



North Carolina Department of Cultural Resources
State Historic Preservation Office

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Office of Archives and History

Division of Historical Resources
David J. Olson, Director

June 19, 2002

MEMORANDUM

TO: William D. Gilmore, Manager
Project Development and Environmental Analysis Branch
Department of Transportation, Division of Highways

FROM: David Brook *David Brook*

SUBJECT: Historic Architectural Resources Report, Dickerson Blvd (SR 1223) Extension on new location from Goldmine Road (SR 1162) to Lancaster Avenue (NC 200), Monroe, U-3412 A&B, Union County, ER 02-8206

Thank you for your letter of November 13, 2001, transmitting the report by Emily Feldman-Kravitz for the above project. We apologize for the delay in our response, but staff vacancies prevented a timelier reply.

For purposes of compliance with Section 106 of the National Historic Preservation Act, we concur that the following properties are eligible for listing in the National Register of Historic Places under the criterion cited:

- #28 Waxhaw-Weddington Historic District (UN 501): listed in the National Register
- #16 Robert Ney McNeely House (UN 801): Criterion C for Architecture as an example of an early twentieth century frame cottage that incorporates elements of the Queen Anne and Craftsman styles that stands out among nearby frame tenant and brick ranch houses.

The following properties are determined not eligible for listing in the National Register of Historic Places:

- Properties #1-#15, including #5 (C.L. Helms Tenant House), #17-#27, including #21 A.M. Secrest House

Please note that we received only one copy of the report that contained photocopies of the photographs. We would appreciate receiving two additional copies of the report, one of which contains originals of all of the photographs.

The above comments are made pursuant to Section 106 of National Historic Preservation Act and 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, please contact Renee Gledhill-Earley, environmental review coordinator, at 919/733-4763. In all future communication concerning this project, please cite the above referenced tracking number.

cc: Mary Pope Furr, NCDOT

bc: Brown/McBride ✓

	DOT	Location	Mailing Address	Telephone/Fax
Administration	County	507 N. Blount St, Raleigh, NC	4617 Mail Service Center, Raleigh 27699-4617	(919) 733-4763 • 733-8653
Restoration		515 N. Blount St, Raleigh, NC	4613 Mail Service Center, Raleigh 27699-4613	(919) 733-6547 • 715-4801
Survey & Planning		515 N. Blount St, Raleigh, NC	4618 Mail Service Center, Raleigh 27699-4618	(919) 733-4763 • 715-4801

**HISTORIC ARCHITECTURAL RESOURCES SURVEY REPORT
FINAL IDENTIFICATION AND EVALUATION**

**DICKERSON BOULEVARD (SR 1223) EXTENSION ON NEW LOCATION FROM GOLDMINE ROAD
(SR 1162) TO LANCASTER AVENUE (NC 200)
MONROE, UNION COUNTY**

**UNION COUNTY
TIP # U-3412 A&B
STATE PROJECT # 8.2692501
FEDERAL AID PROJECT # STP- 1223(1)**



**NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
REPORT PREPARED BY EMILY FELDMAN-KRAVITZ AND MARY POPE FURR**

NOVEMBER 2001

HISTORIC ARCHITECTURAL RESOURCES SURVEY REPORT
FINAL IDENTIFICATION AND EVALUATION

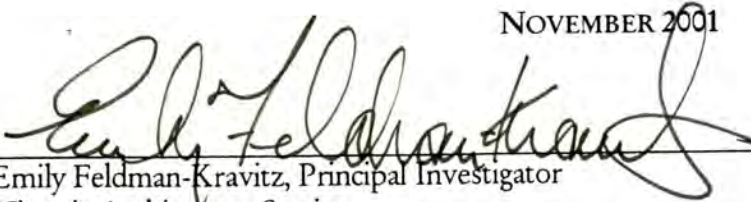
DICKERSON BOULEVARD (SR 1223) EXTENSION ON NEW LOCATION FROM GOLDMINE ROAD
(SR 1162) TO LANCASTER AVENUE (NC 200)
MONROE, UNION COUNTY

UNION COUNTY
TIP # U-3412 A&B
STATE PROJECT # 8.2692501
FEDERAL AID PROJECT # STP- 1223(1)

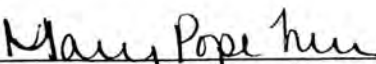


NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
REPORT PREPARED BY EMILY FELDMAN-KRAVITZ AND MARY POPE FURR

NOVEMBER 2001


Emily Feldman-Kravitz, Principal Investigator
Historic Architecture Section
North Carolina Department of Transportation

13 Nov 2001
Date


Mary Pope Furr, Supervisor
Historic Architecture Section
North Carolina Department of Transportation

13 Nov. 2001
Date

II. MANAGEMENT SUMMARY

The North Carolina Department of Transportation (NCDOT) proposes to construct a two-lane facility on a new location connecting the existing Dickerson Boulevard (SR 1223) to Lancaster Avenue (NC 200), in Monroe Township, Union County. Dickerson Boulevard currently connects Goldmine Road (SR 1162) to Roosevelt Boulevard (US 74). Existing Dickerson Boulevard is a two-lane facility from Goldmine Road to Old Charlotte Highway (SR 1009) and a five-lane curb and gutter facility north to US 74. The purpose of this project is to reduce traffic in the downtown area of Monroe and facilitate travel around the west side of Monroe. The project is divided into two sections. Part A begins at Lancaster Avenue (NC 200), extends north to Waxhaw Road (NC 75), and has an approximate length of 2.6-km (1.6 miles). Part B begins at Waxhaw Road (NC 75), ends at Goldmine Road (SR 1162), and has an approximate length of 2.2-km (1.3 miles). The overall length of the total length of the project is approximately 4.8 km (2.9 miles). The right of way width will be determined by the type of multi-lane facility to be constructed in the future.

A survey of historic architectural resources was conducted to determine the Area of Potential Effects (APE), and to identify and evaluate all structures over fifty (50) years of age within the APE according to the Criteria of Evaluation for the National Register of Historic Places. Union County survey files held by the State Historic Preservation Office (HPO) in Raleigh were used to delineate the APE and evaluate properties. The APE was drawn to include all properties located within the project study corridor, beginning NC 200 and ending at SR 1162. On December 13, 2000, April 4 and May 2, 2001, surveys were conducted by automobile and on foot, covering 100% of the APE, to identify those properties that appeared to be eligible for the National Register.

Twenty-eight (28) properties were identified in this survey. One (1), the Waxhaw-Weddington Roads Historic District is listed in the National Register of Historic Places. There are no properties in the APE listed on the State Study List. In a meeting on June 28, 2001, the HPO concurred with NCDOT's determination that twenty-four (24) structures are not eligible for the National Register and not worthy of further evaluation. This report includes photographs of these properties and brief statements of their ineligibility. The remaining four (4) properties are extensively evaluated in this report. A summary of these findings is outlined below.

Properties Listed on the National Register

#28 - Waxhaw-Weddington Roads Historic District (UN 501)

Properties Determined Eligible for the National Register

#16 - Robert Ney McNeely House (UN 801)

Properties Determined Not Eligible for the National Register

#5 - C. L. Helms Tenant House

#21 - A.M. Secrest House

Properties Determined Not Eligible for the National Register and Not Worthy of Further Evaluation

#1 -- House
#3 -- House
#6 -- House
#8 -- House
#10 -- House
#12 -- House
#14 -- House
#17 -- House
#19 -- House
#22 -- House
#24 -- House
#26 -- House

#2 -- House
#4 -- House
#7 -- Helms-Shaw Farm (UN 864)
#9 -- House
#11 -- House
#13 -- House
#15 -- House
#18 -- House
#20 -- Parks Nash Machine Shop
#23 -- House
#25 -- House
#27 -- Cemetery

U-3412 A&B
Extension of SR 1223 (Dickerson Blvd.)
Union County
4.8 km (2.9 miles)
Not to Scale

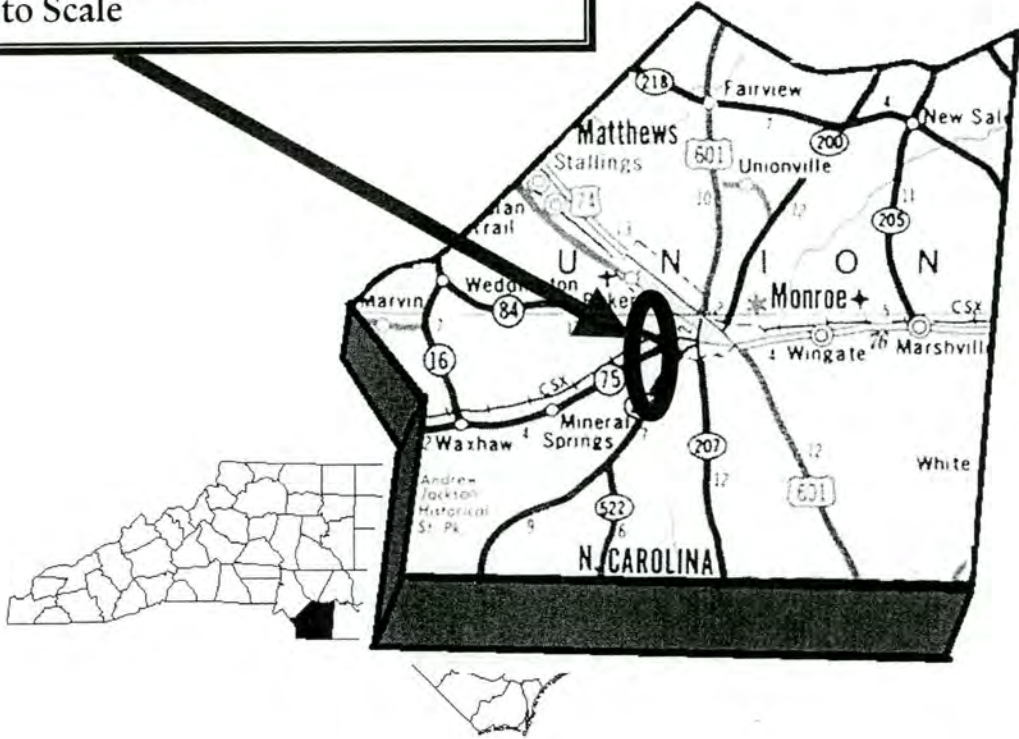
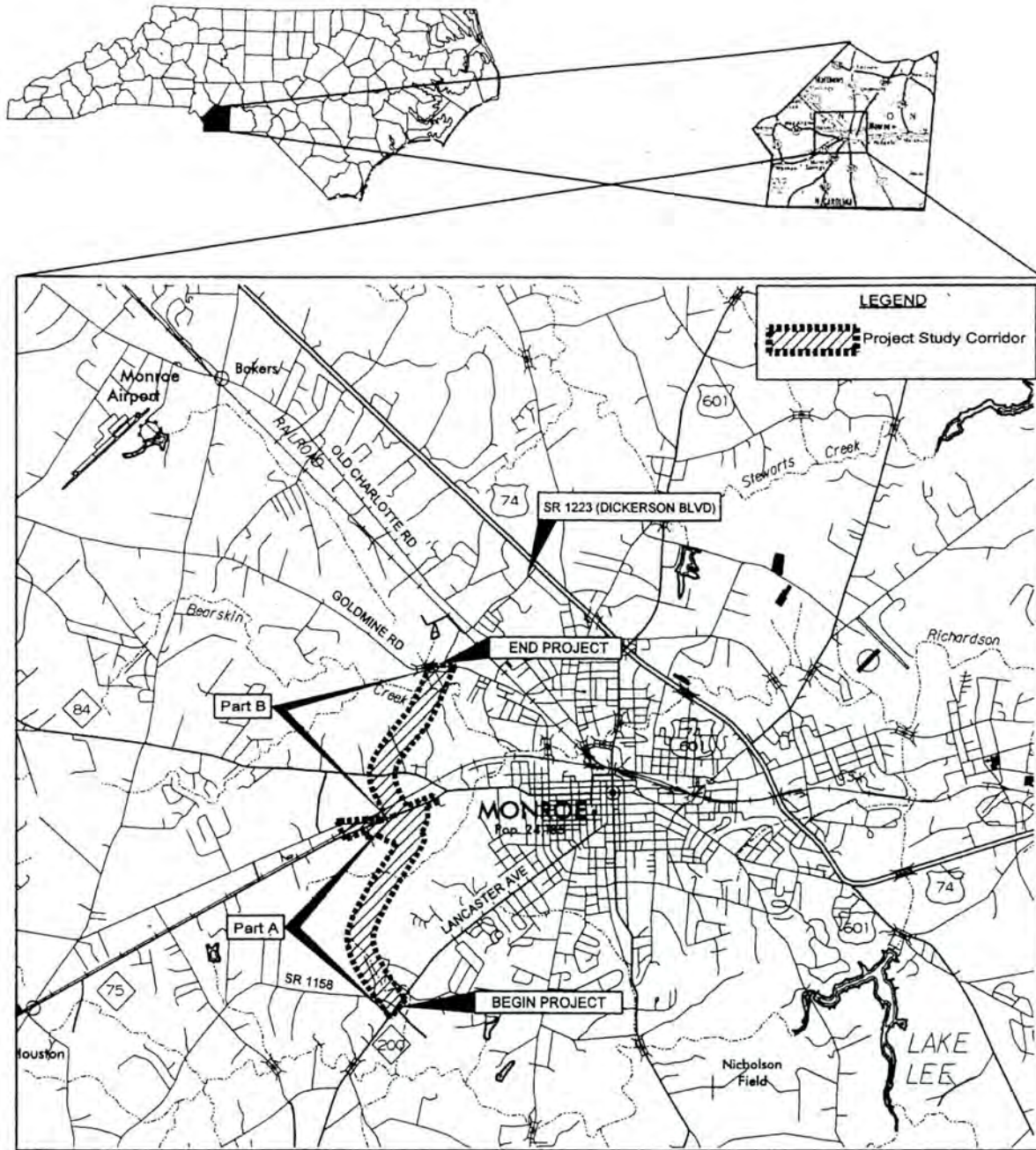


