



North Carolina Department of Cultural Resources
State Historic Preservation Office

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Office of Archives and History
Division of Historical Resources
David Brook, Director

May 9, 2007

MEMORANDUM

TO: Gregory Thorpe, Ph.D., Director
Project Development and Environmental Analysis Branch
NCDOT Division of Highways

FROM: Peter Sandbeck *PSE for Peter Sandbeck*

SUBJECT: Historic Architectural Resources Survey Report, Widen NC Highway 73, R-2632A,
Mecklenburg County, ER 07-0265

Thank you for your letter of April 27, 2007, transmitting the survey report by Sarah David Woodard, for the above project.

For purposes of compliance with Section 106 of the National Historic Preservation Act, we concur that the following property is not eligible for the National Register of Historic Places:

William and Kate Mayes House, NC 73 at the intersection of Sam Furr Road, constructed in the 1970s, and Davidson-Concord Road. The property has been compromised by a loss of integrity in materials and design. It has a replacement porch, interior alterations, and rear additions. The historical association between the house and the outbuildings has been lost and the agricultural fields are no longer cultivated. These conditions have a negative effect upon the property's integrity of setting and agricultural association and hinder the property's ability to convey significance.

We concur that the Caldwell Station School is located outside the project's Area of Potential Effects.

We also concur that the Marcus and Nancy Caldwell House is located outside the Area of Potential Effects for this project. This is illustrated in Figure 2 of page 2, and labeled APE Map with Surveyed Resources. We understand that the area outlined in pink is no longer part of this project.

We also agree that the Marcus and Nancy Caldwell House is very likely eligible for the National Register of Historic Places.

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SURVEY & PLANNING	515 N. Blount Street, Raleigh, NC	4617 Mail Service Center, Raleigh NC 27699-4617	(919)733-6545/715-4801

We note that the report's Management Summary does not sufficiently describe the eastern termini for the project. However, because you have indicated the project is fast-tracked, we are not requesting additional information regarding the eastern termini.

Instead, we will use the survey map to document that the Marcus and Nancy Caldwell House is outside the project APE. Should the project limits change from the April 2007 survey map in the report, we will need to re-evaluate the project.

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 919/733-4763 ext. 246. In all future communication concerning this project, please cite the above referenced tracking number.

cc: Mary Pope Furr
Sarah David Woodard

bc: McBride
County

Historic Architectural Resources Survey Report

Widen NC Highway 73
from US Highway 21 to SR 2439 (Ramah Church Road)
Mecklenburg County, North Carolina

TIP No. R-2632A
WBS No. 38824.1.1



Sarah Woodard David
Architectural Historian
North Carolina Department of Transportation

April 2007

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Mecklenburg County, North Carolina

TIP No. R-2632A
WBS No. 38824.1.1

Sarah Woodard David
Architectural Historian
North Carolina Department of Transportation

April 2007

Principal Investigator date
Historic Architecture Section
North Carolina Department of Transportation

Supervisor date
Historic Architecture Section
North Carolina Department of Transportation

Management Summary

The North Carolina Department of Transportation (NCDOT) proposes widening NC Highway 73 from US Highway 21 to a point east of SR 2439 (Ramah Church Road). One alternative is under consideration. The proposed project will widen NC 73 from two lanes to four lanes with a raised median. At two intersections, additional width will accommodate turning lanes on NC 73 and cross streets. Between US Highway 21 to a point just west of NC Highway 115, the proposed cross-section will include curb and gutter. The project will also include four-foot-wide bicycle lanes in both outside lanes and, between NC 73 and US 21, five-foot-wide sidewalks on both sides of NC 73. The existing right-of-way varies in width from sixty to eighty feet. The proposed right-of-way width will be approximately one hundred and twenty feet. The project originally extended from I-77 in the west to Ramah Church Road in the east; however, current NCDOT plans call for the project's east terminus to be farther east, at a point to the west of the intersection of Sam Furr and Davidson-Concord roads. This project has state funding (WBS Project No. 38824.1.1) and federal funding (Federal Aid No. STP-73(16)).

The purpose and need of this undertaking is to address capacity and safety concerns and enhance mobility along NC 73, which is a rapidly developing corridor.

On March 27, 2007, NCDOT historians surveyed the entire Area of Potential Effects (APE) in a vehicle and on foot. All properties over fifty years of age within the APE were photographed and documented. On April 3, 2007, historians submitted the survey results to the North Carolina Historic Preservation Office (NC HPO). At that meeting, NC HPO representative Sarah McBride requested a survey report to study and evaluate the Marcus and Nancy Caldwell House and the William and Kate Mayes House. After a NCDOT historian began writing this report, the project engineers informed the historian that the project's eastern terminus had been moved to the east, meaning that the Marcus and Nancy Caldwell House was no longer within the project's APE.

Figure A in the Management Summary and Figures 1 and 2 in the Survey Report illustrate the APE and the location of surveyed resources.

This report recommends the following:

- ❑ The William and Kate Mayes House, determined not eligible for the National Register in 1993, remains not eligible for listing.
- ❑ The Marcus and Nancy Caldwell House was documented, and the house's history is included in this report, but it is not evaluated because the APE changed.
- ❑ The Caldwell Station School, noted by the NC HPO as a potential historic property, is located well outside the project's APE.
- ❑ The Caldwell Tenant House, shown on NC HPO survey maps, is no longer standing.

