



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

January 18, 2019

MEMORANDUM

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

FROM: Renee Gledhill-Earley 
Environmental Review Coordinator

SUBJECT: Historic Structures Survey Report, Widening SR 1109 (Williamson Road) from I-77 to SR 1100 (Brawley School Road), R-5100A, PA 18-08-0002, Iredell County, ER 18-4172

Thank you for your December 11, 2018, letter transmitting the report for the above-referenced undertaking. We have reviewed the report and concur that the Chester Farmstead (ID1819) is not eligible for listing in the National Register of Historic Places for the reasons outlined in the report.

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 919-814-6579 or environmental.review@ncdcr.gov. In all future communication concerning this project, please cite the above referenced tracking number.

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

Received: 12/17/2018
State Historic Preservation Office



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

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

December 11, 2018

ER 18-4172

Due -- 1/14/19

Dear Ms. Gledhill-Earley:

H- ER 18-4172
4/18/19

RE: Historic Structure Survey Report, TIP# R-5100A, PA# 18-08-0002, Widen SR 1109
(Williamson Rd) from I-77 to SR 1100 (Brawley School Rd) in Iredell County

The North Carolina Department of Transportation (NCDOT) proposes to widen Williamson Rd from I-77 to Brawley School Rd in Iredell County. Commonwealth Heritage Group prepared the attached Eligibility Report and recommends the Chester Farmstead not 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 sleap@ncdot.gov.

Sincerely,

A handwritten signature in cursive script that reads "Shelby Reap".

Shelby Reap
Historic Architecture Section

Attachment

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

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

Website: www.ncdot.gov

Location:
1020 BIRCH RIDGE RD
RALEIGH NC 27610

**HISTORIC STRUCTURES SURVEY REPORT
WIDEN SR 1109 (WILLIAMSON ROAD)
FROM I-77 TO SR 1100 (BRAWLEY SCHOOL ROAD)
MOORESVILLE, IREDELL COUNTY, NORTH CAROLINA**

**TIP PROJECT R-5100A
WBS NO. 41890.1.D1
PA TRACKING NO. 18-08-0002**

**Prepared for:
H.W. Lochner, Inc.
2840 Plaza Place, Suite 202
Raleigh, NC 27612**

and

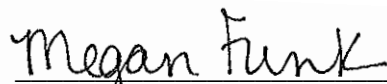
**North Carolina Department of Transportation
Division 12**

**PREPARED BY:
Commonwealth Heritage Group, Inc.
P.O. BOX 1198
201 WEST WILSON STREET
TARBORO, NORTH CAROLINA 27886**

**Megan Funk
*Architectural Historian***

NCR-0790

DECEMBER 2018



**Megan Funk, Principal Investigator
Commonwealth Heritage Group**

12-06-2018

Date

**Mary Pope Furr, Supervisor
Historic Architecture Group, NCDOT**

Date

**HISTORIC STRUCTURES SURVEY REPORT
WIDEN SR 1109 (WILLIAMSON ROAD)
FROM I-77 TO SR 1100 (BRAWLEY SCHOOL ROAD)
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**Megan Funk
*Architectural Historian***

NCR-0790

DECEMBER 2018

MANAGEMENT SUMMARY

The North Carolina Department of Transportation (NCDOT) proposes to widen State Route (SR) 1109 (Williamson Road) in Mooresville, Iredell County. The Area of Potential Effects (APE) equates with the study area and extends along SR 1109 from I-77 to SR 1100 (Brawley School Road). The project is included in the North Carolina State Transportation Improvement Plan (STIP) as Project Number R-5100A and is state funded. Federal permits are anticipated.

The project is subject to review under the Section 106 Programmatic Agreement for Minor Transportation Projects (NCDOT/NCHPO/FHWA/USFS 2015). An NCDOT Architectural Historian conducted preliminary documentary research and a site visit to identify and assess all resources of approximately fifty years of age or more within the APE. One resource warranted intensive National Register eligibility evaluation and is the subject of this report. NCDOT Architectural Historians determined all other properties and districts are not worthy of further study and evaluation due to lack of historical significance and/or integrity.

This report represents the documentation of one property located within the APE for this project, as per Section 106 of the National Historic Preservation Act of 1966. For the preparation of this evaluation report, the Commonwealth Heritage Group, Inc. (Commonwealth), architectural historian conducted architectural analysis and in-depth National Register of Historic Places (NRHP) evaluation of the requested property in the study area. Field documentation included notes, sketch maps, and digital photography. Background research was conducted at the Iredell County Register of Deeds online, in addition to using other online sources. This report recommends the Chester Farmstead as not eligible for listing in the NRHP.

PROPERTY NAME	HPO SSN	ELIGIBILITY DETERMINATION	CRITERIA
Chester Farmstead	ID1819	Not Eligible	-

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METHODOLOGY

For the preparation of this report, the Commonwealth architectural historian conducted architectural analysis and in-depth NRHP evaluations of the requested property in the study area in November 2018. Field documentation included notes, sketch maps, and digital photography. Background research was conducted at the Iredell County Register of Deeds online, in addition to using other online sources. This report includes the architectural analysis and in-depth evaluation of one property in the Area of Potential Effects (APE): the Chester Farmstead (ID1819). This report is on file at NCDOT and is available for review by the public.

Commonwealth prepared this historic architectural resource evaluation report in accordance with the provisions of the *Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation*,¹ NCDOT's *Survey Procedures and Report Guidelines for Historic Architectural Resources*, and the North Carolina State Historic Preservation Office's (HPO's) *Report Standards for Historic Structure Survey Reports*. Resources are evaluated according to NRHP criteria. The location of the project area and the evaluated resource are shown in Figures 1 and 2.

PHYSICAL ENVIRONMENT

The study area is located west of Mooresville and is crossed by a branch of Lake Norman. It is characterized by a mix of commercial and residential development, with commercial development concentrated at the northern and southern ends and both forms of development in the center. A number of residential streets extend from Williamson Road and lead to neighborhoods with sinuous streets and roughly rectangular parcels with average sized single-family dwellings that date to the late 1990s. The neighborhoods are primarily concentrated around and north of Lake Norman. An exception to this property type is the Chester Farmstead (ID1819), which is located roughly 0.35 miles south of the northern terminus of the study area and 0.25 miles north of the neighborhoods associated with the lake. The parcel is just north of the Y intersection formed by Williamson and Sundown Road and unlike the parcels closer to the lake, is large (over 30 acres) and irregularly shaped. It also contains multiple dwellings that date from the early twentieth century to 1964 in addition to a variety of domestic and agricultural outbuildings and has large expanses of mowed lawn and wooded areas. The adjoining parcels are also characterized by large lawns and wooded areas but are used for commercial purposes, such as offices, a church, and electrical easements.

