



**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

December 4, 2018

MEMORANDUM

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

FROM: Renee Gledhill-Earley   
Environmental Review Coordinator

SUBJECT: Historic Structures Survey Report, Widen NC 160 from NC-SC State Line to SR 1116, U-5766, PA 16-06-0020, Mecklenburg County, ER 18-3431

Thank you for your November 2, 2018, memorandum transmitting the above-referenced report. We have reviewed the report and offer the following comments.

During review, we requested additional information on why a property (15500 NC-160) was not included in the report and had your response on November 28, 2018. While we are willing to accept that information, we believe the property should have been included and evaluated, given its age and location. This would have provided us the opportunity to concur or not with the report's findings.

We concur that the Shopton Historic District (MK2498) is no longer eligible for listing in the National Register of Historic Places due to the demolitions that have taken place since it was determined eligible in 1990 and 2008. In fact, the district no longer exists.

Hayes-Byrum Store (MK1367), which as the "Hayes-Byrum Store and House" was listed in the National Register under Criterion A and C in the areas of Commerce and Architecture at the local level, remains eligible even though the house is no longer extant. The adjusted boundary with verbal description on page 18 of the report and a map on page 19 appears to be appropriate for the individual property. A formal National Register boundary adjustment may be needed, depending upon the plans for the undertaking.

The above comments are made pursuant to Section 106 and 110 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 919-814-6579 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: 11/02/2018**

**State Historic Preservation Office**



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

ROY COOPER  
GOVERNOR

JAMES H. TROGDON, III  
SECRETARY

**ER 18-3431**

November 2, 2018

Due -- 11/30/18

MEMORANDUM

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

H- z/Clare Hens  
11/28/18

**FROM:** Kate Husband  
Architectural Historian  
NCDOT Division of Highways

**SUBJECT:** U-5766, Widen NC 160 from NC-SC State line to SR 1116 (Shopton Road West), PA 16-06-0020, Mecklenburg County

Enclosed please find the Historic Structures Survey Report, survey site database, and additional materials for the above referenced project for your review and comment per 36CRF.800. Please contact me by phone (919-707-6075) or email (klhusband@ncdot.gov) if you have any additional questions or comments.

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**HISTORIC STRUCTURES SURVEY REPORT**

**NC 160, WIDEN TO MULTI-LANES FROM SOUTH CAROLINA LINE TO I-485  
MECKLENBURG COUNTY**

**TIP No. U-5766  
WBS No. 50179.1.1  
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**

**October 25, 2018**

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**October 25, 2018**

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

*Frances P. Alexander*

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

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

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

**October 25, 2018**

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**Date**

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**Date**

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**Date**

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## MANAGEMENT SUMMARY

The North Carolina Department of Transportation (NCDOT) is widening NC 160 to multi-lanes from the South Carolina line to I-485 in Mecklenburg County. This project is subject to review under the Section 106 Programmatic Agreement for Minor Transportation Projects (NCDOT/NCHPO/FHWA/USFS 2015). NCDOT architectural historians defined an area of potential effects (APE) and conducted a site visit to identify and assess all resources within the APE that were approximately fifty years of age or older. One resource, the Hayes-Byrum Store (MK1367), warranted intensive-level National Register eligibility evaluation and is the subject of this report. The Hayes-Byrum Store was once part of the National Register nominated resource, Hayes-Byrum Store and House, but the house (MK1356) was moved and subsequently lost in a fire. The Hayes-Byrum Store and House was also designated a local landmark in 1990, and the store remains a local landmark. Finally, the store is the only building remaining within the Shopton Historic District (MK2498) which was determined eligible for the National Register in 1990 and again in 2008. The demolition of this historic district is documented in 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 **Figure 2**.

This architectural resources investigation consisted of a field survey and background research into the history and architecture of the resource. The field investigation was undertaken in September 2018. The Hayes-Byrum Store and House was designated a local landmark in 1990 and nominated to the National Register in 1991. This report recommends that the store remains eligible for the National Register as nominated (**Table 1**).

The APE for this widening project begins at the crossing of NC 160 and the South Carolina line and at its northern terminus ends roughly one-third of a mile north of the junction of NC 160 and Shopton Road. The APE boundaries measure 200 feet in each direction off the center line of NC 160, and extend between 200 and 1,200 feet along the numerous cross roads where intersection improvements will occur.