Table of Contents

Project Description	1
Purpose of Survey and Report	1
Methodology	2
Summary of Survey Findings	6
Location and Description	7
Historic Context: A Brief history of Northern Mecklenburg County	7
Architectural Context: The I-House in Northern Mecklenburg County	9
<i>Properties Evaluated and Recommended Not Eligible for the National Register of Historic Places</i>	
Property Evaluation: William and Kate Mayes House	11
Location	11
Property Description	11
Historic Background	12
Architectural Context	13
National Register Evaluation	14
<i>Other Documented Properties</i>	
Marcus and Nancy Caldwell House	28
Location	28
Property Description	28
Historic Background	29
Architectural Context	30
Bibliography	48
Appendix A Concurrency Form	50
Appendix B: Photographs of Properties Considered Not Eligible For the National Register	52

Maps and Illustrations

Figure 1	Project Vicinity Map and Area of Potential Effects	3
Figure 3	Mayes House Site Plan	17
Figure 4	Mayes House north elevation	18
Figure 5	Mayes House from intersection	18
Figures 6 & 7	north elevation details	19
Figures 8 & 89	front door details	20
Figure 10	east elevation	21
Figure 11	east and south elevations	21
Figures 12 & 13	west elevation	22
Figure 14	holly tree	23
Figure 15	outbuildings	23
Figure 16	coop	24
Figure 17	raised planting beds	24
Figure 18	corn crib	25
Figure 19	shed	25
Figure 20	kitchen or washhouse	26
Figure 21	outbuildings	26
Figure 22	field behind Mayes House	27
Figure 23	Caldwell House Site Plan	33
Figure 24	Caldwell House north elevation	34
Figure 25	porch wall detail	34
Figure 26	Caldwell front door	35
Figure 27	McCoy front door	35
Figure 28	front door detail	36
Figure 29	porch detail	36
Figure 30	east elevation	37
Figure 31	rear ell	37
Figure 32	rear ell	38
Figure 33	west elevation	38

Figure 34	north elevation and front yard	39
Figure 35	east front yard	39
Figure 36 & 37	east driveway	40
Figure 38	granite curbing	41
Figure 39	front yard	41
Figure 40	west front yard	42
Figure 41	west driveway	42
Figure 42	facing west across field	43
Figure 43	outbuilding	43
Figure 44	log animal barn	44
Figure 45	farm office/storage building	44
Figure 46	farm office/storage building	45
Figure 47	rear section of driveway	45
Figure 48	water trough	46
Figure 49	outbuilding	46
Figure 50	outbuilding	47
Figure 51	back yard with pecan grove	47

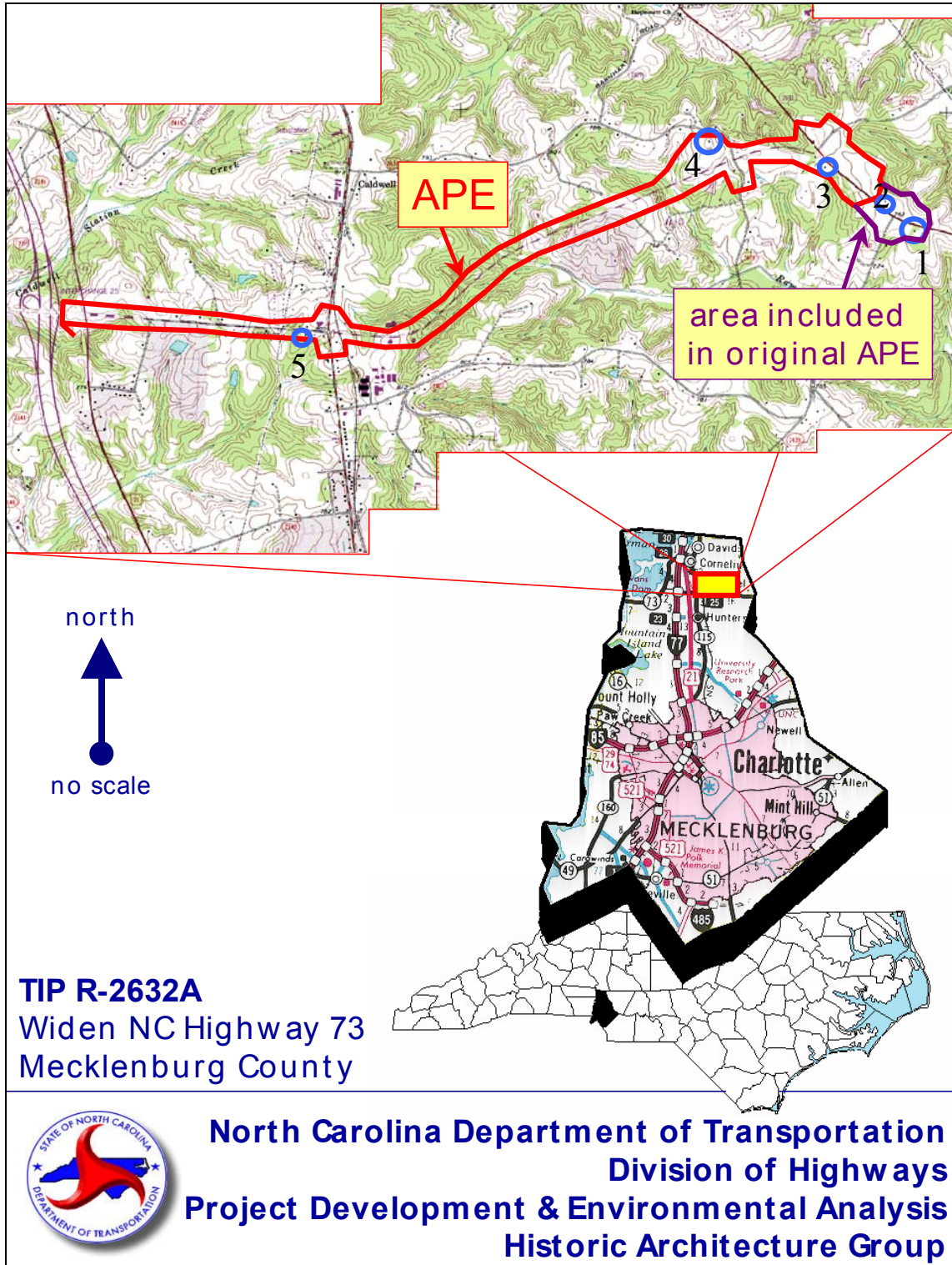


Figure A

Project Description

NCDOT proposes widening NC Highway 73 from US Highway 21 to a point east of SR 2439 (Ramah Church Road). One alternative is under consideration. The proposed project will widen NC 73 from two lanes to four lanes with a raised median. At two intersections, additional width will accommodate turning lanes on NC 73 and cross streets. Between US Highway 21 to a point just west of NC Highway 115, the proposed cross-section will include curb and gutter. The project will also include four-foot-wide bicycle lanes in both outside lanes and, between NC 73 and US 21, five-foot-wide sidewalks on both sides of NC 73. The existing right-of-way varies in width from sixty to eighty feet. The proposed right-of-way width will be approximately one hundred and twenty feet. The project originally extended from I-77 in the west to Ramah Church Road in the east; however, current NCDOT plans call for the project's east terminus to be farther east, at a point to the west of the intersection of Sam Furr and Davidson-Concord roads. This project has state funding (WBS Project No. 38824.1.1) and federal funding (Federal Aid No. STP-73(16)).