¹ National Park Service, 2017. 48 CFR 44716; 36 CFR Part 800; 36 CFR Part 60.

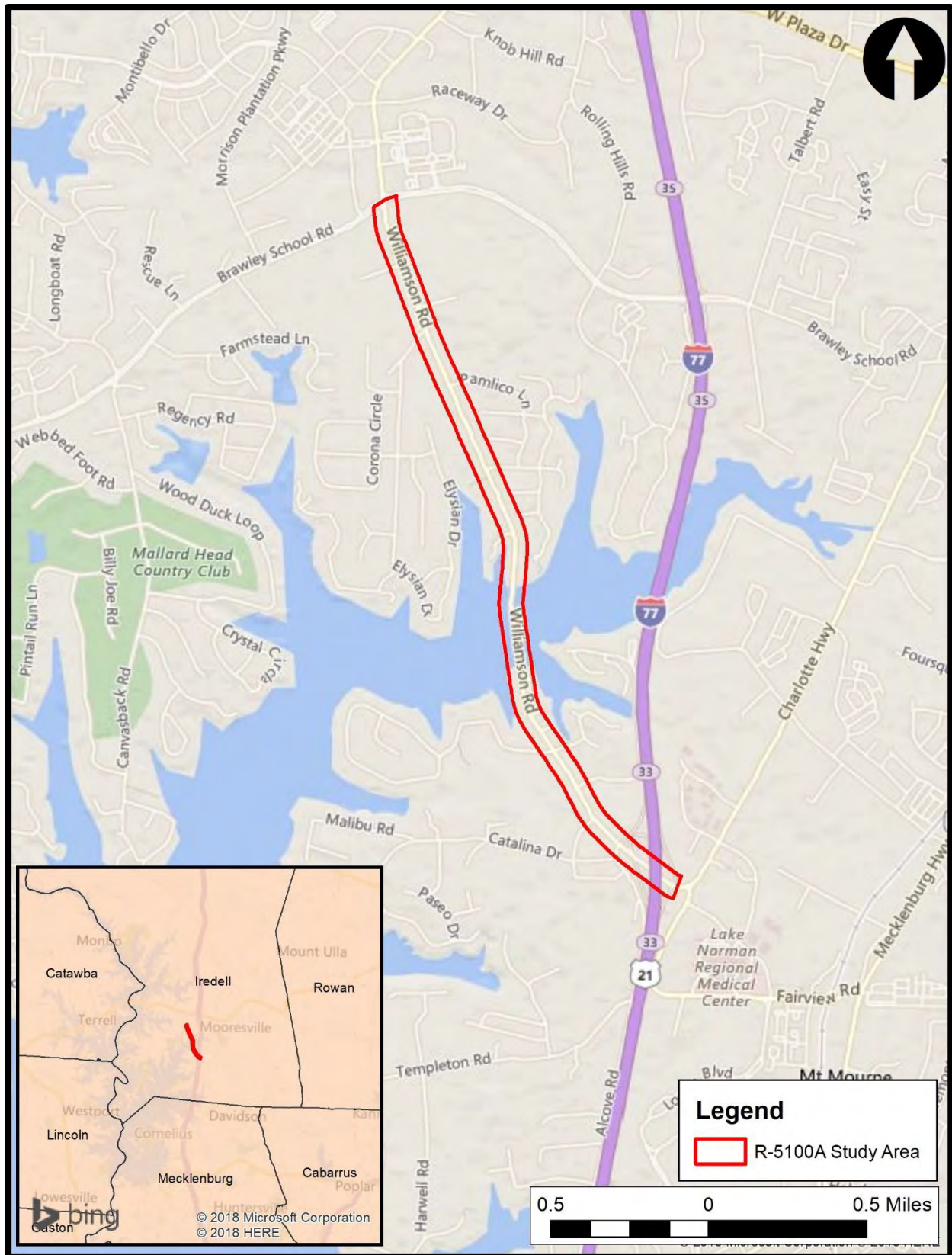


Figure 1: Project Location.