Figure 1 - Project Location




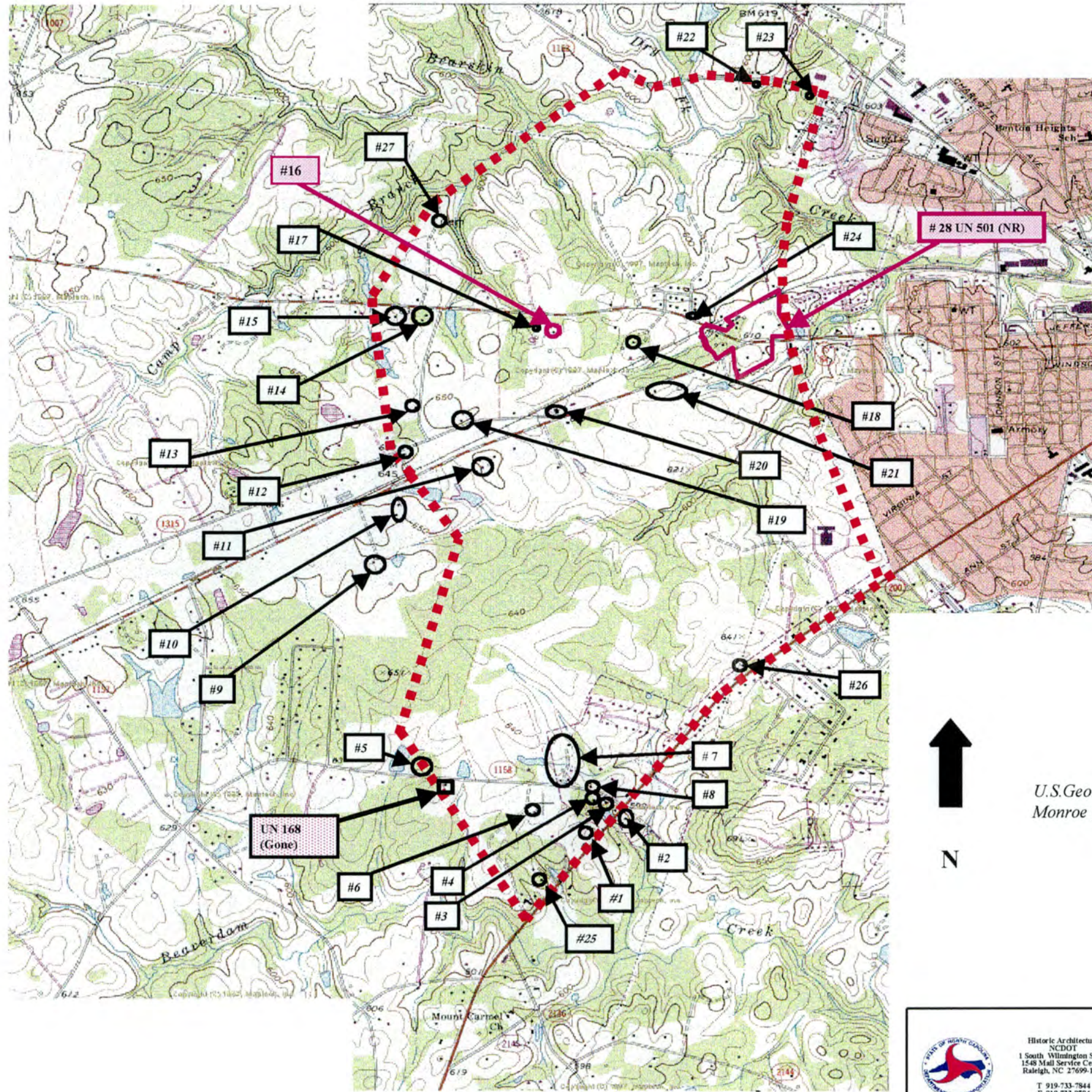
	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS PROJECT DEVELOPMENT AND ENVIRONMENTAL ANALYSIS BRANCH
	MONROE SR 1223 (Dickerson Boulevard Extension) From NC 200 (Lancaster Avenue) To SR 1162 (Goldmine Road) UNION COUNTY TIP PROJECT U-3412 A&B

Figure 2 - Project Vicinity Map

FIGURE 3 - AREA OF POTENTIAL EFFECTS (APE)

HISTORIC ARCHITECTURAL RESOURCES PROJECT MAP


Historic Architectural Resources Survey Report
Phase II: Final Identification & Evaluation / November 2001



Legend	
	Area of Potential Effects (APE)
	National Register Listed Property
	Property Determined Eligible for National Register
	County Surveyed Property that is no longer extant
	Property Determined Not Eligible for National Register



U.S. Geological Service Topographical Map:
Monroe Quad

 <p>Historic Architecture NCDOT 1 South Wilmington Street 1548 Mail Service Center Raleigh, NC 27699-1548 T 919-733-7844 F 919-733-9794 www.dot.state.nc.us</p>	<p>Project: Dickerson Boulevard Extension (SR 1223) From Lancaster Ave. (NC 200) To Goldmine Rd. (SR 1162), Monroe, Union County, North Carolina</p>	<p>Drawn By: Feldman Kantz</p>	<p>TIP No. U-3412</p>
	<p>HISTORIC ARCHITECTURAL RESOURCES PROJECT MAP</p>	<p>Issue Date: 11-07-01</p> <p>File Name: U3412.APE Map.dwg</p>	<p>Scale NTS</p> <p>Sheet No. MAP-1</p>

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V. PURPOSE OF SURVEY AND REPORT

NCDOT conducted a survey and compiled this report in order to identify historic architectural resources located within the APE as part of the environmental studies conducted by NCDOT for the proposed project, and documented by an Environmental Assessment (EA). This report is prepared as a technical addendum to the EA and as part of the documentation of compliance with the National Environmental Policy Act (NEPA) of 1969 and the National Historic Preservation Act (NHPA) of 1966, as amended. Section 106 of the NHPA of 1966, as amended, 16 U.S.C. Section 470f, requires Federal agencies to take into account the effect of their undertakings on properties included in or eligible for inclusion in the National Register of Historic Places and to afford the Advisory Council on Historic Preservation a reasonable opportunity to comment on such undertakings. This report is on file at NCDOT and is available for review by the general public.

VI. METHODOLOGY

NCDOT conducted the survey and prepared this report in accordance with the provisions of Federal Highway Administration (FHWA) Technical Advisory T 6640.8A (Guidance for Preparing and Processing Environmental and Section 4(f) Documents); the Secretary of the Interior's Standards and Guidelines for Archaeological and Historic Preservation (48 FR 44716); 36 CFR Part 800; 36 CFR Part 60; and Survey Procedures and Report Guidelines of NCDOT and the National Park Service. In addition, this report conforms to the expanded requirements for architectural survey reports developed by NCDOT and the North Carolina HPO dated February 2, 1996.

This survey was undertaken with the following goals: (1) to determine the APE, defined as the geographic areas within which a project may cause changes in the character or use of historic properties, if any such property exists; (2) to identify and record all significant resources within the APE; and (3) to evaluate these resources according to the National Register of Historic Places criteria.

The survey methodology consisted of a field survey and historical background research of the project area. The APE for historic architectural resources was delineated by NCDOT staff architectural historians and field surveys were conducted on December 13, 2000, April 4 and May 2, 2001. Architectural historians covered 100% of the APE by automobile and on foot. All structures over fifty years of age in the APE were identified, evaluated, photographed, and recorded on the United States Geological Survey (USGS) topographical maps.

Background research about the project area concentrated on the architectural development and the historical context of Union County and the city of Monroe. The principle resources consulted included survey and National Register files at the HPO in Raleigh and public records at the Union County Courthouse in Monroe. Other primary and secondary materials were located in the North Carolina State Library and Archives in Raleigh, the Heritage Room of Union County, and the Monroe City Planner's Office.

VII. DESCRIPTION OF PROJECT AREA

Union County in the twenty-first century remains a rural, predominately agricultural county, in stark contrast to its northern neighbor, Mecklenburg County. Accordingly, the project area is composed of mostly agricultural fields with houses spaced far apart. The county seat of Monroe, once easily the most populous city in the county, is slowly beginning to be overshadowed by Weddington, a western town whose population has steadily increased as a result of its proximity to Charlotte. Monroe remains a small city whose economic base continues to be centered on agriculture and some industrial manufacturing. The western edge of the city of Monroe is characterized by a handful of early twentieth century residential developments, one of which lies within the APE for this project. Other than this cluster of high-style houses, less ornate dwellings ranging in type from frame bungalows to brick ranches characterize the built environment within the flat terrain of the project area. In addition to the farm fields and scattered houses, there are three primary transportation routes, the CSX Railroad, NC 200, NC 84, and NC 75 that are major components in the project corridor.