Project History

In 1993, NCDOT conducted an architectural survey of this project's APE. Only the William Sloan Mayes House was investigated and it was determined not eligible for the National Register. NCDOT plans to construct the project in 2012, but the town of Huntersville has proposed building a portion of the project (between US 21 and NC 115) in the near future. This necessitated a re-examination of the entire project's APE. The Louis Berger Group, Inc., conducted an architectural survey in January 2006, but the consultant did not employ a professional architectural historian. Thus, in March 2007, the project planning engineer requested environmental input from NCDOT's Historic Architecture Group. In April 2007, after research for this report was underway, the project engineers altered the east end of the project, as described above; this altered the APE.

NC Historic Preservation Office's Request for an Architectural Survey

A February 21, 2007 memorandum from the State Historic Preservation Office indicated that one historic structure was located in the project vicinity: Caldwell Station School. NCDOT historians also noted that NC HPO's maps show the Caldwell Tenant House in the area.

Purpose of Survey and Report

The purpose and need of this undertaking is to address capacity and safety concerns and enhance mobility along NC 73, which is a rapidly developing corridor.

NCDOT conducted a survey and compiled this report in order to identify historic architectural resources located within the project's APE as part of the environmental

studies performed by NCDOT and documented by a Categorical Exclusion (CE). This report is prepared as a technical appendix to the CE 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 requires that if a federally funded, licensed, or permitted project has an effect on a property listed in or eligible for the National Register of Historic Places, the Advisory Council on Historic Preservation be given an opportunity to comment. This report is on file at NCDOT and is available for review by the public.

Methodology

NCDOT conducted the survey and prepared this report in accordance with the provisions of 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 for Historic Architectural Resources by NCDOT. This survey and report meet NCDOT and National Park Service guidelines.

NCDOT conducted a Final Identification and Evaluation survey with the following goals: 1) to determine the APE, defined as the geographic area or areas within which a project may cause changes in the character or use of historic properties, if any such properties exist; 2) to identify all significant resources within the APE; and 3) to evaluate these resources according to the National Register of Historic Places criteria. The APE boundary is shown in Figure 1.

On March 27, 2007, a NCDOT historian surveyed the entire APE by vehicle and on foot. The historian photographed every resource greater than fifty years of age within the APE. On April 3, 2007, historians submitted the survey results to NC HPO. At that meeting, NC HPO representative Sarah McBride requested a survey report to study and evaluate the William and Kate Mayes House and the Marcus and Nancy Caldwell House.

After changes to the project's length in early April 2007, the project's APE was altered. As a result, the Marcus and Nancy Caldwell House is no longer within the APE. However, because the NCDOT historian researching the Caldwell House had completed documentation and because it is likely that NC 73 will be widened in front of the Caldwell House in the future, the Caldwell House's history is included in this report. It is not, however, evaluated for listing in the National Register because it is outside R-2632A's APE.

Background research was conducted at the following repositories: the State Library of North Carolina and the North Carolina Office of Archives and History, Raleigh, North Carolina; and the Mecklenburg County Register of Deeds, Charlotte, North Carolina. The 1990 Multiple Property Documentation Form, "Historic Architectural Resources of Rural Mecklenburg County, North Carolina" by William Huffman and Richard Mattson and the Albert McCoy Farm National Register Nomination by Mary Beth Gatza were particularly helpful.