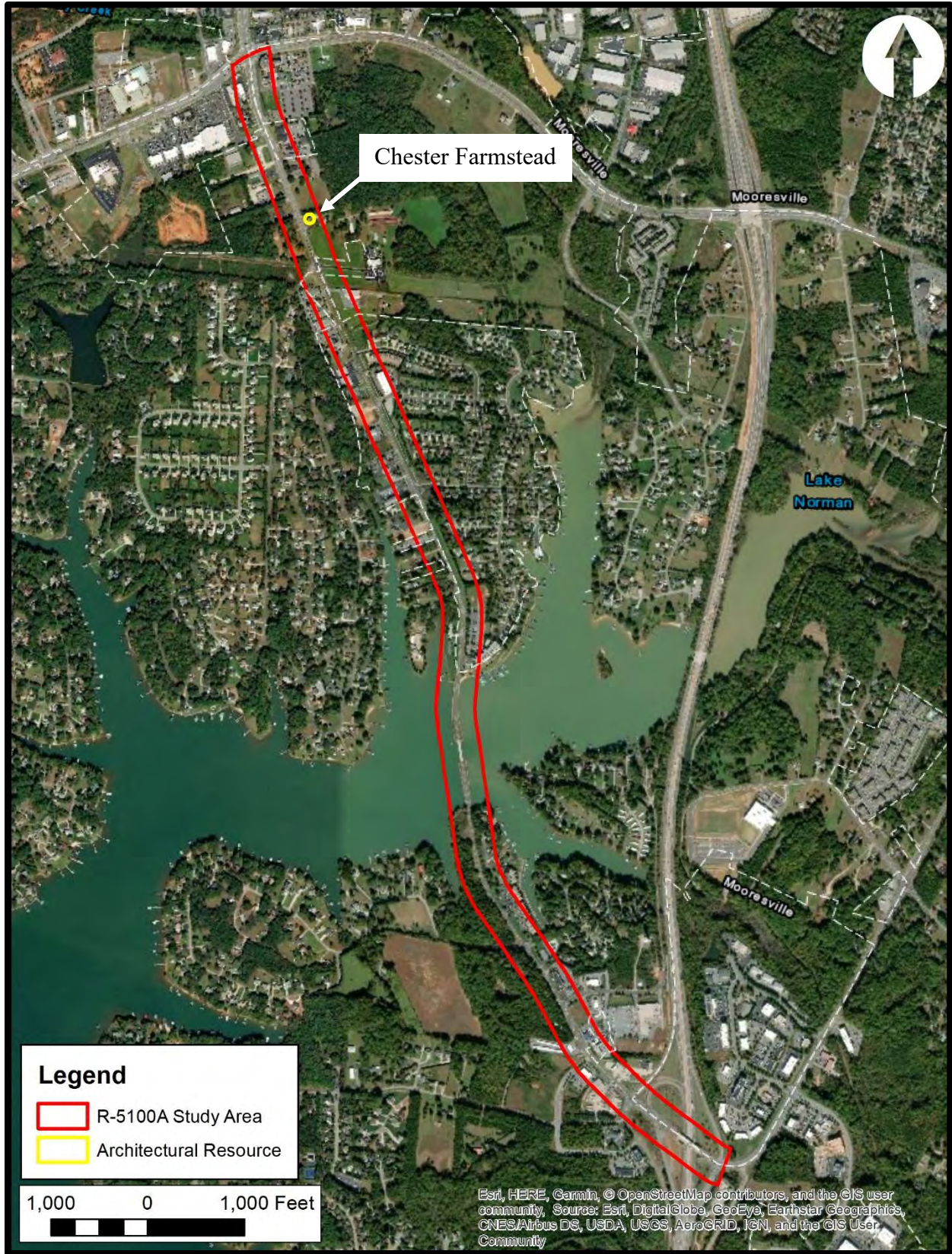


Figure 2: Area of Potential Effects.

PROPERTY INVENTORY AND EVALUATIONS

Resource Name:	Chester Farmstead
NCDOT Survey Site Number:	001
HPO Survey Site Number:	ID1819
Location:	407 Williams Road, Mooresville, NC 28115
Parcel ID:	4647308783.000
Dates(s) of Construction:	Early 20 th Century
Recommendation:	Not Eligible



Figure 3: Chester Farmstead, Original Dwelling, Looking Northeast.

Setting

The farmstead is located on the east side of Williamson Road just north of an intersection with Sundown Drive. The original dwelling is oriented toward Williamson Road and stands approximately 40 feet from the road and Grayson Drive, a narrow gravel path that crosses the property 30 feet south of the dwelling. There is a paved driveway north of the dwelling. Opposite of the dwelling on Williamson Road is a wooded parcel and north of this parcel is a medical office. The properties to the north and south of the farmstead contain churches that are separated from the house by fields. One church, Harbor Church, stands on a parcel that was cut from the farmstead giving its parcel an irregular shape. A Duke Energy electric tower is located near the southeast corner of the parcel and a cleared right-of-way held by the electrical company follows the southern edge of the parcel as well (Figure 4 and 5).

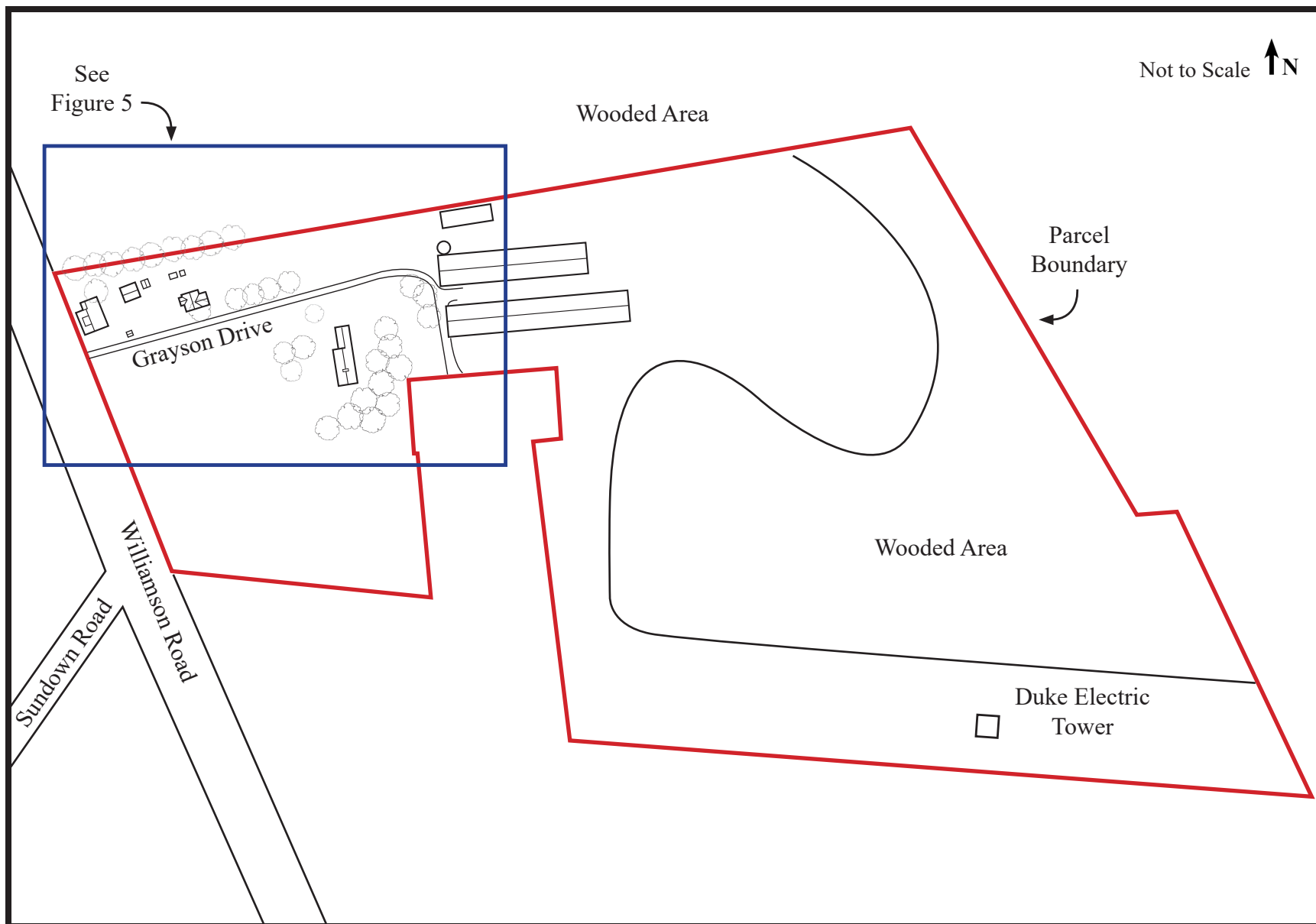


Figure 4: Sketch Map.