**Table 1**

<b>Property Name</b>	<b>PIN</b>	<b>Survey Site Number</b>	<b>Eligibility Recommendation</b>	<b>Criteria</b>
Hayes-Byrum Store	19959110	MK1367	Eligible	A and C
Shopton Historic District	N/A	MK2498	Not Eligible	N/A

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## I. INTRODUCTION

This eligibility report was prepared in conjunction with the North Carolina Department of Transportation (NCDOT) project entitled, *NC 160, Widen to Multi-Lanes from South Carolina Line to I-485*, in Mecklenburg County. The TIP Number is U-5766, and the WBS Number is 50179.1.1. Located in southwestern Mecklenburg County, the project location is shown in **Figure 1**.

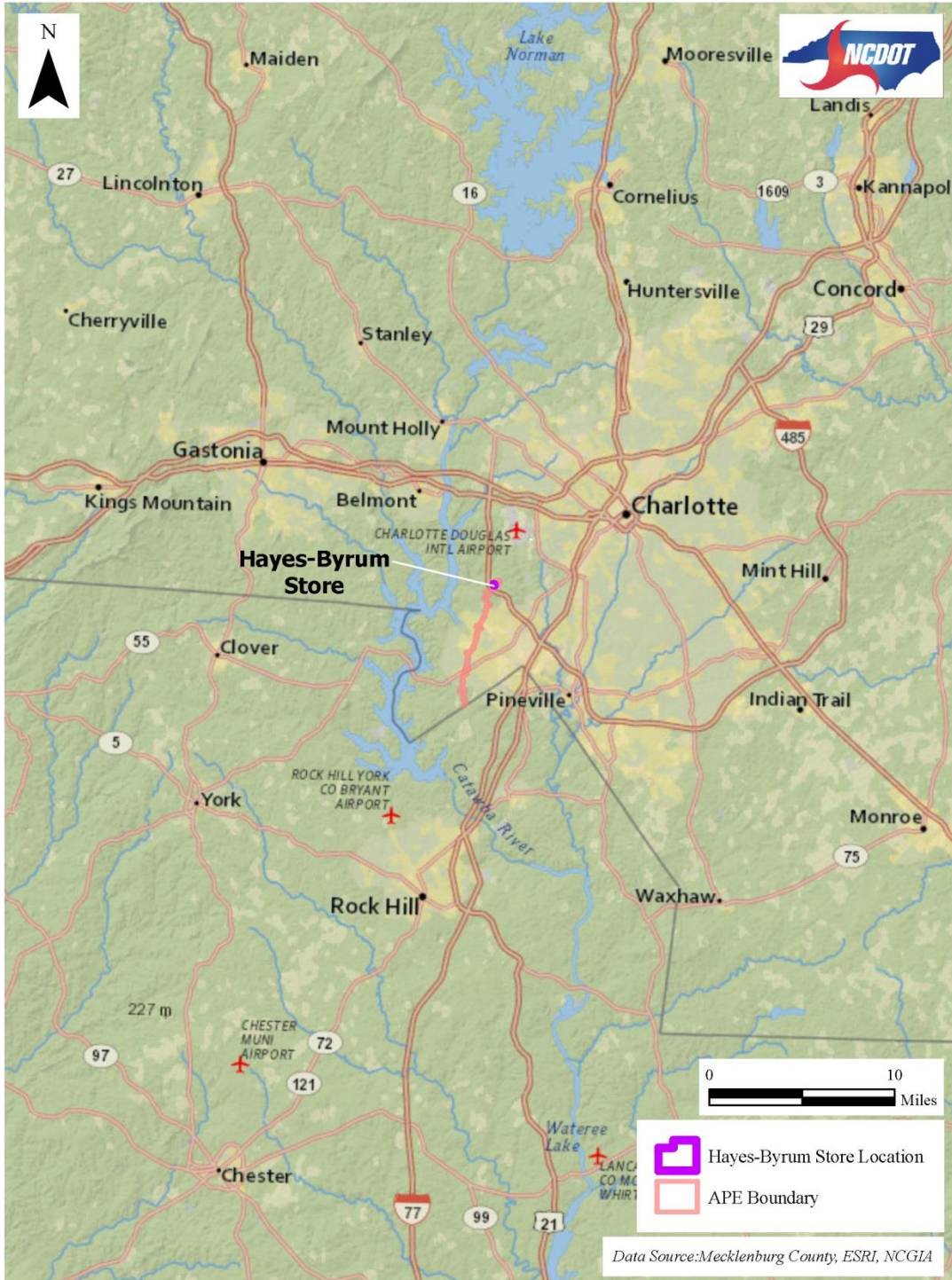
The area of potential effects (APE) for this road widening project begins at the crossing of NC 160 and the South Carolina line and at its northern terminus ends roughly one-third of a mile north of the junction of NC 160 and Shopton Road. The APE boundaries measure 200 feet in each direction off the center line of NC 160 and extend between 200 and 1,200 feet along the numerous cross roads where intersection improvements will occur. The APE corresponds to the study area defined for the project. Only one resource within the APE, the Hayes-Byrum Store (MK1367), warranted intensive-level investigation (see **Table 1**). The Hayes-Byrum Store was once part of the National Register-listed Hayes-Byrum Store and House, but the house (MK1356) was moved and later lost in a fire. In 1990, the store and house property also became a local landmark, and the store remains locally designated. Finally, the store is the only building remaining within the Shopton Historic District (MK2498) which was determined eligible for the National Register in 1990 and again in 2008 during the environmental studies for the project entitled, *Gaston East-West Connector, Gaston and Mecklenburg Counties, TIP U-3321*. The demolition of this historic district is documented in this report. The Hayes-Byrum Store and the Shopton Historic District are shown on the APE maps (**Figure 2**).