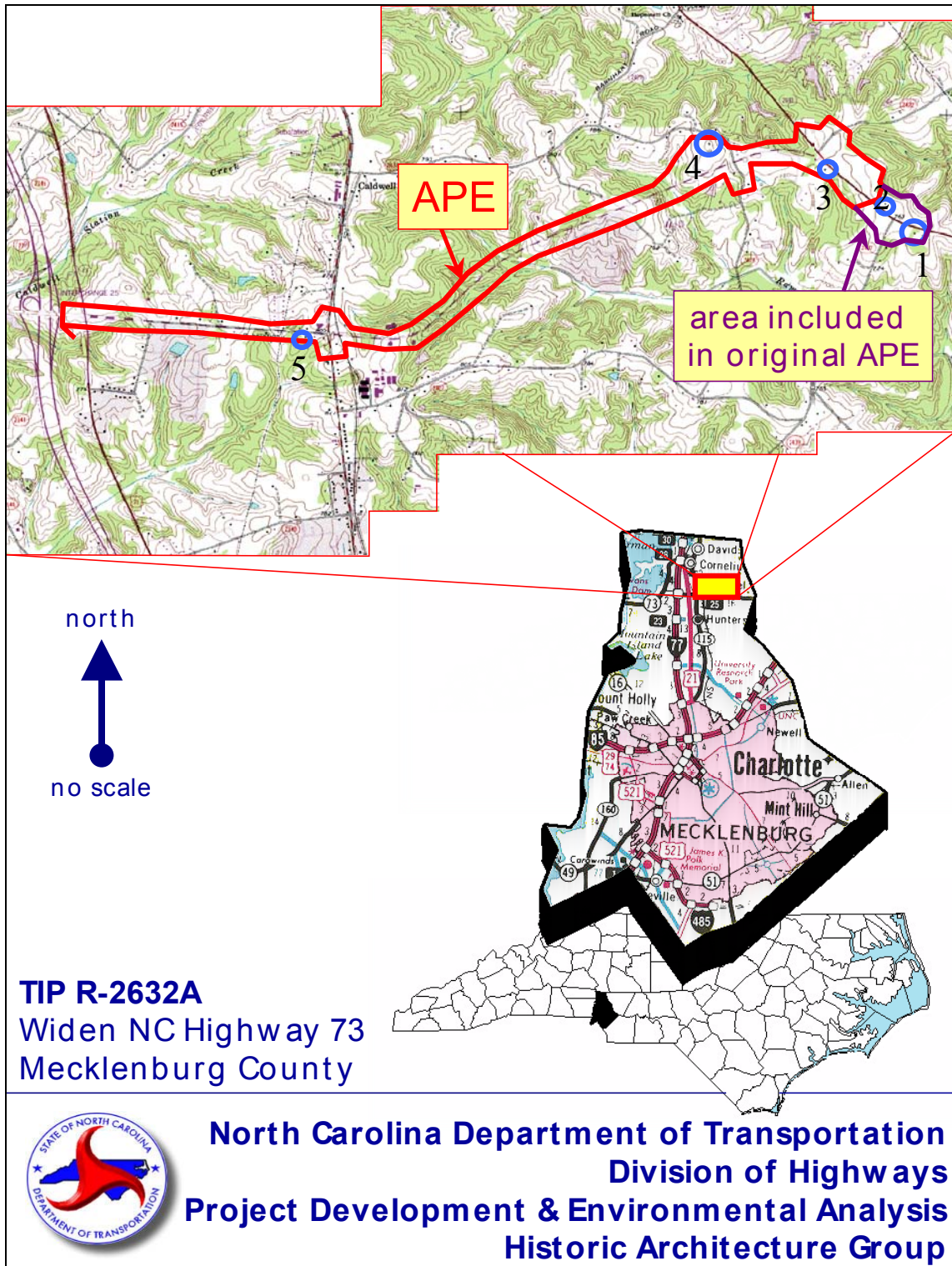
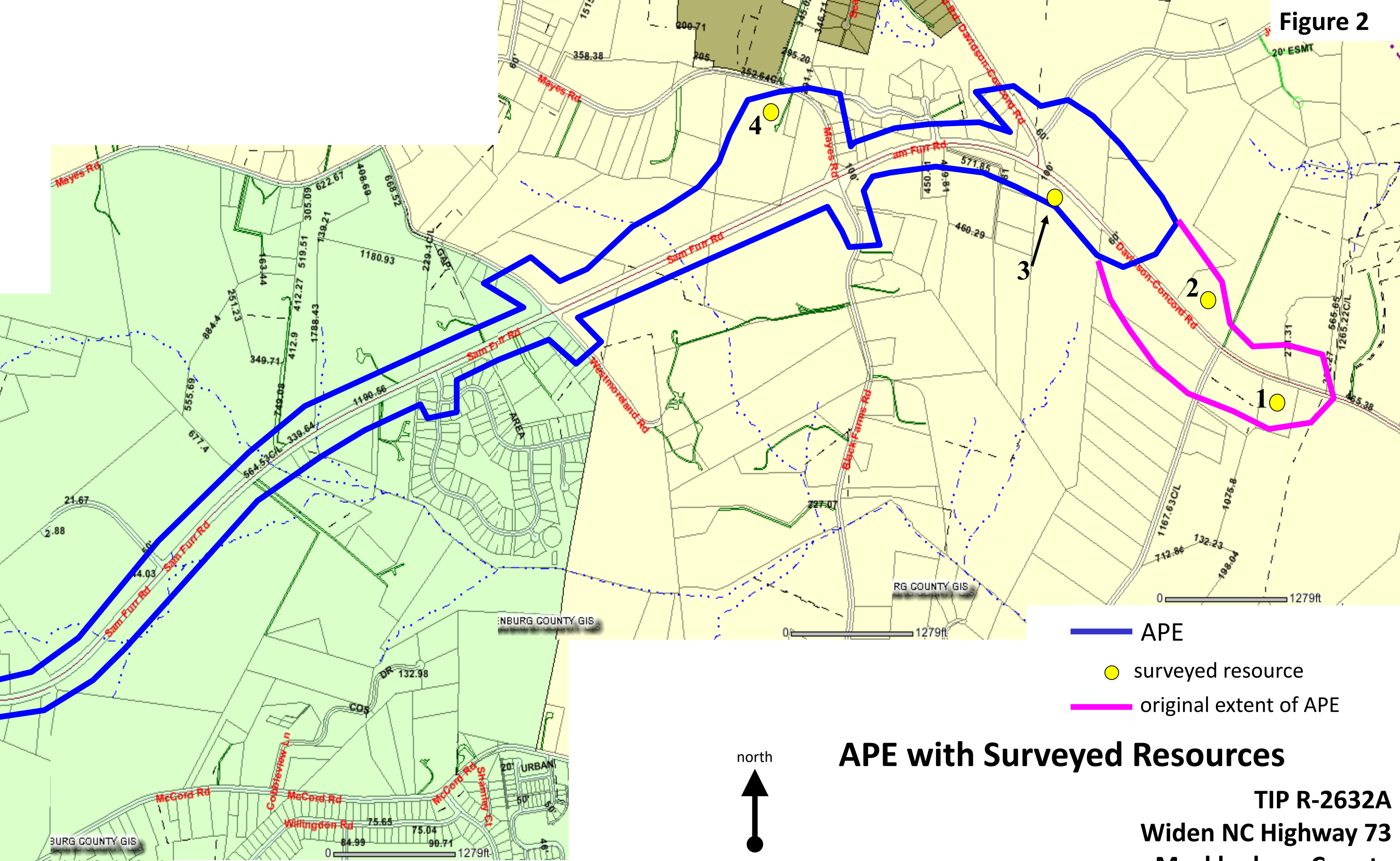


Figure 1: Project Vicinity Map and Area of Potential Effects with Surveyed Properties Numbered