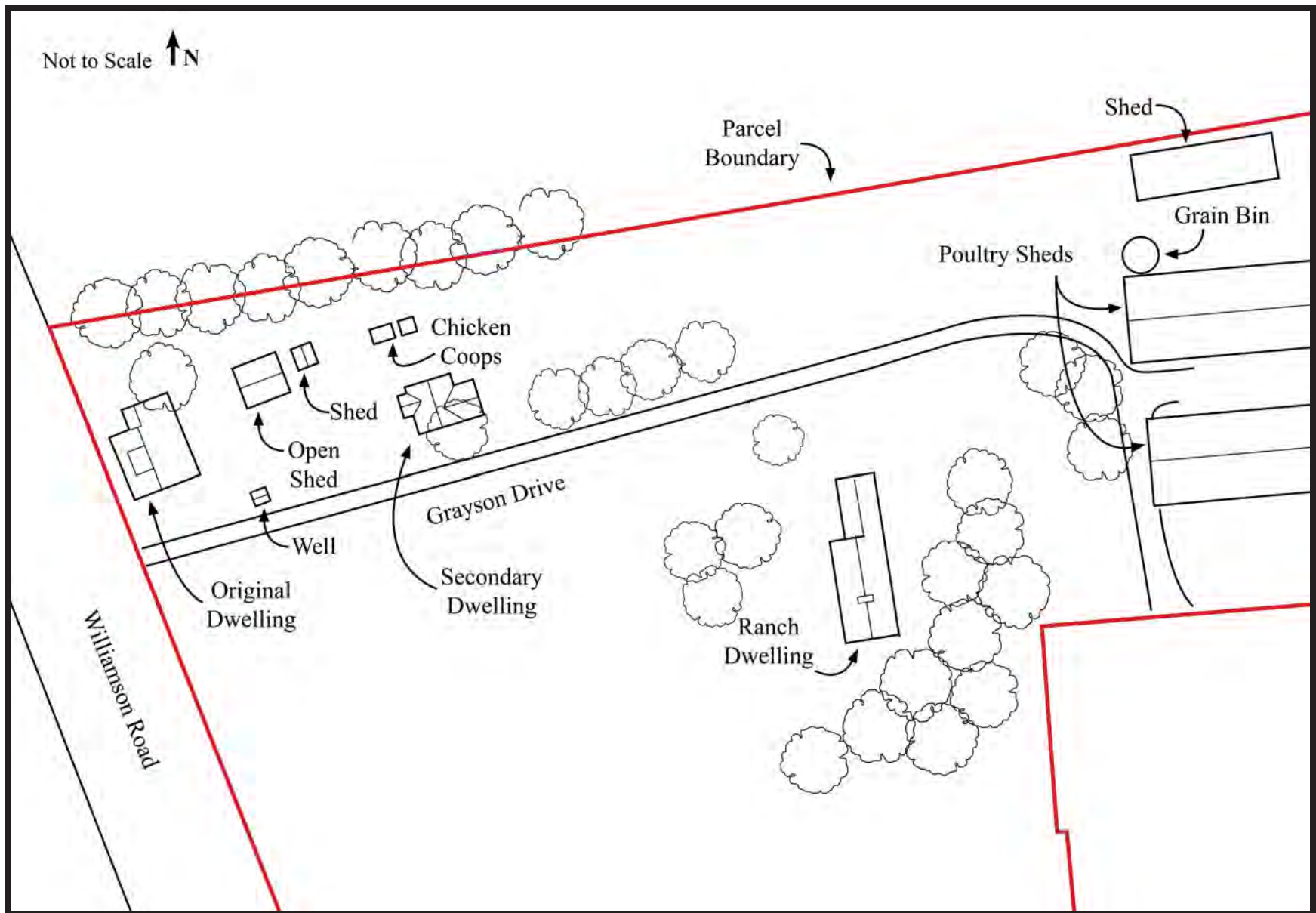


Figure 5: Sketch Map, Close-up of Structures.

Property Description

Original Dwelling

Exterior

The original house is a one-story vernacular dwelling with a concrete block foundation, asbestos over wooden siding, and a side-gabled asphalt shingle roof. Though it does not fully embody the style, it displays modest Craftsman-style features such as exposed rafter tails and gallows brackets. It has an integral full-width front porch supported by square wooden posts and a small pop-up dormer that is centered on the front slope of the roof and lit by a linear five-pane window. The porch shelters a symmetrical façade with a wooden entry door flanked by paired two-over-two horizontal pane wooden sash windows. The entry door has three horizontal lights over three equal-sized horizontal panels. The porch is approached by a small set of brick steps (see Figure 3). A small wing extends from the north (side) elevation of the dwelling. It has a bay window with three ten-pane windows on its west (front) elevation and a paired window on its north (side) elevation (Figure 6).

The east (rear) elevation contains from south to north a window with three horizontal panes, a screened entry door flanked on the south by a two-over-two window, and a jalousie window. A small one-over-one window and an entry door pierce the rear elevation of the wing. The rear portion of the dwelling is sheltered by a roof with a slightly lower pitch than the center portion of the house, suggesting that it may have begun as a porch. This idea is further substantiated by a boarded over section on the north side of the door and window (Figure 7).



Figure 6: Chester Farmstead, Original Dwelling, Looking Southeast.



Figure 7: Chester Farmstead, Original Dwelling, Looking West.



Figure 8: Chester Farmstead, Original Dwelling, Looking Northwest.

The south (side) elevation contains three one-over-one wooden sash windows. A brick chimney rises between the easternmost windows, though it is truncated at the roofline and is pulling away slightly from the dwelling, and the original wooden siding is visible behind the chimney. A large vent is placed below the peak of the gable (Figure 8). A similar vent is present on the north (side) elevation above the wing and a second chimney rises from the peak of the roof near the north gable end.

Interior

The dwelling is rented and therefore was not able to be viewed by the surveyor. The owner, Joan Ammons, however, shared that the interior was renovated in the late 1950s. As part of the renovation sheetrock and a kitchen were added.²

Ancillary Buildings

Ancillary structures associated with the dwelling include a front-gabled shelter that faces west and is open on each side. It is supported by square wooden posts and sheltered by a standing seam metal roof. The second structure is a front-gabled shed that faces south. It is clad with metal sheets that display a profile similar to boards and battens and has a standing seam metal roof. It has double leaf sliding doors on the front elevation (Figure 9).



Figure 9: Chester Farmstead, Shelter and Shed, Looking Northwest.

² Joan Ammons, interview with author, November 8, 2018.

Second Dwelling

Exterior

The second dwelling is a ca. 1940 dwelling that was moved to the parcel in the early 2000s from a property nearby.³ Though the reason for moving it is unknown, it was likely salvaged from a soon-to-be developed property and is now used by the property owner's granddaughter. The dwelling is one story, side-gabled and has a gabled rear wing. It is covered by an asphalt shingled roof, clad with vinyl siding, and rests on a concrete foundation. A gabled porch supported by unfinished wooden posts and surrounded by simple wooden balusters extends from the west (front) elevation. It shelters a one-over-one vinyl sash window and modern entry door. South of the porch is a second one-over-one vinyl sash window (Figure 10).