This investigation was conducted to evaluate this property for National Register eligibility. The current 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 in the Shopton community of southwestern Mecklenburg County and a field investigation of the resource. For the research phase, the principal investigators examined both primary and secondary sources, including published histories, deeds, National Register nominations, local landmark reports, and the HPO survey files for Mecklenburg County. Interviews were also conducted with local preservationists and the current occupant of the Hayes-Byrum Store. The principal investigators also conducted windshield surveys in the county to identify other rural stores.

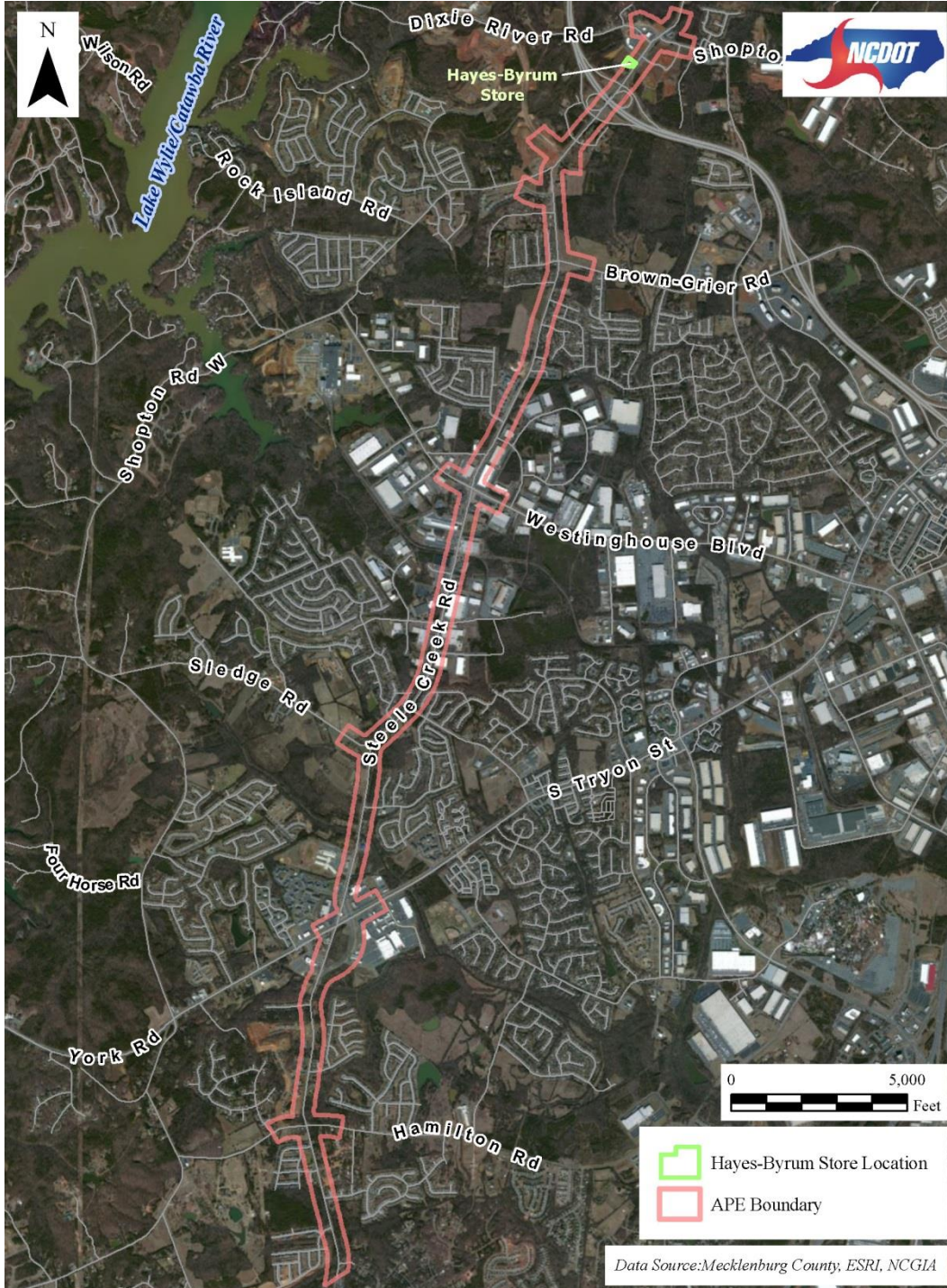
Field work took place in September 2018. The store, as well as related outbuildings and landscape features, were examined and documented with photographs to assess present levels of integrity. The current tax parcel for the property is depicted on the site plan included with the evaluation (**Figure 3**).