VIII. HISTORIC AND ARCHITECTURAL CONTEXTS

The historic progression of the economy of Monroe and Union County from subsistence agriculture to cash crop farming and mercantilism was led by a small cadre of prominent individuals who had resources to capitalize on this transformation. Some of the most important leaders in this transformation of Monroe and Union County lived in the Waxhaw-Weddington Roads Historic District, which lies in the eastern section of the APE.

Early Settlement

Although Union County was formally established in 1842, the area had long been populated by the Waxhaw tribe and then, in the eighteenth century, by first and second-generation Scotch-Irish, Germans and English settlers. These settlers from states such as Virginia, Pennsylvania and South Carolina were attracted to the southern North Carolina piedmont region because of the potential for cheap land, fertile soil, and moderate climate. However, the arrival of the Europeans led to disaster for the native Waxhaw population first through the reduction of their land; and, second through the introduction of diseases that eventually annihilated most of the tribe by 1750.¹

European settlement in the area grew after the American Revolution, despite the fact that transportation into and throughout the southern Piedmont region of North Carolina was extremely poor and unreliable. Yet, as the population increased, so did demands for the creation of a separate county. Union County was formed on December 19, 1842 with the reconfiguration of neighboring Mecklenburg and Anson counties. The county seat of Monroe was established in 1843 and Union County's first court session was held in 1845.²

¹ Suzanne S. Pickens, ed., *"Sweet Union:" An Architectural and Historical Survey of Union County, North Carolina* ([Monroe, N.C.]: Union County Board of Commissioners, Monroe-Union County Historic Properties Commission, Union County Historical Society, 1990), 7-9.

² Pickens, 16-17.

The county seat was established within two miles of the geographic center of the newly formed county to provide a central location for the functions of state, county and local government.³ However, despite its central location, Monroe was isolated because there were no decent transportation routes into the town. Those roads used as primary routes for passengers and merchandise were located in the western portion of the county, miles away from Monroe. It was only in 1849, that Lancaster NC 200 linked Monroe with towns in South Carolina.⁴ It was not until 1865, with the construction of New Town Road that the citizens of Monroe had a direct route to a major North-South transportation corridor and could easily access cities like Charlotte.⁵

The shortage of decent roads made travel difficult and trade even more challenging. Like the rest of the county, Monroe was an isolated agricultural community with little contact with out-of-town merchants. Traditional methods of small-scale subsistence farming dominated the landscape throughout the antebellum period, yet some larger commercial farms were located in the western part of the county where there were better roads and soil. Here, these landowners began adopting progressive farming techniques, espoused by period agricultural experts, to cultivate cash crops like cotton.⁶

Little remains of the architecture from the colonial and antebellum periods. Mostly built of log and heavy timber framing, these structures were demolished or altered to such a degree that they no longer retain their original form or detail. However, it appears from historical research that the majority of the dwellings were vernacular building types, some incorporating regional interpretations of high style architectural ornamentation.⁷

The Civil War and Reconstruction

While Union County was spared the ravages of Civil War battles, the conflict, nonetheless, devastated its meager economy. Small and subsistence farmers, who left their fields to become soldiers, were especially hard hit. Those who survived the war returned home to find their properties ruined by neglect. With few seeds and no cash, these small farmers turned to local merchants for the financial assistance to help them rebuild. The post war economy promoted cash crop cultivation, particularly cotton, as a means of repaying debts and purchasing goods formerly produced at home. Merchants further profited from changes in national banking laws that allowed them to control credit and charge excessive annual interest rates, which could reach up to 40%.⁸ Firms that sold farm supplies, such as the Crow Brothers of West Monroe, emerged as some of the larger financial victors in this new economic environment.

³ Pickens, 17.

⁴ S. Augustus Mitchell, *A New Map of Nth. Carolina with its Canals, Roads & Distances from place to place, along the Stage & Steam Boat Routes*, print on paper (Philadelphia: S. August Mitchell, 1849?), North Carolina State Archives, Raleigh.

⁵ *Map of North Carolina and portions of adjacent states*, print on paper (Washington: United States Coast Survey, A.D. Bache Supdt., 1865) Section 2 of 2, North Carolina State Archives, Raleigh.

⁶ Mattson, Alexander and Associates, "Phase II (Intensive Level) Architectural Survey and Evaluations for Eligibility for U.S. 74 Bypass, Senator Jesse Helms Freeway (Monroe Bypass) Union County, North Carolina Department of Transportation T.I.P. Number R-2559" (Historic Architectural Resources Survey on file at the North Carolina Department of Transportation, Project Development and Environmental Analysis Branch, Raleigh, 1995), 11.

⁷ Pickens, 18-19.

⁸ Pickens, 31.

The new banking and lien laws fell hardest on small-scale farmers who found themselves caught in a vicious cycle of debt. Compounding to their financial difficulties were new property taxes and stringent collection measures. These on top of new laws mandating livestock fencing and restricting hunting further hamstrung their livelihood.⁹ As debt mounted, many lost their land and became tenants, wage laborers, or abandoned agriculture altogether.

As small farmers financially faltered, their creditors took control of their land and either sold it or consolidated it into large agricultural units. Some of new owners of these large conglomerate farms were the growing cadre of merchants mentioned above. Other new landowners included bankers, industrialists, lawyers and other prosperous burgeoning professionals, who began speculating in farmland as well as capitalized on the revenues from it. Using sharecroppers and tenant farmers, these new large landowners produced commodity crops and agricultural products for wholesale markets and commercial distribution.¹⁰ As their business interests expanded, they sought to protect them by becoming active local and state politics. Joining the Democratic Party, they emerged as both the economic winners and political leaders of Union County.

Critical to their expanding commercial agricultural holdings was the ability of the large landowners to transport their products to market. In 1871, the commercial and political leaders in Union County were successful in convincing the Wilmington, Charlotte, and Rutherford Railroad to route the line through the county, including a station in Monroe.¹¹ The railroad was a catalyst for development and prosperity in the county, especially in Monroe. The coming of the railroad, which linked Monroe to Charlotte and Wilmington, marked the beginning of the expansion the county's economy and the influx of new ideas and fashion.

Prior to the arrival of the railroad, Monroe had grown little since its establishment. In 1867, Monroe had only seven merchants and six gristmills, and by 1872, its population stood at less than 450.¹² Its commercial and residential architecture continued to incorporate the vernacular forms of the antebellum period. Yet more than just passenger service arrived via the railroad. This high-speed transportation brought new economic opportunities as well as modern architectural styles, construction methods and building types. Most farmhouses continued to be one or two-story, single pile frame structures, but the some dwellings began to incorporate elements from the fashionable Italianate, Queen Anne, and Colonial Revival styles.¹³ Examples of residences from this period survive throughout the county and even in the project area.

Monroe's Emergence as a Town of the "New South"

By the turn of the century, Monroe had become a thriving "New South" town, with a cash economy based on mercantilism, industrialization, and transportation.¹⁴ Although it had steadily developed as the governmental and economic center of the county, the completion of a second railroad, the

⁹ Pickens, 31.

¹⁰ Pickens, 34.

¹¹ Mary Anne Lee, *An Inventory of Historic Architecture, Monroe, N.C.* (Monroe, NC: City of Monroe and North Carolina Department of Cultural Resources, Division of Archives and History, 1978), 4.

¹² Mattson, 15; and Lee, 5.

¹³ Pickens, 36.

¹⁴ Edward L. Ayers, *The Promise of the New South: Life After Reconstruction* (New York: Oxford University Press, 1992), 3.

Georgia, Carolina, and Northern Railroad in 1892, gave the city a second growth spurt by sparking industrial enterprises.¹⁵ Seaboard Railway acquired the newly built line in 1901 and with the railroad's connections to cities such as Atlanta, New York, and New Orleans, Monroe expanded from a local marketing center to a regional economic hub. In addition to the increase in mercantilism, Monroe began to experience the beginnings of industrialization. In the late nineteenth century Monroe boasted nineteen manufacturing plants, including blacksmiths, a brick making factory, carriage and wagon makers, and a sash and blind factory.¹⁶ As Monroe's economy grew, so did its population, which swelled to 2,132 in 1884, and to 3,500 in 1896.¹⁷

Nevertheless, agriculture continued to be the foundation of the local economy as well as the funding source for the new industrial growth. In the closing decades of the nineteenth century, cotton was the preeminent cash crop and Union County was the third largest cotton producer in the state.¹⁸ In 1892, the Monroe Cotton Mill was the first of its kind to open in Union County and other textile mills followed. With their success, other factories and large industrial ventures were established, as well as warehousing concerns that opened near the railroad for cotton, guano, hardware, and other commodities.¹⁹

With the growth in population and the emergence of a prospering urban middle class, an increased number of residences were constructed in Monroe and its immediate surrounds. Vernacular building types from the nineteenth century continued to be built by the majority of farmers, but Monroe's wealthiest and most sophisticated merchants, professionals, and industrialists sought designs and embellishments that reflected current national architectural styles and trims.²⁰ Indeed, West Monroe quickly developed into a bucolic enclave for Monroe's wealthiest and most powerful Democratic Party leaders. Some of its most prominent residents - such as R.B. Redwine, O.P. Heath, and F.H. Crow - hired fashionable architects from Charlotte and contracted with prominent builders from Monroe to create high-style mansions in a pastoral setting.²¹

Monroe Throughout the Twentieth Century

Cotton continued to sustain the economy of Union County until 1910, when appeals for crop diversification and improved agricultural practices came to the forefront. Animal husbandry gained a greater share of the agricultural acreage, but cash crops such as corn and cotton maintained their domination of the farmland. There were also a growing number of landowners that worked full-time in other non-farming professions or jobs, who either farmed part-time or used the services of others to cultivate their land.²² Farming gradually became a secondary vocation for many members of the newly emerging middle and upper classes and remained a primary occupation for the lower class.

¹⁵ Virginia A. S. Kendrick, *Looking Back at Monroe's History* (Monroe, N.C.: City of Monroe, 1995), 34.

¹⁶ Pickens, 44.

¹⁷ Lee, 5.

¹⁸ H. Nelson Walden, *History of Union County* (Monroe, N.C.: Heritage Printers, Inc., 1964), 49; and Lee, 10.

¹⁹ Pickens, 44.

²⁰ Pickens, 51.

²¹ Allison H. Black and David R. Black, "Waxhaw-Weddington Roads Historic District" (National Register Nomination on file at the North Carolina State Historic Preservation Office in Raleigh, 1988), 8.1.

²² Walden, 50.

Monroe's economic growth continued through World War I but ended abruptly with the agricultural depression and subsequent stock market crash of the late 1920s. The Great Depression followed and many of Monroe's most influential and wealthiest citizens - including those with houses in the Waxhaw-Weddington Roads Historic District - lost everything.²³ Ironically, as large-scale cash crop agricultural and industrial activity was severely curtailed, the small farmer continued to survive because of subsistence farming.

While viewed skeptically, the federal New Deal programs did much to prevent economic collapse in the state. Most importantly for Union County, enforced stabilization of the tobacco, cotton, and textile industries kept many cotton farms intact and many mills open until World War II created a demand for cotton textiles.²⁴ While the crisis was somewhat ameliorated, the basic structure of the cash crop economy remained, as did the traditional relationship of tenant and small farmer to landlords, banks, and merchants. In the late 1930s, Monroe merchants were recovering from the economic downturn and demanded that the county direct redevelopment efforts toward industrial production in an effort to balance the economic composition of the county between manufacturing and agriculture.²⁵ Throughout the late 1940s and 1950s, new textile mills were built, and agriculture became more diversified.