The north (side) elevation contains an entry door flanked on the west by a one-over-one vinyl sash window. The door is approached by wooden steps. The side elevation of the rear wing is blind (Figure 11).

The rear wing extends from the south side of the east (rear) elevation and contains one eight-over-eight and one six-over-six vinyl sash window. A six-over-six vinyl sash lights the rear elevation of the main body of the dwelling, north of the wing (Figure 12).

The south (side) elevation contains three windows. Two eight-over-eight vinyl sash windows that flank a one-over-one vinyl sash window (Figure 13).

³ Iredell County Property Records, Parcel 4647308783.000, <https://web.co.iredell.nc.us>, accessed December 4, 2018.

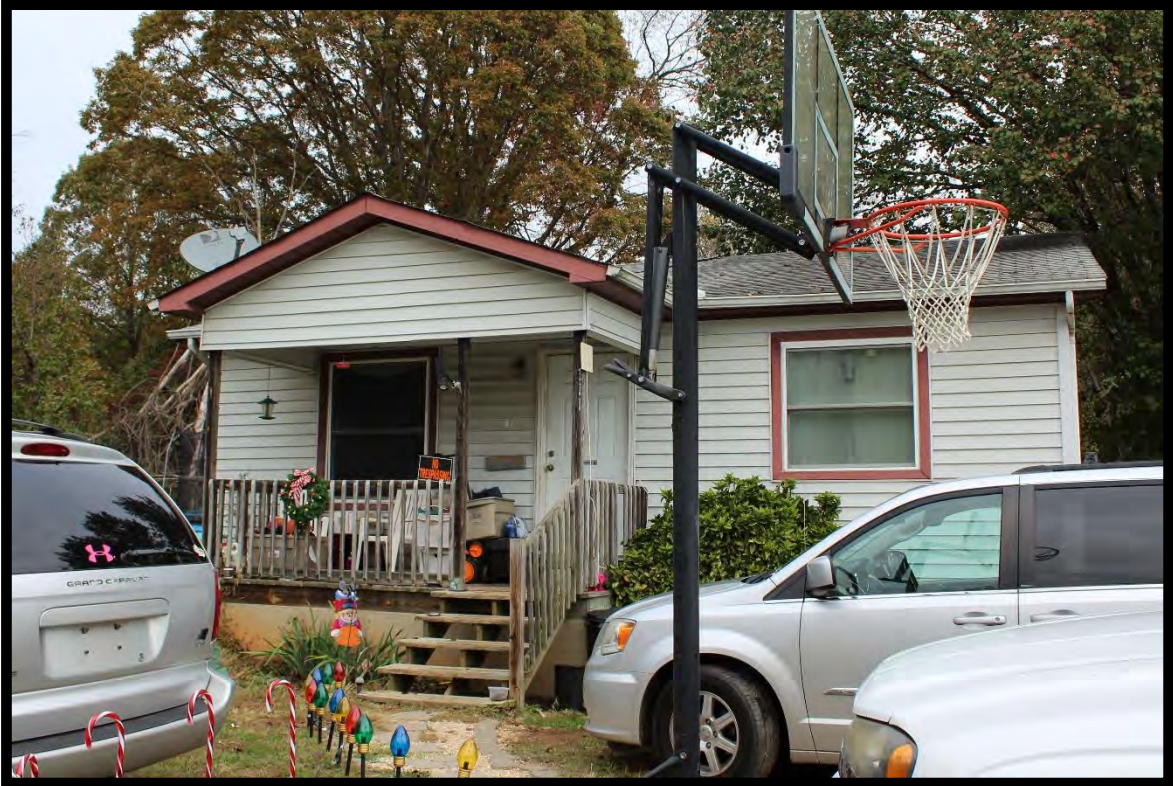


Figure 10: Chester Farmstead, Second Dwelling, Looking Northeast.



Figure 11: Chester Farmstead, Second Dwelling, Looking Southeast.



Figure 12: Chester Farmstead, Second Dwelling, Looking West.



Figure 13: Chester Farmstead, Second Dwelling, Looking North.

Interior

The homeowner declined to have the interior photographed and the surveyor observed that it was finished with modern materials.

Ancillary Buildings

Ancillary structures associated with the dwelling include two frame and wire chicken coops to its north and the frame of what may have been a greenhouse to the east. Many children's items such as a trampoline, swing set, and basketball goal fill the yard as well (Figure 14).



Figure 14: Chester Farmstead, Chicken Coops, Looking Northeast.

Ranch Dwelling

Exterior

The ca. 1964 Ranch-style dwelling stands east of the other houses on a slight rise. It is one story with a basement and has a side-gabled asphalt shingle roof, is clad with brick veneer, and rests on a brick foundation. The west (front) elevation contains four unequally-sized bays that are filled, from north to south, with a paired single-pane window, a tripled one-over-one window, an entry door with three square lights arranged vertically, and a second paired single-pane window. The entry door is flanked by wooden panels with insets that mirror the arrangement of the door's windows and approached by brick steps that lead to a brick stoop. A chimney rises from the forward slope of the roof, just below the roof's crest. It is particularly wide and is oriented perpendicular to the roof's crest. Small two pane windows pierce the lower portion of the elevation (Figure 15).

A gabled carport telescopes from the north (side) elevation and shelters a concrete pad as well as a screened porch. It is supported by thin metal poles which are set in a low brick wall on the west side (Figure 16).

The windows on the east (rear) elevation are all set high on the elevation, close to the dwelling's eave. They include, south to north, a paired single-pane window, a small one-over-one window, and three paired single-pane windows, the last of which is particularly small. North of the windows is an entry door with two horizontal lights (Figure 17).



Figure 15: Chester Farmstead, Ranch Dwelling, Looking East.



Figure 16: Chester Farmstead, Ranch Dwelling, Looking Southeast.



Figure 17: Chester Farmstead, Ranch Dwelling, Looking Southwest.

The south (side) elevation contains two paired single-pane windows on the first story and two one-over-one horizontal paned windows and an entry door on the basement story. The entry door is accessed by steps that are recessed into the ground (Figure 18).



Figure 18: Chester Farmstead, Ranch Dwelling, Looking Northeast.

Interior

The homeowner declined to have the interior photographed and the surveyor observed that it was well preserved with some modern updates.