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





**Figure 2**  
**Area of Potential Effects (APE) Map**



## II. PROPERTY EVALUATIONS OF ELIGIBILITY

**Hayes-Byrum Store (Hayes-Byrum Store and House) (MK1367) (Local Landmark 1990; National Register 1991) (PIN 19959110)**  
8510 Steele Creek Road  
Charlotte, Mecklenburg County

Date of Construction: ca. 1890  
Eligibility Recommendation: Eligible



Figure 3. Hayes-Byrum Store, Site Plan and Proposed National Register Boundary

## Summary Statement of Significance

The ca. 1890 Hayes-Byrum Store was designated a local landmark in 1990 and listed in the National Register in 1991 with the adjacent Hayes Byrum House. The ca. 1900 Hayes-Byrum House, which originally stood just north of the store, no longer survives. The two-story, frame, Queen Anne-inspired dwelling was constructed by store owner, Joseph Rufus Hayes. In 2010, to make way for new construction, the house was relocated to a new site outside the district, but the abandoned building was subsequently destroyed by fire (Mattson and Huffman, *Hayes-Byrum Store and House*, 1991; Mattson, Alexander and Associates, Inc. 2016).

The Hayes-Byrum Store and House was listed in the National Register under Criterion C for Architecture. (For additional information, see *Historic and Architectural Resources of Rural Mecklenburg County, North Carolina*, National Register of Historic Places Multiple Property Documentation Form, 1990. Associated Property Type I: Houses-Postbellum Farmhouses and Property Type V: Commercial Buildings-Crossroads Stores). The National Register boundary encompassed the store and house as well as a ca. 1910 barn, a ca. 1930 garage, a modern shed, and a swimming pool, all set within an approximately one-acre tract. The barn, garage, shed, and pool were all noncontributing resources, and none of them survives (Mattson and Huffman 1990: Section F, pages 36-37; Mattson and Huffman, *Hayes-Byrum Store and House*, 1991: Section 9, page 1).

## Physical Description: Hayes-Byrum Store

The Hayes-Byrum Store has not changed significantly since its 1991 National Register listing. Still a local landmark, the one-story, brick building retains its key exterior and interior elements of construction and design. The facades of both the main building and a storage wing have flat parapets, and a hip-roofed porch shelters the three-bay façade. An arched entrance in the center bay is flanked by large, two-over-two sash windows that have original paneled shutters. The double-leaf, wood doors are original. During the 1950s, the original one-step parapet was remodeled to create the current taller, flat parapet, and the original shed-roofed porch was replaced with the existing hip-roofed porch. The porch is supported by simple piers. Most of the brick exterior was probably painted at that time although the one-step, red-brick parapet on the rear (west) elevation was left unpainted.



Hayes-Byrum Store, Façade, Looking West.



Hayes-Byrum Store, Overall View Showing Steele Creek Volunteer Fire Department (Left), Looking Southwest.



Hayes-Byrum Store, Façade, Looking Southwest.

During the early twentieth century, the one-bay wing for cotton storage was built along the south elevation. This addition has its original double-leaf, metal doors as well as metal sheathing added in the 1950s. The wing has a shallow porch extending the full length of the south elevation that is supported by wooden piers. A large entrance on the rear (west) elevation of the wing was probably enclosed in the 1950s although the surrounding weatherboarding survives. In addition to an original parapet configuration, the rear elevation has a shed-roofed porch—probably added in the early twentieth century—that has been freely modified with wooden sheathing, posts, and a ramp. The ramp leads to the rear entrance which is contained within an enclosed end bay (HPO File 1987; Mattson and Huffman, 1991: Section 7, pages 1-2).