Figure 2



- APE
- surveyed resource
- original extent of APE

APE with Surveyed Resources

TIP R-2632A
 Widen NC Highway 73
 Mecklenburg County

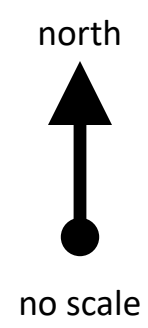
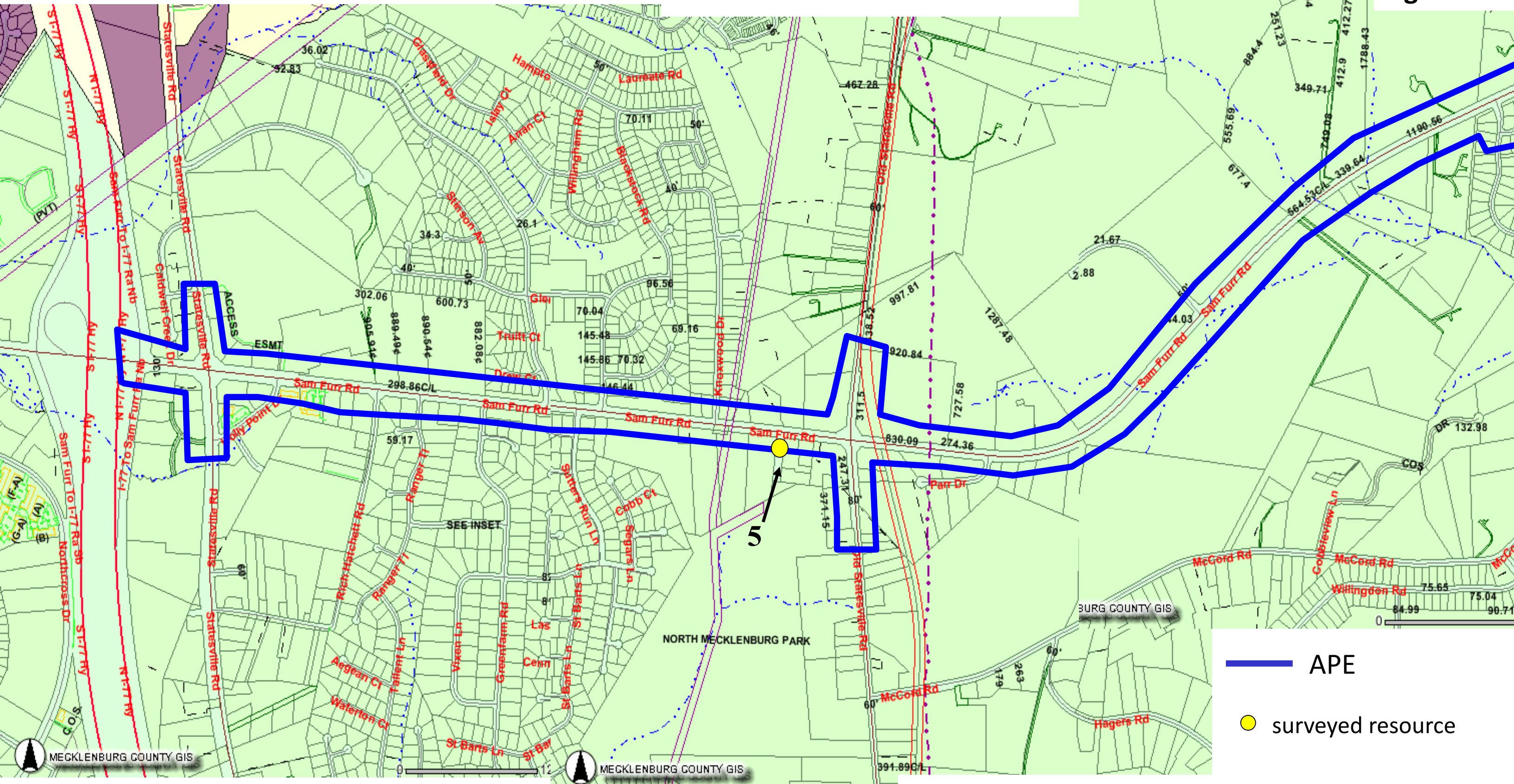


Figure 2



- APE
- surveyed resource

APE with Surveyed Resources

TIP R-2632A
 Widen NC Highway 73
 Mecklenburg County

north



no scale

Summary of Survey Findings

Properties Previously Determined Eligible for the National Register of Historic Places (DOE)

None

Properties Listed in the National Register of Historic Places

None

Properties Listed on the North Carolina State Study List

None

Locally Designated Properties

None

Properties Evaluated and Recommended Eligible for the National Register of Historic Places

None

Properties Evaluated and Recommended Not Eligible for the National Register of Historic Places

William and Kate Mayes House (property #3 on Figure 1)

Other Documented Properties

Marcus and Nancy Caldwell House (property #1 on Figure 1)

Location and Description

Mecklenburg County is situated in the southwestern part of North Carolina's Piedmont region. It borders South Carolina to the south, Gaston and Lincoln Counties to the west, Iredell County to the north and Cabarrus and Union Counties to the east. Charlotte, the county seat, is situated nearly in the center of Mecklenburg. The county's smaller municipalities have blossomed into major suburban developments, but elements of small-town life, including the occasional block of historic commercial buildings or turn-of-the-twentieth-century textile mills survive.

Numerous creeks and several small rivers criss-cross the county's gently rolling terrain. The Catawba River forms the county's western edge. Although the county is experiencing extremely rapid development, pockets of undeveloped areas reveal an earlier landscape of cultivated fields, meadows and pastures, and stands of deciduous hardwood trees.

