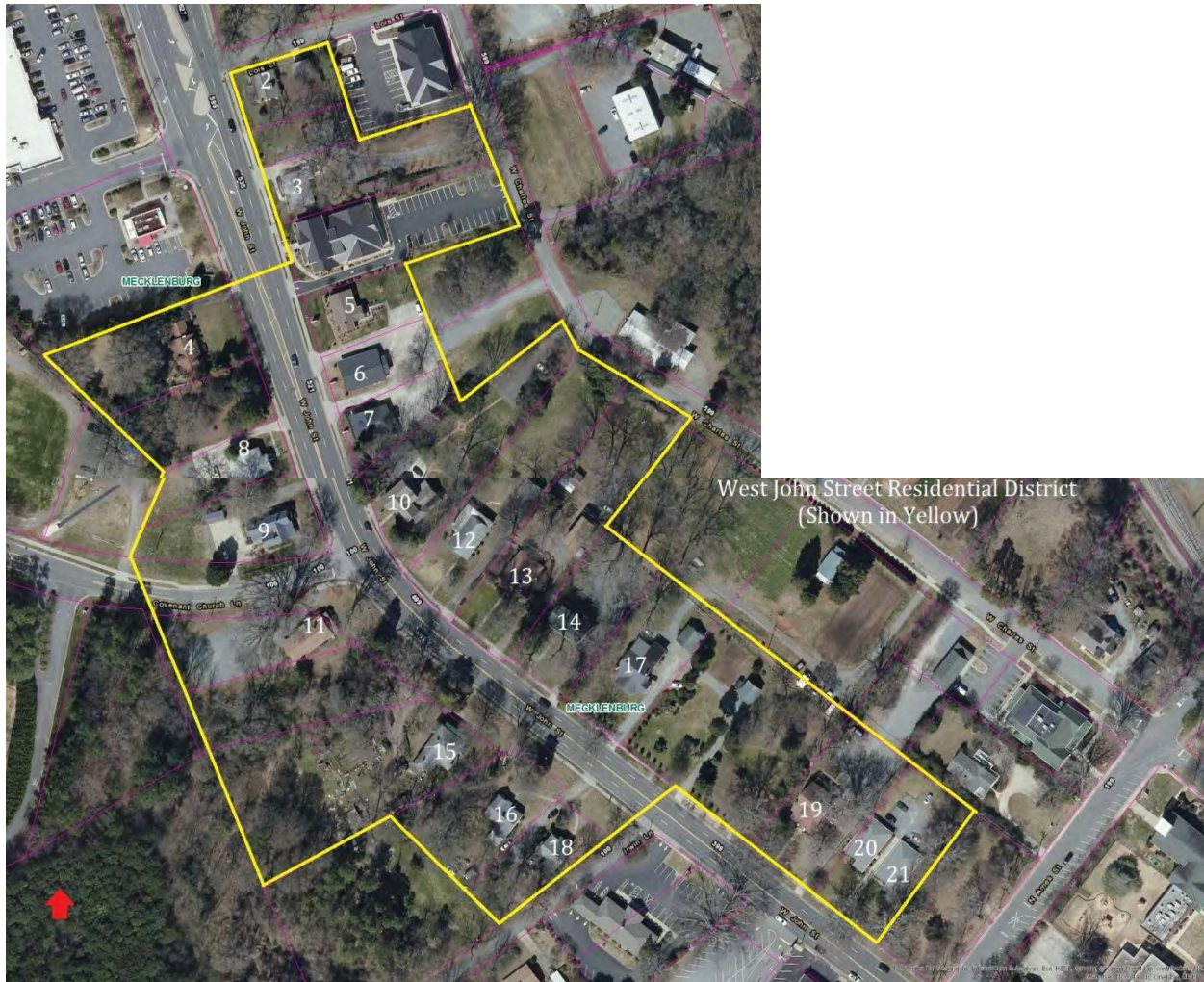
## Criterion D

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

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

Figure 11

West John Street Residential District  
Site Plan



Key:

- |   |                                      |
|---|--------------------------------------|
| 2. Haigler-Privette House               | 12. Henry and Etta Kirkpatrick House |
| 3. Dal and Margaret Privatte House      | 13. John and Roselie Stewart House   |
| 4. James and Martha Russell House No. 2 | 14. Kidd-Tennant-Roberts House       |
| 5. Dora Culledge House                  | 15. McLaughlin-Bost House            |
| 6. Medical Office Building              | 16. Yandle-Mullis House              |
| 7. Jesse and Ethel Hartis House         | 17. Henry and Hazeline Massey House  |
| 8. James and Martha Russell House No. 1 | 18. J.S. and Carrie Walters House    |
| 9. Sidney J. and Shelby W. Hooks House  | 19. Renfrow-Lemmond House            |
| 10. Grier-Furr House                    | 20. Duplex                           |
| 11. Reid-Dekle House                    | 21. Duplex                           |

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