Although now a beauty salon, the interior of the store retains its original open plan, plaster walls, wooden floors, tongue-and-groove ceiling, and wooden shelves along the north and south walls. These shelves have wide, molded cornices treated with decorative brackets and pendants. In the back of the store, a metal door opens into the original meat locker. The original counters and other store furniture were removed in the 1950s when the building was updated. Modern, removable, wooden shelves, tables, and counters serve the salon (HPO File 1987).



Hayes-Byrum Store, Façade and Cotton Storage Wing, Looking Northwest.



Hayes-Byrum Store, Side (North) and Rear (West) Elevations, Looking Southeast.



Hayes-Byrum Store, Rear (West) Elevation, Looking Northeast.



Hayes-Byrum Store, Rear Lot, Looking Southwest.



Hayes-Byrum Store, Interior, Original Shelves Along North Wall.



Hayes-Byrum Store, Interior, Original Shelves Along North Wall.





Hayes-Byrum Store, Interior, Looking West From Front Entrance.



Hayes-Byrum Store, Interior, Meat Locker.

## Historical Background

In January 1881, Joseph Rufus Hayes (1849-1914) bought a one-acre lot fronting on what became Shopton Road (now Steele Creek Road) in the rural Steele Creek community. He built a general store on the site in 1881 which he replaced with the present brick store around 1890. Ten years later, Hayes constructed a two-story, frame house next to the store. The crossroads community of Shopton (a shortening of Shoptown) was established around this store and a nearby blacksmith's shop, a wood shop, saw and flour mills, a school, and a cotton gin. By the turn of the twentieth century, the Shopton post office was opened in Hayes' store. Located southwest of Charlotte, Shopton and the surrounding Steele Creek community thrived during the late nineteenth and early twentieth centuries. By the 1920s, Steele Creek contained a host of prosperous cotton farms with substantial, Colonial Revival and bungalow farmhouses and the imposing Steele Creek Presbyterian Church (Mattson and Huffman, *Steele Creek Presbyterian Church*, 1991).

Hayes operated the business until his death in 1914. His obituary in the *Charlotte Observer* observed:

Mr. Hayes was one of the best known men of the county. For the past thirty-five years, he has been engaged in the mercantile business at Shopton and during that long period he built up a fine trade abiding always in the respect and confidence of his neighbors and those with whom he had to do in a business way (*Charlotte Observer*, 22 August 1914).

In 1919, William Lester Byrum (1879-1952), who had been Hayes's assistant at the store, bought the one-acre lot that contained the house and store as well as eleven additional acres. Byrum and later members of the Byrum family ran the store until 2008. Subsequently, the ownership of Byrum property was reorganized for the purposes of redevelopment. The store building is now leased for use as a beauty salon (Mattson and Huffman, *Hayes-Byrum Store and House*, 1991: Section 8, pages 2-3; Mecklenburg County Deed Books 23812: 669; 27470: 972).

## National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), Hayes-Byrum Store is recommended **eligible** for the National Register. In 1991, the store was listed in the National Register under Criterion A for Commerce and Criterion C for Architecture as part of the historic property entitled, Hayes-Byrum Store and House. The house is no longer extant, but the store remains eligible under the nominated criteria. The store is also a local landmark (1990).

## Integrity

Hayes-Byrum Store has not changed significantly since being listed in the National Register in 1991. The store remains on its original site oriented to Steele Creek Road and thus has integrity of location. However, changes to the surrounding area have affected the store's integrity of setting, feeling, and association. Extensive suburban development has transformed Shopton in recent years, and this once rural community has been absorbed into the expanding Charlotte metropolitan area (see the evaluation of the Shopton Historic District in this report). Furthermore, the ca. 1900 Hayes-Byrum House and associated outbuildings which had been included in the 1991 nomination

no longer survive. Despite these changes and losses to Shopton, the Hayes-Byrum Store is intact and retains its integrity of design, materials, and workmanship. The substantial, brick building retains its tall, two-over-two sash windows with paneled shutters and original double-leaf doors. Notably, the interior is intact with original plaster walls, hardwood floors, tongue-and-groove ceiling, decorative shelving, and historic meat locker. Its principal changes—the addition of a side wing for cotton storage, the remodeling of the porch roof, and changes to the parapet—all occurred during the historic period and were noted in the National Register nomination.