Few houses were constructed during the Great Depression, but as the country recovered, so did the building trade. As more individuals abandoned farming for industrial or professional occupations, large farmsteads in the area began to be subdivided into smaller lots for ranch houses and bungalows.²⁶ Most prominent in the project area is the one-story brick ranch house with its low-slung rectangular outline and attached carport. Some frame bungalows are also found in the project area, but few have the ornate detailing that make them outstanding examples of the Craftsman style or other various revival genres.

Production of textiles gained dominance throughout the 1950s, 60s, and 70s, but with the globalization of the labor workforce in the closing decades forced many mills to close. The large companies that ran the mills sought cheaper labor in foreign countries and many textile plants were closed. Throughout, agriculture remained a steady component of the economic base of Union County. Today, Monroe remains a small city whose economic base continues to be centered on agriculture and some industrial manufacturing. However, the growth of Charlotte has spurred some development in the area and throughout the project area, there are a number of newly constructed residential developments, schools, and commercial franchises.

²³ Black and Black, 8.6.

²⁴ Pickens, 60.

²⁵ Virginia A.S. Kendrick, ed., *The Heritage of Union County North Carolina: 1842-1992* (Monroe, N.C.: The Carolinas Genealogical Society, 1993), 17

²⁶ Pickens, 53.

IX. PROPERTY EVALUATIONS

A. Properties Under Fifty Years of Age

Criterion Consideration G, for properties that have achieved significance within the past fifty years, states that properties less than fifty years of age may be listed on the National Register only if they are of exceptional importance or if they are integral parts of districts eligible for the National Register. There are no properties within the APE that qualify for the National Register under Criterion Consideration G.

B. Properties Listed on the National Register

Property #28. Waxhaw-Weddington Roads Historic District (UN 501) (Figures 4 - 8)

Location:

Junction of Weddington Road (NC 84), Waxhaw Road (NC75) and West Franklin Street

Physical Description:

The 1988 nomination for this district states:

The Waxhaw-Weddington Roads Historic District is located at the division of Waxhaw Road just west of Monroe into two arteries, North Carolina Highways 75 and 84, respectively. In the Y of the intersection is the Queen Anne style Heath House. To the south of the fork is the Neo-Classical Revival style Robert B. Redwine House, and to its east the smaller Queen Anne influenced Redwine Tenant House. Across the road on the north side are the Late Queen Anne style Crow's Nest (the Fetnah H. Crow House), and to its west the Prairie/Classical Revival style Edward Crow House. Each of the houses is the center of a small complex of outbuildings and subsidiary residences.

The larger houses sit from 100 to 150 feet back from the pavement on rises slightly above the level of the highway, surrounded by large trees and with spacious lawns at front. Although there is less than two hundred yards between any of the houses, they are substantially screened from each other by landscaping. Early documentary photographs of the Redwine House indicate that before the current house's construction, there were few trees of any size, and today the area around the landscape grounds is mostly open farmland. The line of the Seaboard Railway forms a northwestern boundary to the district. As the built-up portions of the city of Monroe extend out along the highway, commercials and residential development is beginning to approach the eastern boundary of the district.

Statement of Significance:

The 1988 nomination for this district states:

The Waxhaw-Weddington Roads Historic District is significant in the history of Monroe, North Carolina, as a unique cluster of distinctive late 19th and early 20th century suburban residences grouped around a Y-shaped intersection of two state highways, located in a semi-rural setting some two miles from the county seat's central core. By the end of World War I, the grouping, sometimes referred to as "West Monroe", was already recognized locally as a distinctive entity. The houses are associated with several important Monroe citizens who were prominent in the commercial, industrial, political and judicial life in the city and county in the late 19th and early 20th centuries. In particular, the many contributions of W.C. Heath and R.B. Redwine make the district eligible under Criterion B. It is also eligible under Criterion C, both as containing locally outstanding and representative examples of the Queen Anne, Classical Revival and Prairie School architectural styles and as a significant and distinguishable grouping of resources.

The district's period of significance extends from 1897 to 1938, the former being the date of construction of the earliest surviving house in the district and the latter year being that in which R.B. Redwine died, the last surviving of the original owners of the houses.

Despite the loss of the Redwine Tenant House, the district's unique local distinction and architectural qualities, noted in the 1988 nomination, remain well preserved and the area continues to be meritorious of its National Register designation under Criteria B and C.

Boundary Description:

The 1988 National Register nomination states that there are approximately thirty-six acres within the boundaries of this historic district. The boundaries were drawn according to current property lines for each of the residences and are indicated by a dashed line marked on the accompanying map.

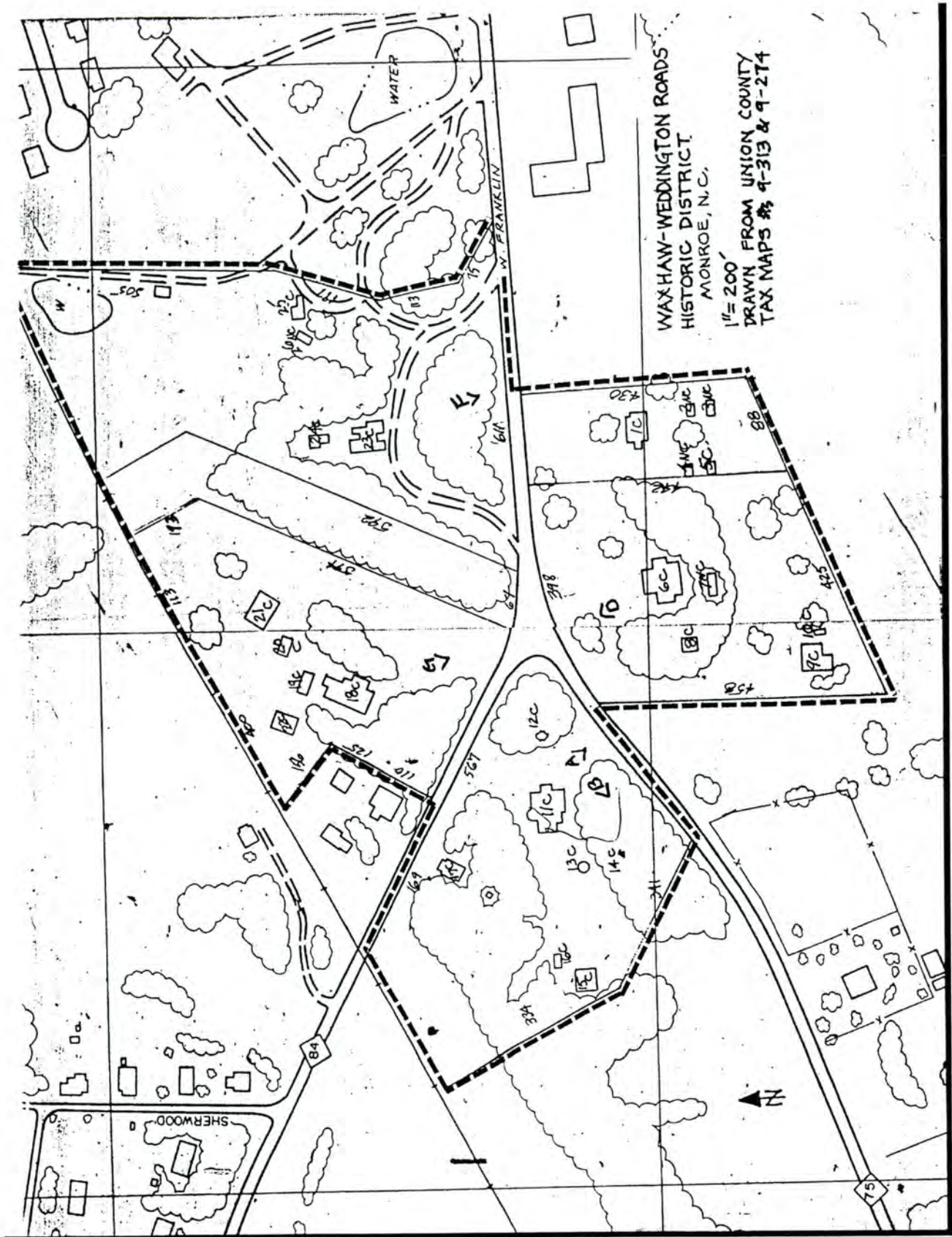


Figure 4 - 1988 Boundaries and Site Map of Waxhaw-Weddington Roads Historic District (Property # 28)



Figure 5: Property # 28a – The Waxhaw-Weddington Historic District
The R. B. Redwine House.
Photographed August 22, 2001.



Figure 6: Property # 28b – The Waxhaw-Weddington Historic District
The Ed Crow House.
Photographed September 11, 2001.



Figure 7: Property # 28c – The Waxhaw-Weddington Historic District
The Heath House.
Photographed September 11, 2001.



Figure 8: Property # 28d – The Waxhaw-Weddington Historic District
The Crow's Nest House.
Photographed 1987.

C. Properties Determined Eligible for the National Register
Property #16. Robert Ney McNeely House (UN 801) (Figures 9- 15)

Location :

South side of NC 84 (2403 Weddington Road)

Physical Description:

This one-and-one-half story frame house is dominated by a steeply pitched hip roof that extends over an engaged front porch. Overall, the house design and ornamentation incorporates elements from both the Queen Anne and Craftsman styles. A shed roof dormer is centered over the porch and has a fixed six lights window and small shutters. Six brick piers, topped with graduated brick caps, support the roof over the deep porch. A plain wood balustrade has been added between each of the piers. The stairs leading up to the porch are obscured by overgrown boxwoods.

Three internal brick chimneys with corbelled brick caps punctuate the steep roof and exposed rafters and triangular knee braces outline the eaves. A polygonal bay extends from the front of the house, beneath the porch roof, and rectangular bays with gable roofs project from both the east and west elevations. The house has six-over-six double hung windows and the primary entrance is through a four-panel door. The house is sheathed in lap siding and has corner boards with simple capitals. The rear porch was enclosed after construction of the house and in this area German siding is used instead. The house sits on its original continuous brick foundation.

The McNeely house's interior plan has not been altered to a large degree. The house has a living room, parlor, dining room, kitchen, two bedrooms, and one bathroom. It retains its original flooring in all the rooms but the kitchen, which has been modernized. The original wainscoting remains in the majority of the rooms and four of the five original fireplaces are intact. Some of the original plaster walls have been replaced with sheetrock, but the wood trim and door and window surrounds remain in good condition.

Two outbuildings remain on the McNeely property. One is a large offset gable roof garage and storage structure with a small central brick chimney that appears to have been built in the late twentieth century. The second is gable roof storage structure directly west of the house and may have been built at the same time as the house. The property once contained a barn, but it no longer exists. The original ten-acre "country retreat" has reduced in size over the years and now the property sits on approximately five acres. McNeely never farmed the land and the landscape around the house consists of large grassy areas framed by woodlands.

Historical Background:

Robert Ney McNeely purchased the ten-acre lot from G.M.Tucker, Monroe's leading builder, in November 1913.²⁷ It is unclear whether the house was already on the site, yet local tradition maintains that McNeely built this house as a retreat from his primary home in Waxhaw. McNeely certainly needed a place to relax because while only thirty years old, he had already written a history of Union County, established a law practice in Monroe and served two terms in the North Carolina

²⁷ *Union County Deed Book 49* (Monroe: Union County Courthouse), 416.

legislature.²⁸ In 1915 he was appointed by President Woodrow Wilson to be the U.S. Consul to Arabia. However, his career was cut short when a German submarine sank the boat on which he was traveling to his post.²⁹ McNeely was one of many Americans who lost their lives yet those in Union County deeply mourned the tragic loss of their native son. After McNeely's death the property was passed on to his brothers who sold it to someone outside of the family in 1929. Brendan and Wendy Sheprow bought the house and five acres in 1999 and currently inhabit the house.