Historic Context: A Brief History of Northern Mecklenburg County

White settlers following the Great Wagon Road south from Pennsylvania, Maryland, and Virginia streamed into North Carolina's backcountry during the mid-1700s. As their numbers increased, the colony's leaders carved Mecklenburg County from Anson County in 1762. Among those initial pioneers were Presbyterians who established themselves in the Rocky River area of northeastern Mecklenburg County. A section of that territory eventually became part of Cabarrus County, but several of the seven Presbyterian churches these settlers formed before the Revolution are in present-day Mecklenburg County. Charlotte, a settlement of mainly Scots-Irish at the intersection of two Native American trade routes, was incorporated as the county seat in 1768. Since that time, transportation has fostered growth in Charlotte and Mecklenburg County.¹

In the early 1780s, Presbyterians living on the headwaters of Coddle Creek and Rocky River (in the vicinity of today's R-2632A APE) formed another congregation which they named Ramah, an Old Testament place name. After meeting under a brush arbor for a decade, the congregation constructed a log sanctuary in 1793. With fertile soils and numerous creeks, the farmers around Ramah Presbyterian Church prospered and the church flourished. Among the church's members were the occupants of the two houses this report discusses. In 1820, the church's membership had grown to warrant construction of a frame meeting house with a gallery for enslaved worshippers.²

In 1837, thanks to a gold rush, the Federal government constructed a United States Mint in Charlotte. Also in the 1830s, the area's Presbyterians organized Davidson College in

¹ William Huffman and Richard Mattson, "Historic and Architectural Resources of Rural Mecklenburg County," National Register of Historic Places Multiple Property Documentation Form, 1990, section E, page 2-3; and Charles William Sommerville, *The History of Hopewell Presbyterian Church* (Charlotte: The Observer Printing House, Inc. and Hopewell Presbyterian Church, 1939), 13.

² Nell Bradford Jenkins, *They Would Call it Ramah Grove: A History of Ramah Presbyterian Church* (Huntersville: Ramah Presbyterian Church, 1999), 1, 9, and 17.

northern Mecklenburg County. As the nineteenth century progressed, some of the county's white yeoman farmers began investing more heavily in the slave-based cotton economy and a handful of farmers emerged as larger-scale planters. In 1851, the Charlotte and South Carolina Railroad cut through the county, and in 1856, the North Carolina Railroad intersected the earlier line at Charlotte. Thus, Charlotte became a center of government, transportation, and financing for North and South Carolinians while farmers and merchants in the Ramah Church vicinity enjoyed the prosperity of an antebellum agricultural boom and the fruits of Charlotte's bustling economy.³

After the Civil War, the South struggled to recover, and businessmen, industrialists, and newspaper editors began promoting the concept of a "New South" in which better transportation, industry, education, and urbanity would supplant farms and rural crossroads. In Mecklenburg County, cotton and efficient rail connections created a perfect New South storm.

The county's farmers, many of whom were only marginally involved in slavery, quickly adjusted to the new economy by growing enough cotton to lead the state in its production during the final decades of the nineteenth century and the first decade of the twentieth century. In 1860, Mecklenburg County farmers ginned only 6,112 bales of cotton and in 1875, cotton commanded just 9.5¢ per pound. By 1880, however, Mecklenburg's farmers churned out 19,129 bales; they produced 24,248 bales in 1900. The county's cotton production climbed to 27,466 pounds in 1910, and prices reached 19.25¢ per pound in 1922.⁴ The Caldwell and Mayes families, whose houses this report documents, participated in this new agricultural economy.

This increased production came from relatively small owner-operated and tenant-operated farms. Influential industrialist D. A. Tompkins noted in 1902 that Mecklenburg County's farmers prospered while farms increased in number and decreased in size. At the turn of the twentieth century, the average farm contained about 100 acres. Of the county's four thousand farms, tenants (mostly sharecroppers) worked about sixteen hundred.⁵

Much of the farmers' output fed the county's growing number of textile factories. Charlotte's first textile mill came online in 1881. In northern Mecklenburg County, textile factories opened in Davidson, Pineville, Huntersville, and Cornelius. By 1913, sixteen cotton mills hummed in the Queen City alone. Not surprisingly, the local population grew significantly between 1870 and 1900: Charlotte's at the phenomenal average clip of 24% per year; the county's at a strong average rate of 7% per year. With area entrepreneurs constructing even more textile mills, cotton remained a viable cash

³ LeGette Blythe and Charles Raven Brockmann, *Hornet's Nest: The Story of Charlotte and Mecklenburg County* (Charlotte: McNally of Charlotte, 1961), 105; and Huffman and Mattson, section E, page 5-6 and 12.

⁴ Huffman and Mattson, section E, page 9-10.

⁵ D.A. Tompkins, *History of Mecklenburg County and the City of Charlotte* vol. 1 (Charlotte: by the author, 1903), 151.

crop in the early twentieth century. As a result, between 1910 and 1930, Mecklenburg County's population nearly doubled.⁶

The county's population gains and economic energy meant that homeowners, businessmen, and churches constructed new buildings. Farmers replaced log houses with frame two- and four-room dwellings. Commercial investors in small towns and along the county's roadsides constructed brick or concrete block stores, such as the 1911 Bradford Store on the Davidson-Concord Road. Churches built new sanctuaries. At Ramah in 1881, the congregation built a new sanctuary that continued using the old meeting house plan with a gallery. Only modest Italianate references distinguish the building from its predecessor.⁷

Mecklenburg County continued to prosper during the 1920s, but the Great Depression signaled the beginning of a decline in agriculture that continues to the present day. By 1940, the number of farmed acres in the county had decreased by over 23% from its peak of 318,282 acres in 1910. Although many families continued raising cotton into the 1960s, cotton production also dramatically decreased. In 1982, less than fifty thousand acres of Mecklenburg County land was devoted to farming. By 2000, less than one-tenth of one percent of Mecklenburg County's population participated in agriculture.⁸

Architectural Context: The I-house in Northern Mecklenburg County

The architecture of the Mayes and Caldwell houses, which are discussed in this report, are directly related to the history and architecture of the I-house during the late-nineteenth and early-twentieth century.

The rail lines that radiated from Charlotte, North Carolina's premier New South city, fostered industrial development and a competitive spirit of booster-ism and civic pride that permeated even the tiniest of villages throughout the state. Industrialism's appetite for raw materials enticed farmers to meet the demand, and in Mecklenburg County cotton was the crop of choice. Such cash-based agriculture created a number of problems including an increased dependence on share cropping and a vulnerability to market fluctuations, but many small-scale farmers enjoyed liquid assets for the first time and they expanded or replaced earlier, one or two-room dwellings with two-story houses often called I-houses today. During this exuberant period, the form, which North Carolinians had been building for a century or more, became a ubiquitous fixture in the state's landscape representing the yeomen farmer's entrance into a cash economy.⁹

⁶ Blythe and Brockmann, 273; and Huffman and Mattson, section E, page 14-16.