### Criterion A

Hayes-Byrum Store remains **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 store remains eligible under Criterion A for Commerce as a rare surviving example of a rural general store constructed in Mecklenburg County during the late nineteenth and early twentieth centuries. According to the *Historic and Architectural Resources of Rural Mecklenburg County, North Carolina*, National Register of Historic Places Multiple Property Documentation Form (1990), such stores are historically significant for their association with important patterns of rural commerce and trade. The 1990 nomination observed that Mecklenburg County's remaining rural stores of this period are "rare survivors of the many small, rural general merchandise stores and crossroad groceries/filling stations that were once distributed across the county" (See Property Type V: Commercial Buildings-Crossroads Stores.) (Mattson and Huffman 1990: Section F, pages 36-37).

The Hayes-Byrum Store is the oldest such general store to survive in rural Mecklenburg County, and according to the Charlotte-Mecklenburg Historic Landmarks Commission, is now one of only two intact country stores of the late nineteenth and early twentieth century in the entire county. The other—the 1908 S.W. and C.S. Davis General Store (MK1537)—is located north of Charlotte in the Croft community. The Davis store is a well-preserved, red-brick, two-story building with segmental-arched windows and entrance, and decorative brick corbelling. Like the Hayes-Byrum Store, the store at Croft is a local landmark (1980) as well as contributing resource to the Croft Historic District (National Register 1999). Sited nearby in the Nevins community, the 1909 P.T. Christenbury Store (MK1551), a weatherboarded, front-gable general store, was demolished in 2018 (HPO Files 1990, 2015; Stewart Gray Interview 2018).



S.W. and C.S. Davis General Store, 1908, 8940 Old Statesville Road, Charlotte.



P.T. Christenbury Store, 1909, 5013 Statesville Road, Charlotte. Demolished 2018.  
(2015 Photograph by Mattson, Alexander and Associates, Inc.)

## Criterion B

The Hayes-Byrum Store 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 Hayes-Byrum Store remains **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).

As noted under Criterion A, the Hayes-Byrum Store is the oldest surviving general store in rural Mecklenburg County and one of only two load-bearing brick commercial buildings remaining from the historic period in the county. The other is the 1908 S.W. and C.S. Davis General Store (MK1537) in the Croft community.

The architectural integrity of the Hayes-Byrum Store has not changed significantly since its 1991 National Register listing under Criterion C as part of the nominated property, Hayes-Byrum Store and House. Although the ca. 1900 Hayes-Byrum House is now gone, the ca. 1890 store retains its defining exterior and interior features. The store displays its original one-story, rectangular, brick form; two-over-two sash windows with paneled, wooden shutters; and double-leaf, wood doors. The one-bay, brick addition to the south elevation was added in the early twentieth century for cotton storage, and the front parapet and porch were remodeled in the 1950s. The interior retains its open plan with hardwood floors, tongue-and-groove ceiling, and original shelving with wide, molded cornices, decorative brackets, and pendants.

## Criterion D

The Hayes-Byrum Store is **not eligible** for the National Register under Criterion D (potential 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 store has been drawn according to the guidelines of National Register Bulletin 21, *Defining Boundaries for National Register Properties*.

Shown in **Figure 4**, the proposed National Register boundary encompasses an approximately one acre site that, for the most part, conforms to the existing 1.11-acre tax parcel. A portion of the Steele Creek Volunteer Fire Department building extends into the southeast corner of the store property, and this area has been excluded from the proposed National Register boundary. In addition, the current parcel line and right-of-way along Steele Creek Road cut through the store building so the proposed boundary has been extended roughly twelve feet out from the edge of the porch in line with the street curb (see photograph below). This extension allows the entire building and the front parking associated with the store to be included within the proposed National Register boundary. The store is the only contributing resource, and there are no noncontributing resources.



Hayes-Byrum Store, Looking South Along Steele Creek Road.