Evaluation:

The Robert Ney McNeely House is not eligible for the National Register under Criterion A (event). To be eligible for significance under Criterion A the property must retain integrity and must be associated with a specific event marking an important moment in American history or a pattern of events or historic trend that made a significant contribution to the development of a community. 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. There are no specific events or historic trends directly associated with the Robert Ney McNeely House.

The Robert Ney McNeely House is not eligible for the National Register under Criterion B (person) for its association 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. For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with persons individually significant within the historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) 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 social, or ethnic group. The McNeely House is not eligible under Criterion B because the house served merely as a country retreat for Robert Ney McNeely. While McNeely certainly was an individual of local significance in Union County, his primary residence was in Waxhaw, where the McNeely family house still exists. Furthermore, McNeely acquired the property just three years before his death and it is uncertain how much time he actually spent at this country retreat.

The Robert Ney McNeely House is eligible for the National Register under Criterion C (design/construction) for its significance in architecture. 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 Robert Ney McNeely House is an example of an early twentieth century frame cottage that incorporates elements of the Queen Anne and Craftsman styles. This country retreat stands out among the nearby frame tenant houses and brick ranch houses that line NC 84.

²⁸ McNeely's history of Union County is entitled, "Union County and the Old Waxhaw Settlement" and published by the North Carolina Society of the Daughters of the Revolution in 1912.

²⁹ Kendrick, ed., *The Heritage of Union County North Carolina*, 308.

The Robert Ney McNeely House is not eligible for the National Register under Criterion D (information potential). For a property to be eligible for significance 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. The architectural component of the Robert Ney McNeely House is unlikely to yield information important to the history of building technology. Its building construction methods and materials are relatively commonplace, therefore it is not eligible for the National Register under Criterion D.

Boundary Description:

The National Register boundary for the Robert Ney McNeely House has been drawn according to the guidelines of National Register Bulletin 21, "Defining Boundaries for National Register Properties." The eligible property is the current tax parcel for the Robert Ney McNeely House, which consists of approximately five acres and includes the house and two outbuildings.

The boundary is outlined on the attached tax parcel map of the area, shown on Map 9-316, Parcel 09316006A, from the Union County Tax Map, located in the Union County Registry of Deeds Office in Monroe.

Boundary Justification:

The National Register boundary for the Robert Ney McNeely House encompasses all of the historic features of the property that directly contribute to the significance of the property. These include the house, two outbuildings, and the land immediately surrounding the house. The edge of right of way on the south side of NC 84, which corresponds to the back edge of the ditch, has been chosen as the northern border of the National Register boundary because the right of way is 1) owned and maintained by the North Carolina Department of Transportation and is not legally part of the property, 2) does not contribute to the historic landscape characteristics of the property, and 3) has been altered and will continued to be altered in the course of routine maintenance by NCDOT and therefore no longer possesses the integrity required for eligibility.

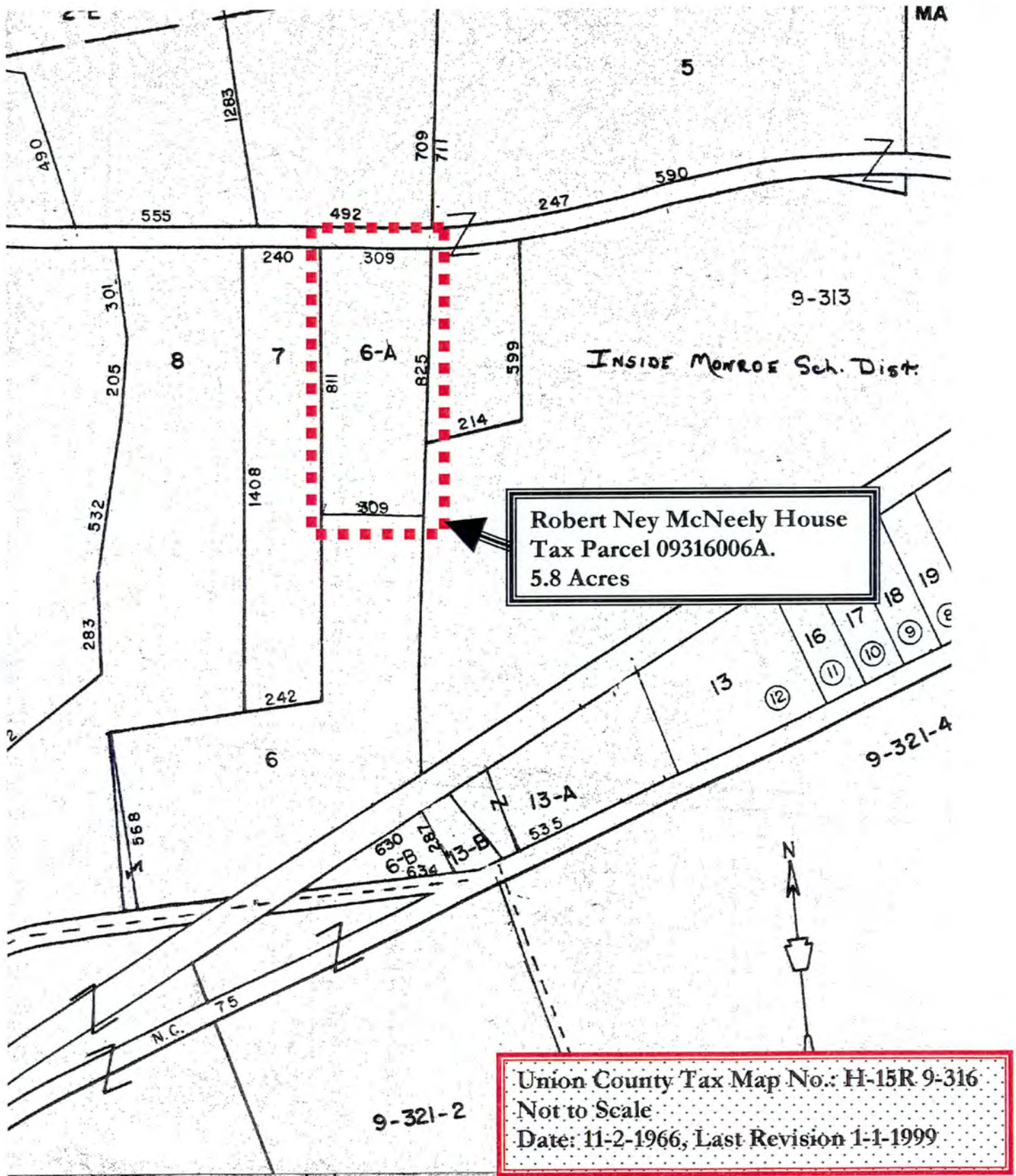


Figure 9: Tax Map for Robert Ney McNeely House (Property # 16)

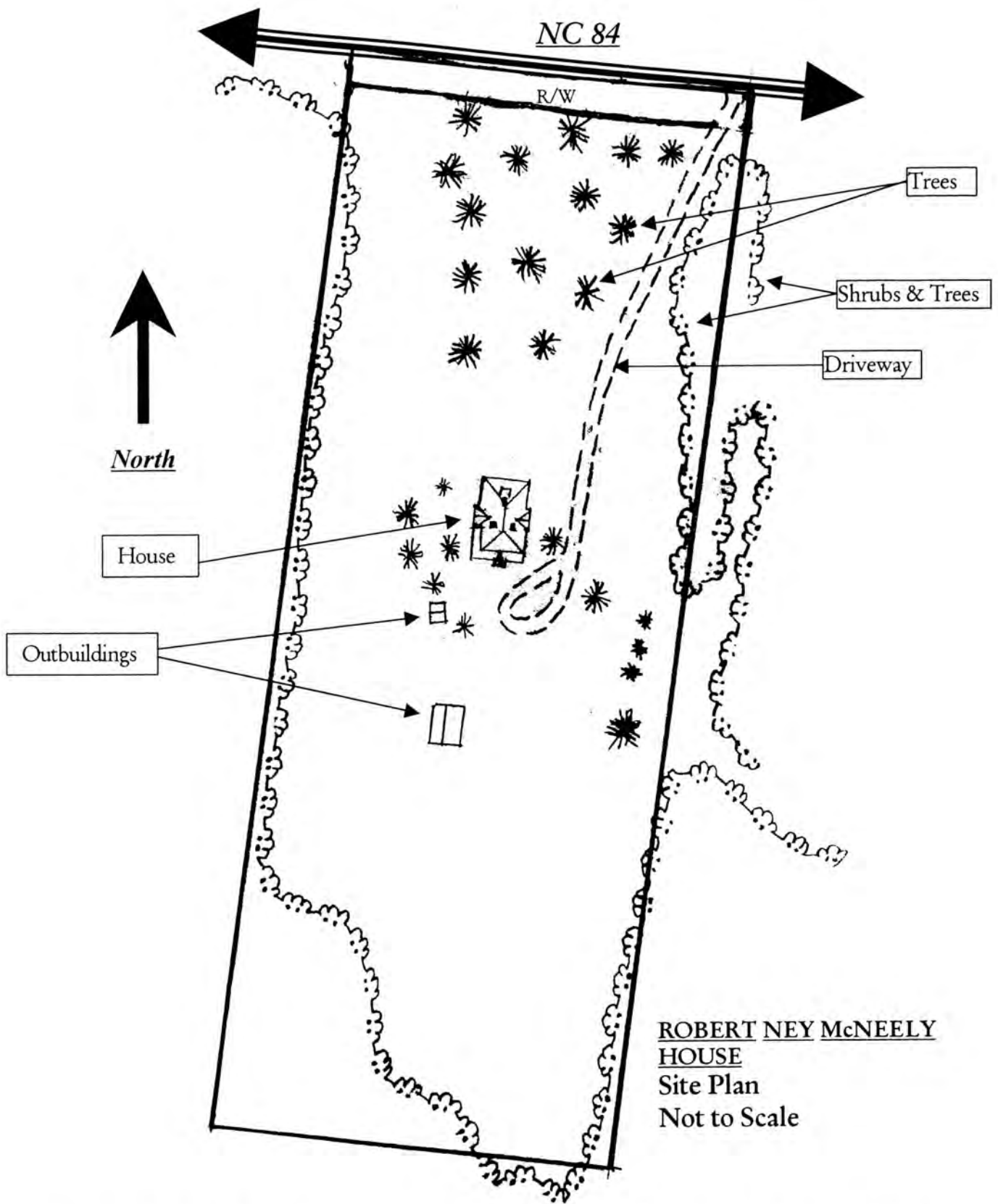


Figure 10: Site plan and proposed historic boundaries for Robert Ney McNeely House
(Property # 16)



Figure 11: Property # 16 – The Robert Ney McNeely House
North (front) and east (side) elevations. Photographed April 4, 2001.



Figure 12: Property # 16 – The Robert Ney McNeely House
South (back) and east (side) elevations. Photographed August 22, 2001



Figure 13: Property # 16 – The Robert Ney McNeely House
West elevation. Photographed August 22, 2001



Figure 14: Property # 16 – The Robert Ney McNeely House
Outbuildings. Photographed August 22, 2001.