Ancillary Buildings

East of the dwelling are two poultry sheds and a general shed. According to the property's appraisal card, all three structures were constructed in 1968. The poultry sheds are linear buildings with gabled ends, concrete block foundations, German siding and plywood sheet cladding, and standing seam metal roofs. Both have large double-leaf doors on the west gable end and banks of windows that light the north and south (side) elevations. Tarps partially cover some of the window, many of which have no panes or screens. A grain bin stands at the northwestern corner of the northern poultry shed. It has an auger at its base that once fed grain into the shed (Figures 19 and 20).

The shed-roofed shed stands north of the poultry sheds and faces south. It is four bays wide with tree-trunk like posts for supports and is open on the south (front) and north (rear) elevations. The west (side) elevation is constructed of concrete block and the east end is enclosed with plywood sheets. It has a standing seam metal roof (Figure 21).



Figure 19: Chester Farmstead, Poultry Shed, Looking Southeast.



Figure 20: Chester Farmstead, Poultry Shed, Looking Southeast.



Figure 21: Chester Farmstead, General Shed, Looking Northeast.

Historical Background

The Chester Farmstead is located in southern Iredell County, which was formed from the western portion of Rowan County in 1788. At the time, the area's residents were primarily subsistence farmers who planted vegetables, grains, and cotton and raised stock for their own consumption and use. By the 1870s, when Mooresville formed to the east of the farmstead, industry in the southern portion of the county was dominated by cotton. This trend continued into the twentieth century with the establishment of cotton mills that turned the locally grown cotton into material and finished goods.⁴ By 1900, the county was producing nearly 8,000 500-pound bales of cotton annually and had an average farm size of 90.7 acres.⁵ Though the Chester Farmstead measured 36 acres in 1918, it is possible that it was once a part of a larger farm broken apart by the recessions of the late nineteenth century or that it was historically smaller in size.

Also uncertain, is when the first dwelling was constructed. According to its property appraisal card, the original house was constructed in 1940. Its simple details and the fact that it was constructed without a kitchen, however, indicate that it was likely constructed much earlier. Adding some credence to this theory is the presence of a dwelling in the vicinity of the farmstead on a 1917 map of Iredell County (Figure 22). The residence, though, is marked with the name M. W. Watt which does not match with the first known owners of the property, R. H. and Lucy

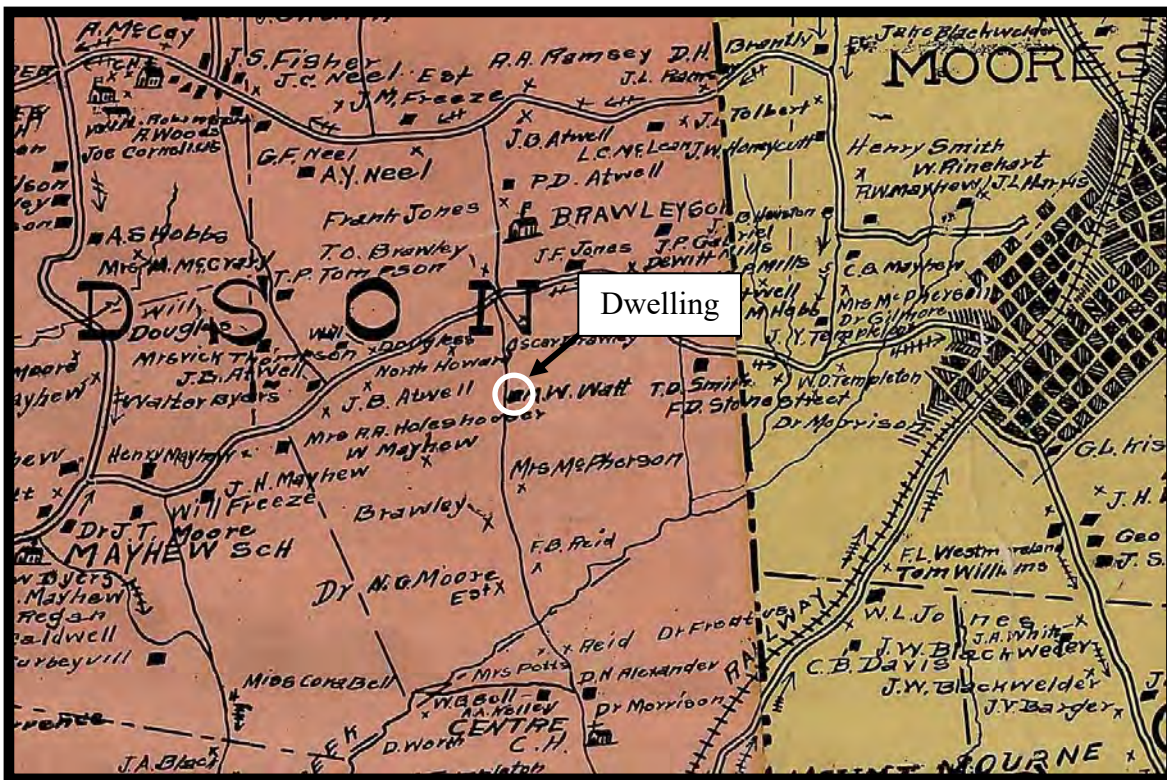


Figure 22: Map of Iredell County (North Carolina Maps).

⁴ Ruth Little-Stokes, *An Inventory of Historic Architecture: Iredell County, North Carolina*, Iredell County: Iredell County, City of Statesville, Town of Mooresville, and Iredell County Historic Properties Commission, 1978, p. 1-4.

⁵ US Census, 1900.

Morrison, who in 1918 sold the 36-acre tract to J. H. and Ida V. Small for \$650.⁶ It is possible that the Morrisons owned the property for only a short time – too short to be reflected by the map, which dates to one year before the sale – as the Smalls retained it for only a short time as well. In 1920, less than two years after they purchased it, they sold it to James E. Chester and Mrs. A. M. Wilson.⁷ It is not explained in the deed, but Mrs. A. M. Wilson is likely James' mother, Sarah Ann Melissa Wilson.⁸ In 1922, James married Beulah J. Campbell and in 1925, Mrs. A. M. Wilson deeded her one-half interest in the property to James.