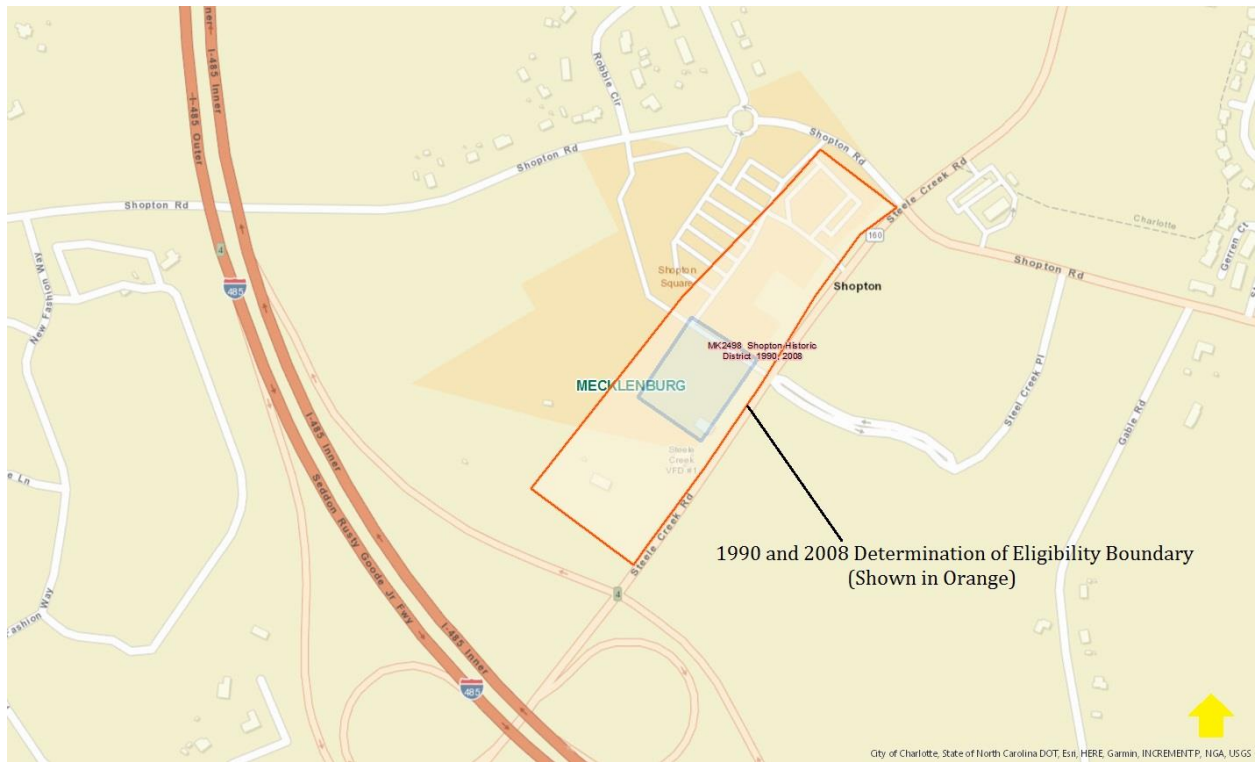
**Figure 4**  
**Hayes-Byrum Store**  
**Proposed National Register Boundary**



**Shopton Historic District (MK2498)  
(Determination of Eligibility 1990, 2008)**

West side of Steele Creek Road (NC 160), south of  
intersection with Shopton Road (SR 1155)  
Charlotte, Mecklenburg County

Period of Significance: ca. 1828-ca. 1940  
Eligibility Recommendation: Not Eligible



**Figure 5. Shopton Historic District, 1990 and 2008 Determination of Eligibility Boundary.**

Source: North Carolina Historic Preservation Office, GIS Service



## Summary Statement of Significance

As described in the 2008 historic structures survey report for the NCDOT project entitled, *Gaston East-West Connector, Gaston and Mecklenburg Counties, TIP U-3321*, the Shopton Historic District encompassed a small collection of buildings constructed during the nineteenth and early twentieth centuries along Steele Creek Road. A nineteenth-century stage route, Steele Creek Road ran through western Mecklenburg County and linked Salisbury, North Carolina, with Camden, South Carolina. The rural Shopton settlement took shape along the route, and the surrounding Steele Creek community—featuring substantial farmhouses and the imposing, 1889 Steele Creek Presbyterian Church—developed into one of the county’s most prosperous agricultural areas (Gatza 1990; Mattson, Alexander and Associates, Inc. 2008).

In 2008, the Shopton Historic District had not changed significantly since its 1990 determination of eligibility. The major change was the widening of Steele Creek Road from two lanes to four along the district’s east side. All the principal buildings survived as did the fields and mature trees that conveyed much of its rural setting and feeling. The district was determined eligible for the National Register under Criterion A for Commerce and under Criterion C for Architecture. The 1990 and 2008 boundaries for the historic district are depicted in **Figure 5** (Gatza 1990; Mattson, Alexander and Associates, Inc. 2008).