D. Properties Determined Not Eligible for the National Register

Property #5. C.L. Helms Tenant House (Figures 15-21)

Location :

North side of SR 1158

Physical Description:

This single-story, early twentieth-century, frame house was a tenant house for the nearby C.L. Helms Farm. The earliest portion of the house is a three-bay structure capped by a central brick chimney and a side gable roof with plain triangular braces in the eaves. The southern elevation has an enclosed front porch with a shed roof while the northern elevation is a later addition that features a large front gable roof and an off-center entrance. The entire house is sheathed in weatherboards; earlier portions of the house in lap siding, and later additions in German siding. The foundation appears to be brick and is currently covered in metal roof sheeting. The interior of the house was not accessible, but the original section of house appears to be a two-room plan. Many alterations have been made to the house's interior and exterior over the years, including the enclosure of the front porch and addition of the rear kitchen.

The house tract also features three outbuildings, a c.1925 frame corncrib, a c.1925 two-story packhouse, and another storage facility which appears to have been moved to the site. The land around the house was once farmland, but now it features two man-made ponds and woodlands.

The C.L. Helms Tenant House does not possess enough integrity to qualify for the National Register.

Historical Background:

The C.L. Helms Tenant House was once a part of the larger C.L. Helms farm. The C.L. Helms farmhouse was a two-story log and frame structure constructed in the mid-nineteenth century and later enlarged.³⁰ This imposing house once stood near the C.L. Helms Tenant House, but was demolished sometime after 1983. Charles Leander Helms was a prominent landowner in Union County and his farm certainly included several tenant houses. The C.L. Helms Tenant House was probably built in the early twentieth century and remained a part of the Helms farm until 1942 when Benjamin Shaw bought the property at the auction of the C.L. Helms estate.³¹ Shaw undertook substantial alterations to the tenant house in the mid-1940s; most obvious is the addition of the kitchen to the northern elevation. Virginia Shaw Magnum family currently owns the property, but the house is vacant and in disrepair.

Evaluation:

The C. L. Helms Tenant House is not eligible for the National Register under Criterion A (event). To be eligible for significance under Criterion A the property must retain integrity and must be associated with a specific event marking an important moment in American history or a pattern of events or historic trend that made a significant contribution to the development of a community. Furthermore, the property must have existed at the time and be documented to be associated with

³⁰ Pickens, 179.

³¹ *Union County Deed Book 100* (Monroe: Union County Courthouse), 17.

the events. Finally, the property's specific association must be important as well. There are no specific events or historic trend directly associated with the C. L. Helms Tenant House.

The C. L. Helms Tenant House is not eligible for the National Register under Criterion B (person) for its association 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. For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with persons individually significant within the historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) 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 social, or ethnic group. There are no persons of national, state, or local significance associated with the C. L. Helms Tenant House.

The C. L. Helms Tenant House is not eligible for the National Register under Criterion C (design/construction) for its significance in architecture. 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 C. L. Helms Tenant House is a typical example of an early twentieth century tenant house, but the alterations to the property have severely compromised its integrity. Furthermore, tenant houses from this period are not uncommon in Union County.

The C. L. Helms Tenant House is not eligible for the National Register under Criterion D (information potential). For a property to be eligible for significance 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. The architectural component of the C. L. Helms Tenant House is unlikely to yield information important to the history of building technology. Its building construction methods and materials are relatively commonplace, therefore it is not eligible for the National Register under Criterion D.



Figure 15: Property # 5 – C. L. Helms Tenant House
South (front) and east (side) elevations.
Photographed September 11, 2001.



Figure 16: Property # 5 – C. L. Helms Tenant House
North (back) and west (side) elevations.
Photographed September 11, 2001.

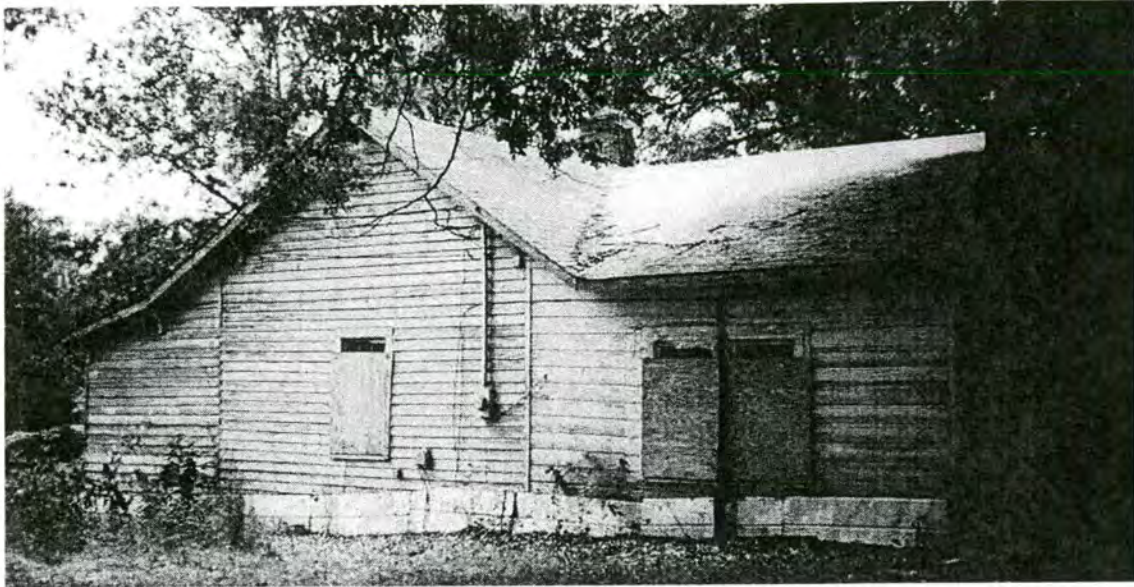


Figure 17: Property # 5 – C. L. Helms Tenant House
East elevation.
Photographed September 11, 2001.

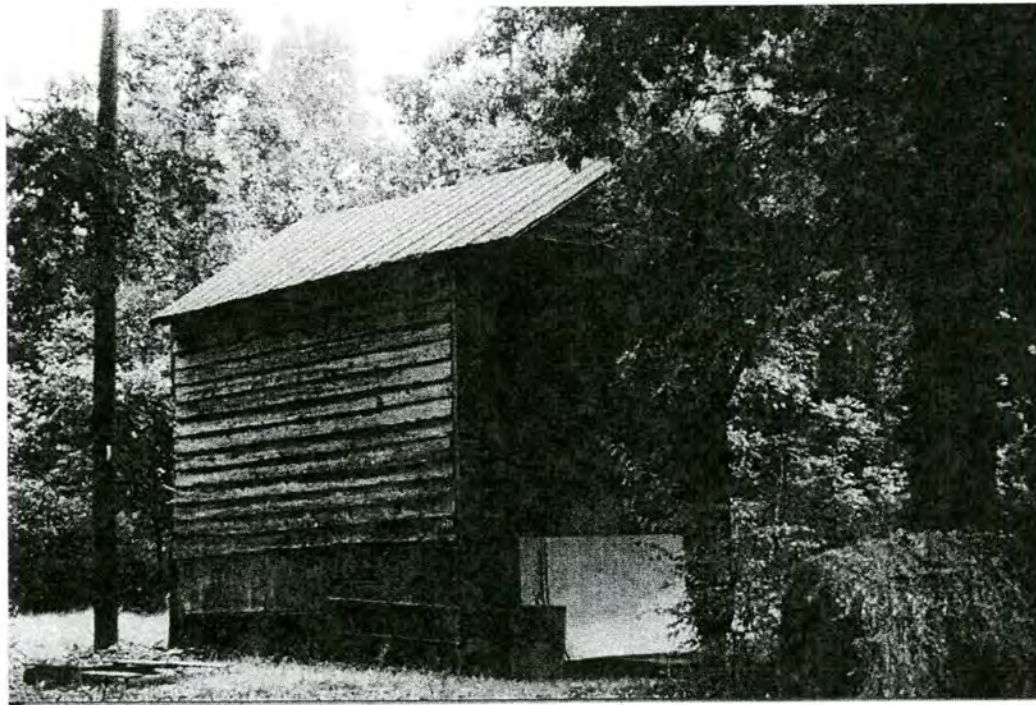


Figure 18: Property # 5 – C. L. Helms Tenant House
Outbuilding.
Photographed September 11, 2001.



Figure 19: Property # 5 – C. L. Helms Tenant House
Outbuilding.
Photographed September 11, 2001.



Figure 20: Property # 5 – C. L. Helms Tenant House
Outbuilding.

Photographed September 11, 2001.



Figure 21: Property # 5 – C. L. Helms Tenant House
Outbuilding.
Photographed September 11, 2001.

Property #21. A.M. Secrest House (Figures 22-25)

Location :

South side of NC 75 (2109 Waxhaw Highway)

Physical Description:

The A.M. Secrest House is a one-and-one-half story bungalow built in the early twentieth century to house a tenant farmer on the larger R.B. Redwine estate. The house is of frame construction and capped by a clipped-gable roof outlined by exposed rafters and triangular braces under the eaves. A large cross gable roof covers the central entrance porch on the northern elevation, and while the roof appears original, the brick piers and porch balustrade are replacements. The house is clad in German siding and the windows on the first floor are double hung with the top sash composed of a large center pane bordered by smaller rectilinear panes. On the eastern and western gable ends, the attic contains square fan vents between two small fixed windows that mimic the first floor center glazed windows. The house has one central brick chimney and sits on a continuous brick foundation. The interior of the house was not accessible, but the current owners states that its layout has not been altered except for remodeling a closet into a bathroom. However, the owner also stated that some of the original plaster walls have been replaced with sheetrock.

The dwelling is set back approximately fifty feet from NC 75 and surrounded by a tall vertical board fence. Open farmland surrounds the house tract, yet no agricultural outbuildings remain.

Historical Background:

The A.M. Secrest House is believed to have served as a tenant house on the larger Judge R.B. Redwine estate. Like other affluent individuals in the community, Redwine acquired acres of farmland in Union County between 1890 and 1920 and profited from the high prices yielded by cash crops like cotton.³² A practicing attorney and judge, he managed his agricultural interests using tenants, however, he certainly considered himself a gentleman farmer. A plat map from 1926 shows a structure on the house site and architectural evidence indicates that the dwelling was constructed in the 1910s or 20s. A.M. Secrest bought this house and approximately 121 acres of farmland at public auction in 1927 from R.F. Redwine, who was bankrupt.³³ Secrest owned over 3,000 acres of farmland in Union County and his farm manager occupied the house for many years. Currently the house is owned by the Secrest Drug Company and occupied by a member of the Secrest family. The fields around the property are still under cultivation.

Evaluation:

The A.M. Secrest House is not eligible for the National Register under Criterion A (event). To be eligible for significance under Criterion A the property must retain integrity and must be associated with a specific event marking an important moment in American history or a pattern of events or historic trend that made a significant contribution to the development of a community.

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. There are no

³² "Sketches: Some Farms and Farmers Just West of Monroe," *Monroe Journal*, 6 August 1918, 8.

³³ *Union County Deed Book 65* (Monroe: Union County Courthouse), 452.

specific events or historic trends directly associated with the A.M. Secrest House. While it is illustrative of a tenant farmers house, this type of farming was widely undertaken in the post-Civil War South and not specifically significant in the development of Union County and Monroe.

The A.M. Secrest House is not eligible for the National Register under Criterion B (person) for its association 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. For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with persons individually significant within the historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) 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 social, or ethnic group. There are no persons of national, state, or local significance associated with the A.M. Secrest House. The house is believed to have served as one of many tenant houses on the Judge R.B. Redwine estate, yet it has no direct connection to the life of R.B. Redwine. In addition, the R.B. Redwine House in the nearby Waxhaw-Weddington Roads Historic District better represents the productive life of Judge Redwine.