By 1930, the census listed James and Beulah as owning their home and living on a farm – a detail that gives further credence to the existence of the dwelling at that time. The 1938 Iredell County Highway Map also confirms the presence of a dwelling in the vicinity of the farmstead (Figure 23). The census lists James as a general farmer and as a veteran of WWI. While cotton remained the primary crop in the county, with production upwards of 20,000 bales and over 87,000 acres devoted to the crop, it is likely that the Chester family focused on a smaller scale crop such as corn, which was saw the production of over 400,000 bales in 1930.⁹ The census also reported that the couple had four children, James G. Chester, Isabelle M. Chester, Margret

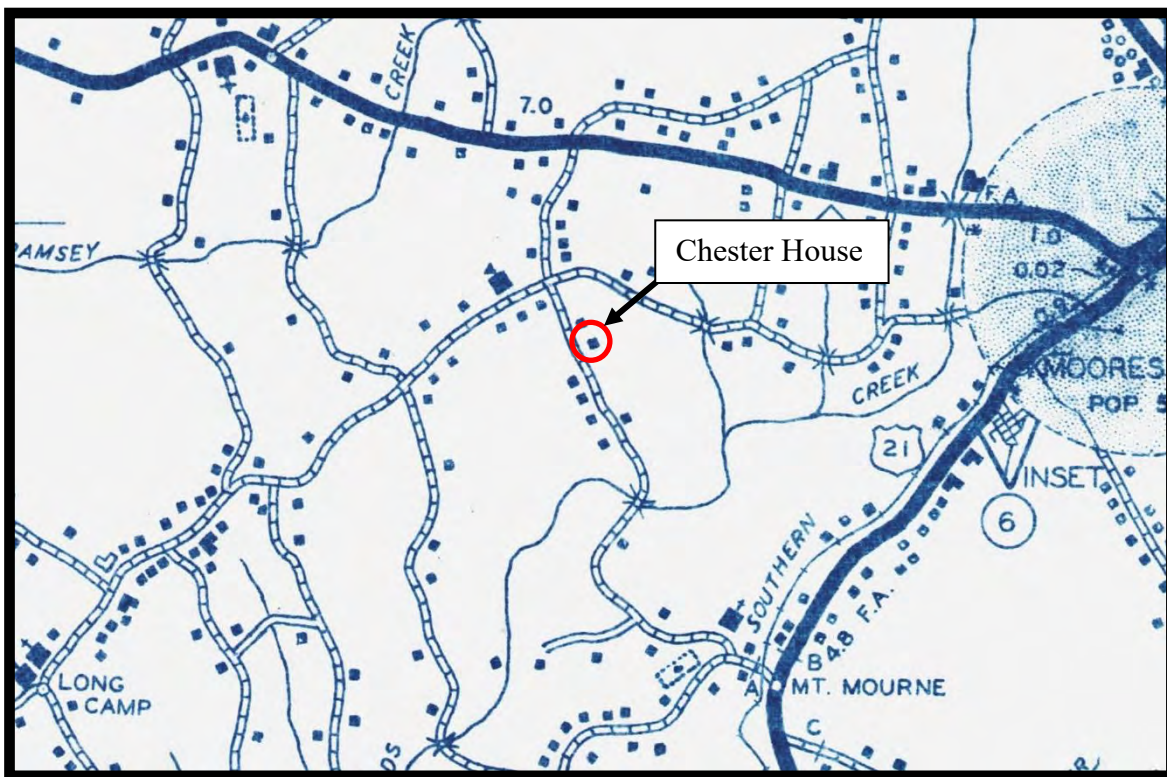


Figure 23: Iredell County Highway Map (North Carolina Maps).

⁶ Iredell County Deed Book 60, page 328.

⁷ Iredell County Deed Book 64, page 384.

⁸ "James Earl Chester," Ancestry.com.

⁹ US Census, 1930.

A. Chester, and Nannie E. Chester.¹⁰ In 1932, James died and the property passed to Beulah and their children.¹¹

In 1955, the family members deeded the land to James “Gray” Chester, the oldest child of James and Beulah, and his wife Joan.¹² Gray and Joan renovated the house soon thereafter replacing the plaster walls with sheetrock and adding a kitchen. Around 1964, they built the Ranch-style dwelling near the top of the hill.¹³ Gray owned the property until his death in 1973, at which point its ownership passed to Joan.¹⁴

During this time, the landscape of southern Iredell County was changed significantly by the development of Lake Norman to the south and west of the farm. As early as the 1920s, Duke Power (now Duke Energy) had been purchasing land in the area in order to form a reservoir that would provide a source for hydroelectric power as well fresh water and flood control. The lake would be the last, and the largest, lake created by the power company along the Catawba River. After the completion of the dam in 1963, the area filled quickly with water reaching “full pond” in July 1963. With the water came people and families who desired to take part in the more scenic and recreational aspects of the lake, and with these people came businesses and other supportive industries. Today the lake covers roughly 32,000 acres of land that once included residences, farms, churches and schools. Its effect in the area near the Chester Farmstead is most visible in relation to Davison Creek, which once flowed south of the property crossing Williamson Road and branching towards Mooresville but is today an arm of the lake (see Figures 23 and 25). In the decades after the lake’s completion, land owners along its edges, many who had been farmers, began to sell or develop the land as subdivisions leading to the widespread residential and commercial development that is present in the area today.¹⁵

Though the Chester property has for the most part evaded development, it has experienced some parceling off over time with three parcels, equaling about six acres total, sold from the original tract. The first was a 1.5-acre tract sold to Gray and Joan’s son, Thomas W. Chester and his wife, Marsha Shoemaker Chester. Because the parcel does not touch Williamson Road, the deed incorporated an access easement, which runs parallel with a right-of-way that traverses the property and is held by Duke Power Company.¹⁶ Thomas and Marsha constructed a Ranch-style dwelling on the tract. Eventually the parcel, as well as an additional 3.44-acre tract that connects it with Williamson Road, was sold to Norman Harbor Church (now Harbor Church). The dwelling was used as the church’s primary meeting place until 2004 when it constructed a new, more traditional church building south of the dwelling.¹⁷ The third parcel, which measures 0.7

¹⁰ US Census, 1930.

¹¹ “James Earl Chester,” Ancestry.com.

¹² Iredell County Deed Book 282, page 173.

¹³ Joan Ammons, interview with author, November 8, 2018.

¹⁴ “James Gray Chester Sr.,” Ancestry.com, <https://www.ancestry.com/family-tree/person/tree/41438742/person/69000276577/facts>, accessed November 12, 2018.

¹⁵ Donna Campbell, *The History of Lake Norman*, Our State, <https://www.ourstate.com/the-history-of-lake-norman>, accessed December 4, 2018.

¹⁶ Iredell County Deed Book 619, page 351.

¹⁷ Joan Ammons, interview with author, November 8, 2018 and Harbor Church, <https://harborchurch.org/home/>, accessed November 12, 2018.



Figure 24: 1993 Aerial Image (HPOWeb).