According to the 2008 report, the oldest remaining building in the district was the ca. 1828 William Grier House (MK1364) (Local Landmark 1978), a two-story, single-pile, frame dwelling with Federal and Greek Revival elements. Facing Steele Creek Road just south of Shopton Road, the Grier House ranked among Mecklenburg County’s most intact Federal-era farmhouses. At the south end of the district, the William Wallis Robinson House (MK1376) (Local Landmark 1991) was constructed in the mid-nineteenth century as a one-story, double-pile farmhouse with two interior chimneys and restrained Greek Revival elements. The centerpiece of the Shopton Historic District was the Hayes-Byrum Store and House (MK1367) (Local Landmark 1990) (National Register 1991). The ca. 1890, one-story, brick store is a rare surviving example of rural commercial architecture from this period in Mecklenburg County. The store remained in operation in 2008. The adjacent Queen Anne-inspired house was built ca. 1900 by the store owner. Finally, a ca. 1930 hip-roofed, frame bungalow stood just north of the Byrum House. The principal noncontributing resource was the Steele Creek Volunteer Fire Department, a one-story, brick building immediately south of the Hayes-Byrum Store and House which had been extensively remodeled and updated in the 2000s (Mattson, Alexander and Associates, Inc. 2008; Morrill 1978; Morrill 1991; Mattson and Huffman 1991).



Shopton Historic District, William Grier House. 2008 Photograph.



Shopton Historic District, William Wallis Robinson House. 2008 Photograph



Shopton Historic District, Hayes-Byrum Store and House. 2008 Photograph.

However, since 2008, the historic district has lost all its constituent resources except for the Hayes-Byrum Store which now houses a beauty salon. In 2010, to make way for new construction, the Hayes-Byrum House was relocated to a new site outside the district, but the house has since burned down. Similarly, the William Grier House was relocated in 2010 from its original site on Steele Creek Road at the intersection with Shopton Road. Its current site is an overgrown lot adjacent to the lost Hayes-Byrum House. The Grier House is now vacant and in deteriorated but stable condition. The William Willis Robinson House, which stood south of the Hayes-Byrum Store and House, and the ca. 1930 bungalow, which stood to the north, have both been demolished since 2008 (Mattson, Alexander and Associates, Inc. 2016).



William Grier House, Relocation Site, 8120 Robbie Circle, Charlotte.



Shopton Historic District, Site of William Willis Robinson House, Looking West From Steele Creek Road.

Modern commercial development and pending new construction now characterize the district and surrounding areas. I-485, with an interchange at Steele Creek Road, has been constructed just south of the district, triggering much of this automobile-oriented growth. A large drugstore/pharmacy has replaced the William Grier House at the north side of the district while a supermarket, with an expansive parking lot, is found on the west side. Other historic house lots and connecting fields have been subdivided, cleared, and graded for new development. Many mature shade trees on the Hayes-Byrum property and other building sites have been lost, and new roads have been constructed. The east side of Steele Creek Road, just outside the district boundary, is now an expansive office park. The modernized Steele Creek Volunteer Fire Department remains along Steele Creek Road, just south of the Hayes-Byrum Store.



Shopton Historic District, Original Site of William Grier House, Looking South From Shopton Road.



Shopton Historic District, Looking North From Hayes-Byrum Store Along Steele Creek Road.



Shopton Historic District, Looking North From Hayes-Byrum Store.



Shopton Historic District, Hayes-Byrum Store and Steele Creek Volunteer Fire Department, Looking Southwest.

### National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), the Shopton Historic District is recommended **not eligible** for the National Register under any criterion because of a loss of integrity. The historic district was determined eligible for the National Register in 1990 and 2008.

### Integrity

The Shopton Historic District does not possess the seven aspects of integrity needed for National Register eligibility. Its integrity of location, setting, feeling, and association have all been lost to road widenings, modern development, and the demolition of all but one historic resource. Furthermore, because of extensive demolitions and relocations, the district does not retain its integrity of design, materials and workmanship. The ca. 1890 Hayes-Byrum Store is the only remaining historic building in this former district.

### Criterion A

The Shopton Historic District 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 Shopton Historic District no longer possesses the integrity needed to illustrate an event or patterns of events significant to the history of Mecklenburg County. Since 2008, the district has been transformed by suburban commercial development and the loss of all but one historic resource.

### **Criterion B**

The Shopton Historic 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 Shopton Historic 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 Shopton Historic 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*).

The historic district does not possess the level of architectural integrity required for eligibility under Criterion C. As noted under Criterion A in this evaluation, modern development has transformed the district completely with the razing or relocation of all but one historic resource, road widenings, and the grading of former fields and pastures for commercial construction. The ca. 1890 Hayes-Byrum Store is the sole surviving historic building in the Shopton district.

### **Criterion D**

The Shopton Historic 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 historic district 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.



### III. Bibliography

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