The A.M. Secrest House is not eligible for the National Register under Criterion C (design/construction) for its significance in architecture. 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 A.M. Secrest House is an example of an early twentieth century tenant house constructed as a bungalow. While tenant houses in the immediate area are not usually bungalows; rather front gable structures, bungalows from this period are not uncommon in Monroe or Union County. In fact, the A. M. Secrest House is similar to many bungalows in the Monroe Residential Historic District.

The A.M. Secrest House is not eligible for the National Register under Criterion D (information potential). For a property to be eligible for significance 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. The architectural component of the A.M. Secrest House is unlikely to yield information important to the history of building technology. Its building construction methods and materials are relatively commonplace, therefore it is not eligible for the National Register under Criterion D.



Figure 22: Property # 21 – A. M. Secret House
North (front) and east (side) elevations.
Photographed April 4, 2001.



Figure 23: Property # 21 – A. M. Secret House
North (front) and west (side) elevations.
Photographed April 4, 2001.



Figure 24: Property # 21 – A. M. Secrest House
South (back) and east (side) elevations.
Photographed April 4, 2001.

E. Properties Determined Not Eligible for National Register and Not Worthy of Further Evaluation in Meeting on 28 June 2001.



Figure 25: Property # 1 – House

The property has been determined not eligible for the National Register because it is neither historically or architecturally significant. Photographed December 13, 2000.



Figure 26: Property # 2 – House

The property has been determined not eligible for the National Register because it is neither historically or architecturally significant. Photographed December 13, 2000.



Figure 27: Property # 3 – House

The property has been determined not eligible for the National Register because it is neither historically or architecturally significant. Photographed December 13, 2000.



Figure 28: Property # 4 – House

The property has been determined not eligible for the National Register because it is neither historically or architecturally significant. Photographed December 13, 2000.



Figure 29: Property # 6 – House

The property has been determined not eligible for the National Register because it is neither historically or architecturally significant. Photographed December 13, 2000.



Figure 30: Property # 7a – Helms-Shaw Farm (UN 864)

The property has been determined not eligible for the National Register because it is neither historically or architecturally significant. Photographed December 13, 2000.

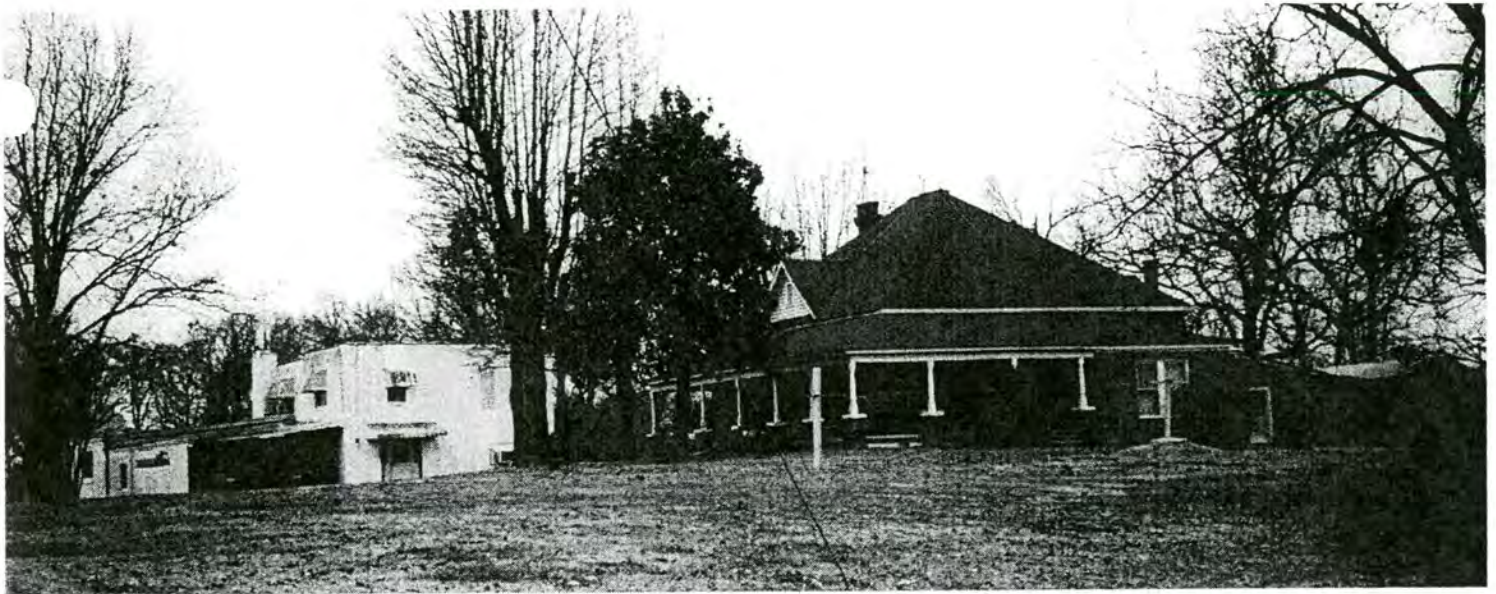


Figure 31: Property # 7b – Helms-Shaw Farm (UN 864)

The property has been determined not eligible for the National Register because it is neither historically or architecturally significant. Photographed December 13, 2000.



Figure 32: Property # 7c – Helms-Shaw Farm (UN 864)

The property has been determined not eligible for the National Register because it is neither historically or architecturally significant. Photographed December 13, 2000.



Figure 33: Property # 8 – House

The property has been determined not eligible for the National Register because it is neither historically or architecturally significant. Photographed December 13, 2000.



Figure 34: Property # 9 – House (McAtter Farm)

The property has been determined not eligible for the National Register because it is neither historically or architecturally significant. Photographed December 13, 2000.



Figure 35: Property # 10 – House

This dwelling was moved to this site in the 1950s. The property has been determined not eligible for the National Register because it is neither historically or architecturally significant. Photographed April 4, 2001.

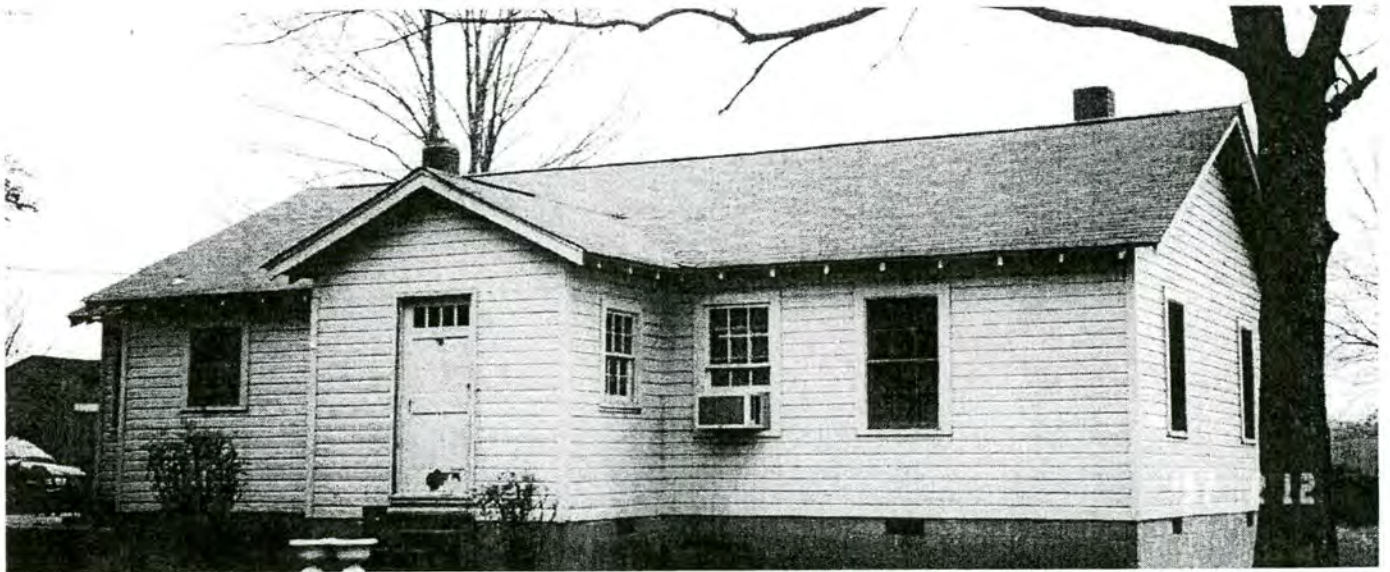


Figure 36: Property #11 – House

The property has been determined not eligible for the National Register because it is neither historically or architecturally significant. Photographed April 4, 2001.



Figure 37: Property # 12 – House

The property has been determined not eligible for the National Register because it is neither historically or architecturally significant. Photographed April 4, 2001.



Figure 38: Property # 13 – Tenant House

The property has been determined not eligible for the National Register because it is neither historically or architecturally significant. Photographed April 4, 2001.



Figure 39: Property # 14 – House

The property has been determined not eligible for the National Register because it is neither historically or architecturally significant. Photographed April 4, 2001.



Figure 40: Property # 15 – House

The property has been determined not eligible for the National Register because it is neither historically or architecturally significant. Photographed April 4, 2001.



Figure 41: Property # 17 – House

The property has been determined not eligible for the National Register because it is neither historically or architecturally significant. Photographed April 4, 2001.



Figure 42: Property # 18 – House

The property has been determined not eligible for the National Register because it is neither historically or architecturally significant. Photographed April 4, 2001.



Figure 43: Property # 19 – House

The property has been determined not eligible for the National Register because it is neither historically or architecturally significant. Photographed April 4, 2001.

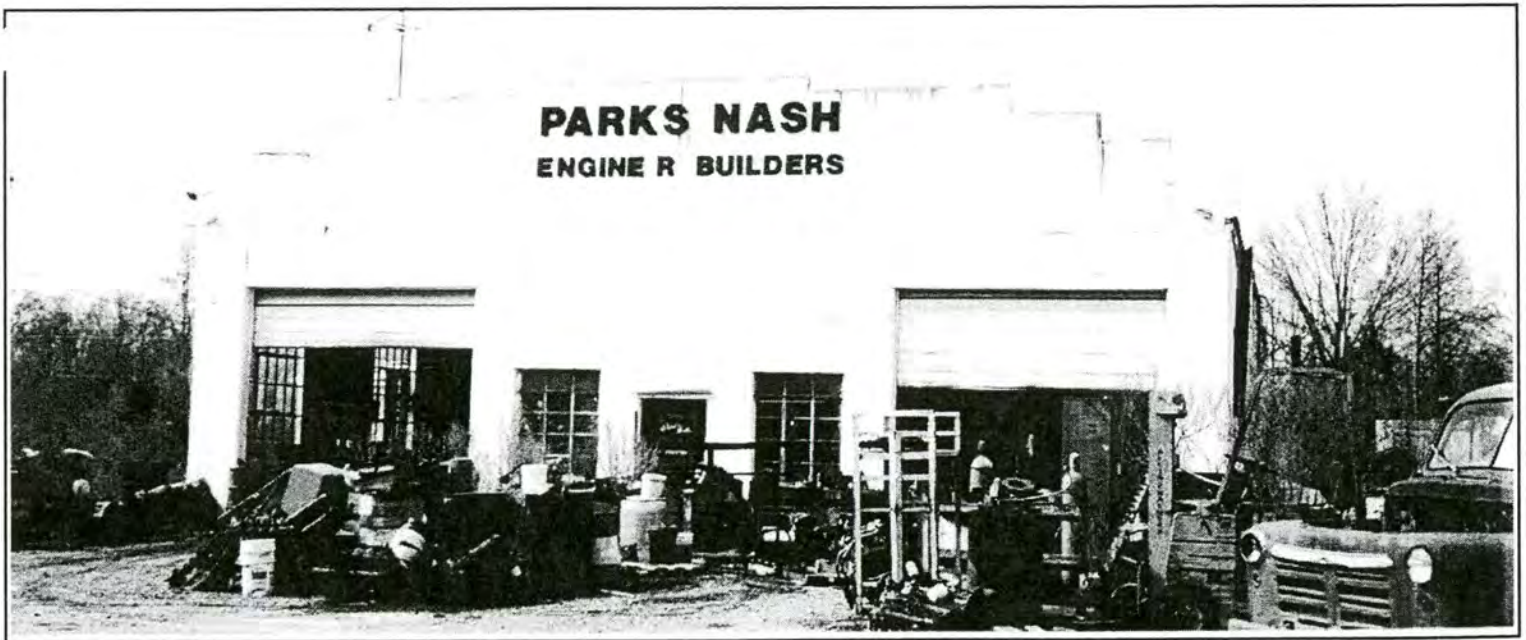


Figure 44: Property # 20 – Parks Nash Machine Shop

The property has been determined not eligible for the National Register because it is neither historically or architecturally significant. Photographed April 4, 2001.