Figure 25: 2002 Aerial Image (Iredell County GIS).

acres, was sold in 1999 to Gray and Joan's son, James G. Chester, and his wife, Janye H. Chester.¹⁸ The small tract, which is located near the center of the original 36-acre parcel, contains a ca. 1950 dwelling that was moved to the property in 2001 and is accessed by Grayson Drive.¹⁹

Between 1993 and 2002, the pace of commercial and residential development began to increase to the north and south of the parcel (Figures 24 and 25). Today, the parcel measures just over 30 acres and contains three residences – the small dwelling near Williamson Road, the Ranch-style dwelling, and the ca. 1940 dwelling that was moved to the property before 2002. Though a number of ancillary structures remain on the property and a small number of chickens are still raised by its owners, the property no longer operates as a farm.

¹⁸ Iredell County Deed Book 1174, page 1517.

¹⁹ Appraisal Card, <https://web.co.iredell.nc.us/PublicAccess/AppraisalCard.aspx?Parcel=4647402875.000>, accessed November 12, 2018.

NRHP Criteria Evaluation

For purposes of compliance with Section 106 of the NHPA, the Chester Farmstead is not recommended eligible for the NRHP.

Integrity

The original dwelling remains in its original location and though its immediate setting has been minimally altered, the area around it is now characterized by commercial development and planned neighborhoods. The house retains a moderate level of historic integrity regarding design, materials, and workmanship. These qualities are expressed in its humble form, wooden sash windows, and its simple decorative features. The addition of two other dwellings, one of which was constructed on site and the other moved to the site, coupled with the property no longer being used for agricultural purposes, has compromised its association with early twentieth-century agricultural practices and its feeling as a rural homestead.

Criterion A

The Chester Farmstead is recommended not eligible for the NRHP 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 pattern of events or historic trends 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.

The Chester Farmstead is historically associated with general farming and poultry farming, resulting in an expectation of both animal and crop storage facilities as well as agricultural fields. Though the poultry sheds and a few other outbuildings remain and still suggest an agricultural connection, the fields contain residences and are characterized by mowed lawns. The effect is a loss of historic integrity relating to setting and design of a farm complex. Therefore, this resource is not a good embodiment of historical agricultural activity in Iredell County. No other pattern of events was identified for the property and therefore it is recommended not eligible under Criterion A.

Criterion B

The Chester Farmstead is recommended not eligible for the NRHP 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 for significance 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.

The property is historically associated with the Chester family, whose productive life was spent maintaining the family farm. Research did not reveal their activities to be historically significant within the local, state, or national historic context. Therefore, the property is recommended not eligible under Criterion B.

Criterion C

The Chester Farmstead is not recommended eligible for the NRHP 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.

The original house on the Chester Farmstead is representative of a small vernacular dwelling with some Craftsman style features such as exposed rafter and purlin tails and a shed-roofed dormer. The modest dwelling differs from typical Craftsman-style dwellings in that it is only one-story. Also, as the Craftsman style became popular during the early twentieth century, after the introduction of indoor plumbing, most were constructed with kitchens. The house, however, was constructed without a kitchen suggesting that it predates the style or is an early, not yet fully developed example. In the 1950s, it was renovated with the addition of a small wing on the north (side) elevation. It is likely that the original wooden weatherboard siding was covered with asbestos siding around this time as well. Despite these changes, the dwelling retains its wooden sash windows and front door in addition to other early twentieth-century features.

A review of an architectural inventory of the county conducted by Ruth Little-Stokes in 1978 did not provide any direct comparative examples but did provide an overview of the county's architectural development. The inventory found that typical dwellings were one-and-one-half or two-stories – somewhat larger than the original dwelling on the Chester Farmstead – with five or six rooms and an exterior end chimney. It also emphasized the lack of defining stylistic features on many of its dwellings, an observation that is true of the small dwelling as well.²⁰

HPOWeb lists 86 Craftsman-style resources in Iredell County, all of which are located in or on the outskirts of Mooresville and Statesville, and none of which are listed on the NRHP. Many of these serve as larger, more articulated versions of the style and most, even the smaller examples, have gabled versus shed-roofed dormers. One similarly scaled example is a house at 622 W. Wilson Avenue (Figure 26). Constructed ca. 1925, the dwelling has an integral porch supported by battered box columns on brick pedestals and a central entry door flanked by one-over-one windows. Like the house, its original siding has been replaced with a modern material, in this case, vinyl, and unlike the house its windows have also been traded for vinyl replacements. Nonetheless, the dwelling retains many Craftsman-style features and serves as a better example of the style.

A search of HPOWeb for “homesite,” “homestead,” and “farm” revealed 15 resources. Half of these are nineteenth-century examples, though a few date to the early twentieth century. Most of the twentieth-century examples, however, are represented by the Queen Anne or more vernacular architectural styles. One resource is listed in HPOWeb as the John Bradford House (ID1719) and characterized as a “c. 1900, 1950s 2-story side gable 19th-20th c. traditional/vernacular frame I-House.” The Bradford House shares various qualities with the Chester House including a three-bay integral porch supported by square wooden columns and extant agricultural buildings

²⁰ Little, p. 5.



Figure 26: 622 W. Wilson Avenue, Looking South.



Figure 27: John Bradford House (ID1719), Looking North.

(Figure 27). The house, which is located in an area of Mooresville that has experienced widespread residential development, differs from the Chester House in that it is larger and has lost much of its associated land, but is more well-preserved. Its barn is also more well-preserved than the outbuildings associated with the Chester Farmstead and though it is not likely used for agricultural purposes it provides a strong sense of how the property was originally arranged and functioned.

Each of these examples displays how development has affected properties in Iredell County, which increased in population thirty-two percent between 1990 and 2000 and another thirty percent between 2000 and 2010.²¹ They are also exemplary of early twentieth-century dwellings which have been modified with new materials but in doing so have retained more of their original character. In contrast, the original dwelling retains various original elements that have not been well-maintained and has also been clad with asbestos siding, which does not convey the same pattern and rhythm as its original weatherboard siding.

Of the additional dwellings, the Ranch-style house has been a part of the parcel since 1964 and retains a high level of integrity but is a common example of the style. The dwelling that was moved in the early 2000s is clad with vinyl siding and has vinyl windows.

As for the outbuildings, the poultry sheds appear to be in a state of disrepair with portions covered by tarps, while the other buildings appear to be in decent condition but are no longer utilized for agricultural purposes. Furthermore, the buildings appear to relate more to the later part of the nineteenth century (1960s) versus the period in which the original dwelling was constructed.

For these reasons, the Chester Farmstead is recommended not eligible for listing in the NRHP under Criterion C for architecture.

Criterion D

The Chester Farmstead is recommended not eligible for the NRHP 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 and prehistory, and 2) the information must be considered important.

The property is not likely to yield any new information pertaining to the history of building design and technology and is therefore not recommended eligible under Criterion D.

²¹ US Census.

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