⁷ Jenkins, 24.

⁸ Huffman and Mattson, Tables 1 and 2; and U.S. Census Bureau, Profile of Selected Economic Characteristics, Mecklenburg County, accessed April 9, 2007 via http://factfinder.census.gov/servlet/QTTable?_bm=y&-qr_name=DEC_2000_SF3_U_DP3&-ds_name=DEC_2000_SF3_U&-lang=en&-sse=on&-geo_id=05000US37119.

⁹ Catherine W. Bishir and Michael T. Southern, *A Guide to the Historic Architecture of Piedmont North Carolina* (Chapel Hill: University of North Carolina Press, 2003), 42.

The I-house is a two-story, four-room house with one room situated on each side of a central hallway on both levels. Owners and builders always oriented the house so that the wide elevation served as the façade. This made the grandest and boldest statement possible and gave the owner the most surface area onto which he could apply as much up-to-date ornamentation (now more cheaply available thanks to the railroads) as he desired or could afford. While I-houses had been constructed throughout the nineteenth century across North Carolina, the late nineteenth century proved to be the form's heyday. For homeowners who could not afford a full-blown Queen Anne house with asymmetrical massing, odd angles, and unusual window shapes, for homeowners fearful of ostentation, and for builders who had been building I-houses since earlier in the nineteenth century, the I-house offered the perfect combination of affordability and familiarity through which the owner could indicate his participation in the exuberant New South.

In Mecklenburg County, the New South prosperity led to the construction of hundreds of I-houses. In the late 1980s, architectural historians documented thirty-six examples representing some of the more prosperous post-bellum farm families in rural Mecklenburg County. Thirty of those I-houses date from the late nineteenth century while six were built in the twentieth century. The typical example features weatherboard siding, a side-gable roof with gable returns, and exterior brick chimneys standing on the gable ends. Nineteenth century owners tended to add brackets, decorative shingles, or other Queen Anne and Italianate elements to the form. Early twentieth century I-houses were more likely to feature Colonial Revival style ornamentation and a front-facing gable centered on the front roof slope.

Because a large number of I-houses existed in Mecklenburg County historically, a significant number remained in the late 1980s when the countywide architectural survey was underway, but since 1990 rampant suburban development has precipitated the loss of many examples and their agrarian surroundings.

Properties Evaluated and Recommended Not Eligible for the National Register of Historic Places

Property Evaluation: William and Kate Mayes House

The Mayes House is property #3 on Figures 1 and 2

Location

The William and Kate Mayes House is located on NC 73 at the intersection of Sam Furr Road, constructed in the 1970s, and Davidson-Concord Road. At this intersection, Sam Furr Road extends to the west; the Davidson-Concord Road enters the intersection from the east and turns to the north. NC 73 follows Sam Furr Road west of the intersection and Davidson-Concord Road to the east.

Property Description

The William and Kate Mayes House overlooks NC Highway 73 from a flat yard. Mature trees, including a substantial holly tree, a Frazier fur, and dogwood trees occupy the overgrown front yard. A small pecan grove stands behind the dwelling. Most of the thirty-eight acres the house stands on are wooded and overgrown. The parcel drops off gently to the south towards a creek that cuts across the tract's southeast corner. Two tracts to the north originally associated with the Mayes House remain partially open with mowed, but not cultivated fields and woods.

A large number of outbuildings stand to the east and south of the Mayes House, but most of these are small poultry coops that appear to date to the second half of the twentieth century. Other outbuildings include a shed-roof corn crib with weatherboard siding that, on the south elevation, is spaced to create venting. Immediately north of the corn crib is a very small, windowless shed-roof building of unknown function. The only outbuilding that may be contemporary with the dwelling is a gable-roof, board-and-batten building with an enclosed opening for a stovepipe. This was probably a kitchen or washhouse.

The William and Kate Mayes House is a two-story, I-house. The north elevation features three bays, a full-width front porch, two-over-two sash windows, and two peaks in the roof's eave line. These peaks are centered over the spaces between the center window and the two outer windows. The porch has a hip roof, but the original porch materials, including the ceiling, roof, posts, and balustrade, have been replaced with unadorned stock lumber. The centered front door has a plain surround and the original door retains a large beveled glazed panel above a rectangular panel etched with a stylized line decoration.

Single-shoulder, brick chimneys stand on both the east and west gable ends and are flanked by two-over-two sash windows at both the upper and lower levels. The brick in the western chimney appears to be newer than that used on the east chimney, but corbelling on both chimneys is identical; this indicates that the west chimney is a reconstruction. A one-story ell extends to the south from the back of the house. Two two-over-two sash windows occupy the ell's west elevation. A brick chimney flue stands on the ell's gable end. Along the ell's east elevation, a shed roof porch has been enclosed. A

hip-roof addition runs along the main block's south elevation, between the main block's southeast corner and the enclosed porch on the ell's east side. Smaller shed-roof additions on both the enclosed porch and the hip-roof addition further expand the interior space. weatherboards and a limited amount of vinyl siding cover these additions.

Weatherboards cover the main block's exterior, and the house stands on a brick pier foundation with brick infill. Asphalt shingles cover the entire roof.

The current owner of the William and Kate Mayes House allowed investigators to document the exterior of the property but would not allow an interior examination. However, significant changes were visible through a few windows. Most of the floors are covered in linoleum. In the ell, ceramic tile covers the walls of the rear-most room. In the west room of the main block, the mantelpiece has been removed and the fireplace and hearth have been reworked to accommodate an oil burning stove. Rooms appear to retain original baseboards and simple window trim. Walls appear to be covered in sheetrock.

Historic Background

The William and Kate Mayes House stands in northeastern Mecklenburg County in the community associated with Ramah Presbyterian Church. Additional information about this area's development can be found in the section titled "Historic Context: A Brief History of Northern Mecklenburg County."