Figure 45: Property # 21 – Secrest Farm and Garden Store.

This structure is part of the A. M. Secrest property. This structure has been determined not eligible for the National Register because it is neither fifty years or older, nor architecturally significant.

Photographed April 4, 2001.



Figure 46: Property # 22 – House

The property has been determined not eligible for the National Register because it is neither historically or architecturally significant. Photographed April 4, 2001.

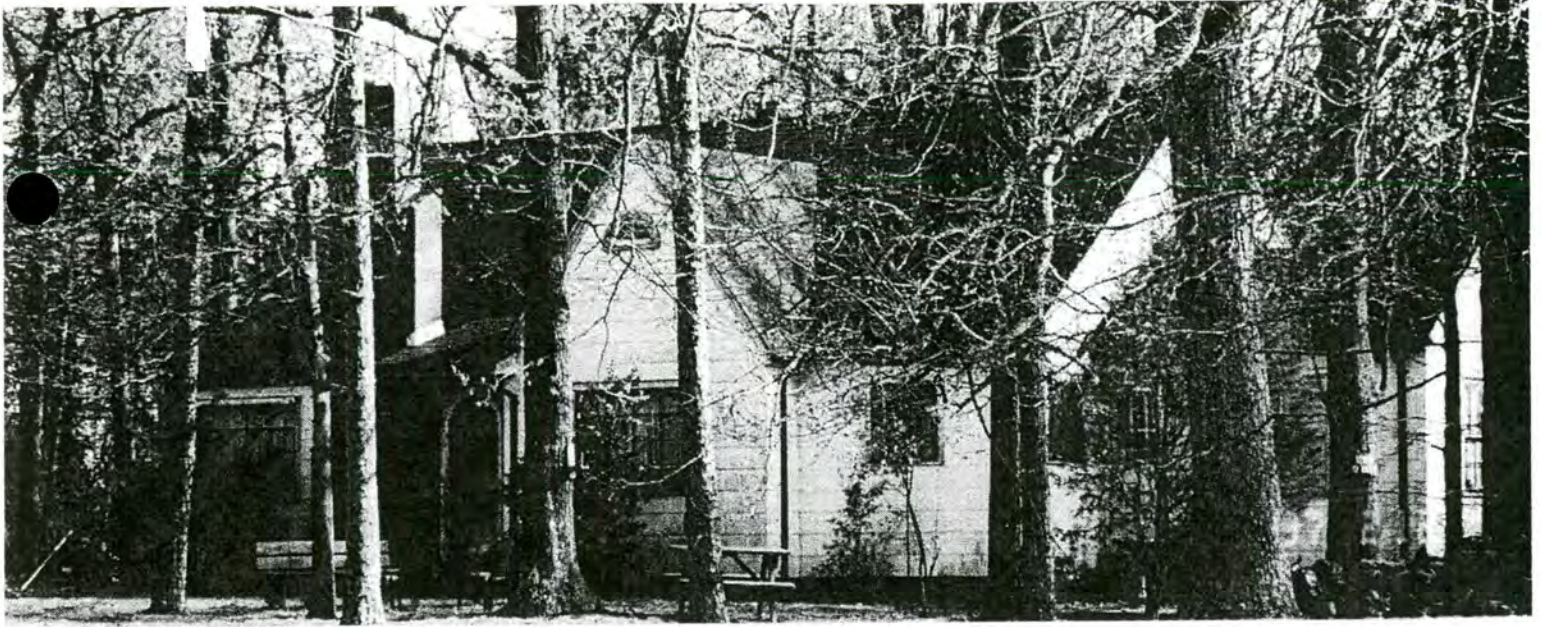


Figure 47: Property # 23 – House

The property has been determined not eligible for the National Register because it is neither historically or architecturally significant. Photographed April 4, 2001.



Figure 48: Property # 24 – Tenant House

The property has been determined not eligible for the National Register because it is neither historically or architecturally significant. Photographed April 4, 2001.

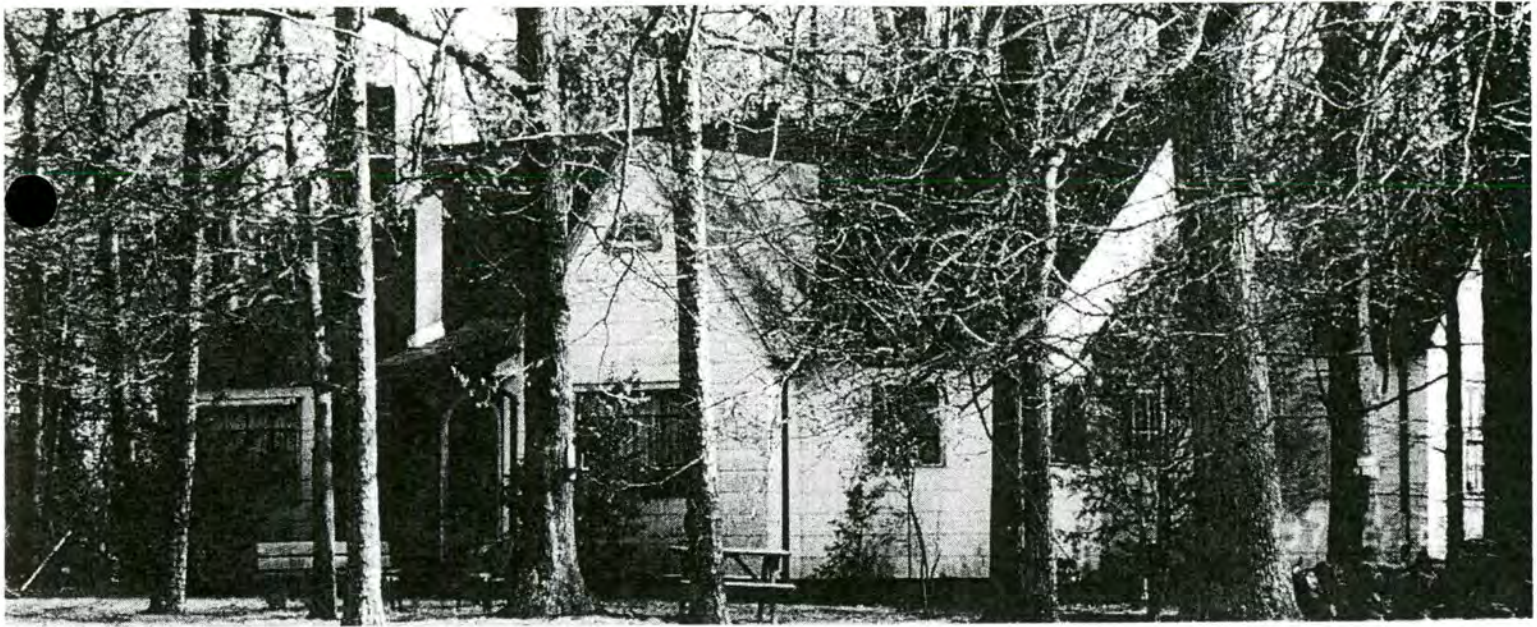


Figure 47: Property # 23 – House

The property has been determined not eligible for the National Register because it is neither historically or architecturally significant. Photographed April 4, 2001.



Figure 48: Property # 24 – Tenant House

The property has been determined not eligible for the National Register because it is neither historically or architecturally significant. Photographed April 4, 2001.



Figure 49: Property # 25 – House

The property has been determined not eligible for the National Register because it is neither historically or architecturally significant. Photographed May 2, 2001.



Figure 50: Property # 26 – House

The property has been determined not eligible for the National Register because it is neither historically or architecturally significant. Photographed May 2, 2001.



Figure 51: Property # 27 – Cemetery

The property has been determined not eligible for the National Register because it is neither historically or architecturally significant. Photographed May 2, 2001.

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APPENDIX

Concurrence Form for Properties Not Eligible for the National Register

CONCURRENCE FORM FOR PROPERTIES NOT ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES

Project Description: Dickerson Boulevard (SR 1223) Extension on New Location from Goldmine Road (SR 1162) to Lancaster Avenue (NC 200), Monroe, Union County.

On June 28, 2001, representatives of the

- XX North Carolina Department of Transportation (NCDOT)
- Federal Highway Administration (FHWA)
- XX North Carolina State Historic Preservation Office (SHPO)

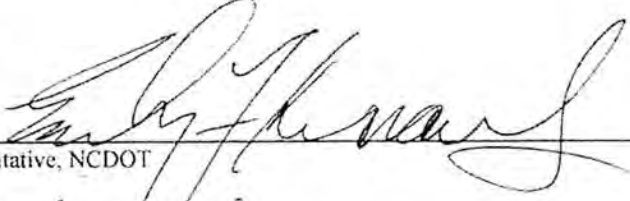
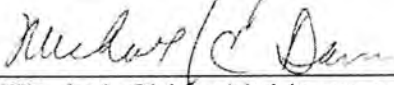
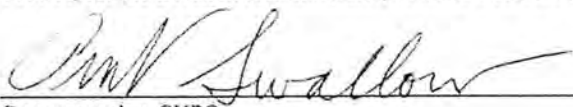
Reviewed the subject project at

- Scoping meeting
- XX Photograph review session/consultation
- Other

All parties present agreed

- There are no properties over fifty years old within the project's area of potential effect.
- There are no properties less than fifty years old which are considered to meet Criterion Consideration G within the project's area of potential effect.
- There are properties over fifty years old (list attached) within the project's area of potential effect, but based on the historical information available and the photographs of each property, properties identified as 51-46-15, 17-26 are considered not eligible for the National Register and no further evaluation of them is necessary. 22-27
- There are no National Register-listed properties located within the project's area of potential effect

Signed:

	6/28/01
Representative, NCDOT	Date
	6/28/01
FHWA, for the Division Administrator, or other Federal Agency	Date
	6/28/01
Representative, SHPO	Date
	6-28-01
State Historic Preservation Officer BSS	Date

If a survey report is prepared, a final copy of this form and the attached list will be included.