William (1875-1960) and Kate (1880-1969) Mayes both descended from Presbyterians who settled in Mecklenburg County in the eighteenth century. William, named William Sloan Pharr Mayes but often called Willie, was born in 1875 to Daniel Wallace and Virginia Sloan Mayes. A few months later, they baptized him at Ramah Presbyterian Church where William's father served as a church elder and where his maternal grandparents and great grandparents had been members.¹⁰

William's father, Daniel Wallace Mayes, was born into a Presbyterian family in Union County, South Carolina. In 1860, Daniel's father owned \$4,000 in real estate and \$100 in personal property. Daniel served in the Confederate army and was married in South Carolina, but after 1870, he and a young son from his first marriage moved to North Carolina where he married Virginia Sloan in 1874. Daniel joined Virginia's church, Ramah, and went on to serve as an elder for several decades. Daniel was also known for bucking the usual congregational separation of men and women to sit with his wife and children.¹¹

Virginia Sloan, William's mother, has deeper roots in the Ramah community. Her parents E.D.B. and Rebecca Sloan and her grandparents Robert and Nancy Sloan were Ramah

¹⁰ Jenkins, 133, 173

¹¹ Jenkins, 108, 133; Eighth Census of the United States, 1860: Union County, South Carolina, Population Schedule, accessed via Heritage Quest, <http://statelibrary.dcr.state.nc.us/iss/gr/heritagequest.htm>; and Ninth Census of the United States, 1870: Mecklenburg County, North Carolina, Population Schedule, accessed via Heritage Quest, <http://statelibrary.dcr.state.nc.us/iss/gr/heritagequest.htm>.

members and influential citizens with large landholdings. In 1860, E.D.B. and Rebecca owned nearly \$4,000 worth of land and almost \$16,000 worth of personal property.¹²

William's wife, Kate Quince Alexander Mayes was born to Richard Lee and Jennie Alexander on May 25, 1880. Richard and Jennie married in 1873 and by 1880, their household included two young sons and one-month-old Kate. Richard and Jennie owned their farm, and they were Presbyterian. Richard's parents (William's grandparents) were members of Hopewell Presbyterian Church, and as of 1870, Richard lived with his parents and worked on their farm. At that time, Richard's parents owned \$3,600 worth of real estate and \$4,000 in personal property¹³

William and Kate married in 1899. Initially, they lived with William's parents, and William continued working on his parents' farm. Although William did not purchase the land on which this house stands until 1918, the 1910 census indicates that William and Kate had moved out of William's parents' house. Thus, either before 1910 or around 1918, William and Kate built a house on a 112-acre farm carved from land previously owned by William's grandparents, E.D.B. and Rebecca Sloan. The Mayes' acreage meant their farm was slightly larger than average in Mecklenburg County where, in 1900, the average farm was 75 acres.¹⁴

Like most Mecklenburg County farmers at the turn of the twentieth century, William and Kate raised cotton. They did not have children, and William died in 1960. Upon Kate's death in 1969, their nephews James Coy Mayes and Glen Rolland Mayes Jr. inherited the house and land.¹⁵ Mayes family members continued farming the property, growing less cotton and more alfalfa and corn over time, until 1975. The house became rental property after Kate Mayes died, but it is currently vacant and has been unoccupied for several years. The construction of NC 73 from NC 115 to SR 2693 in the late 1970s cut through the farm.¹⁶

Architectural Context

The Mayes House is an I-house constructed during the New South era. A discussion of the building type is provided in the section titled "Architectural Context: The I-house in Northern Mecklenburg County."

¹² Jenkins, 132-133; and Eighth Census of the United States, 1860: Mecklenburg County, North Carolina, Population Schedule, accessed via Heritage Quest, <http://statelibrary.dcr.state.nc.us/iss/gr/heritagequest.htm>.

¹³ Sommerville, 110-111; 1870 Census, Mecklenburg County, North Carolina; and Tenth Census of the United States, 1880: Mecklenburg County, North Carolina, Population Schedule, accessed via Heritage Quest, <http://statelibrary.dcr.state.nc.us/iss/gr/heritagequest.htm>.

¹⁴ Sommerville, 111; Mecklenburg County Deed Book, 378, page 485, February 26, 1918; Twelfth Census of the United States, 1900: Mecklenburg County, North Carolina, Population Schedule, accessed via Heritage Quest, <http://statelibrary.dcr.state.nc.us/iss/gr/heritagequest.htm>; and Thirteenth Census of the United States, 1910: Mecklenburg County, North Carolina, Population Schedule, accessed via Heritage Quest, <http://statelibrary.dcr.state.nc.us/iss/gr/heritagequest.htm>.

¹⁵ Mecklenburg County Deed Book 2047, page 401, February 6, 1959.

¹⁶ Helen P. Ross, "An Historic Architectural Resources Survey Report, Phase I," NCDOT TIP R-2632-A, 1999; and Hilda Mayes, interview by Todd Brooks, May 18, 20, 24, and 25, 1993, documented in a memo dated May 25, 1993 and included in NCDOT's Historic Architecture Group's R-2632-A project file.

When William and Kate Mayes built their house in the early 1900s, they used the I-house form but added two peaks or gablets that break the eave line between the center window and the two outer windows on the three-bay house. The builder is not known, but his use of the double peaks on the façade is a simplified and vernacular reference to the elaborate rooflines of Queen Anne houses. The builder also drew inspiration from area I-houses that feature a gable centered on their front roof slope.

According to the Multiple Property Documentation Form (MPDF) titled “Historic and Architectural Resources of Rural Mecklenburg County, North Carolina,” the I-house with the centered front roof gable (now often called a “triple-A” roof) was extremely popular during the late-nineteenth and early-twentieth centuries. The document does not, however, mention roofs with two peaks. A perusal of the Mecklenburg County survey files at the State Historic Preservation Office reveals only two I-houses with double or triple peaks.¹⁷ Both examples remain, but both feature peaks centered over the outer two windows, rather than over the spaces between the center window and the outer two windows. Additionally, despite extensive suburban development in northern Mecklenburg County, investigators noted numerous extant I-houses during a windshield survey on April 12, 2007.

National Register Evaluation

The William and Kate Mayes House retains integrity of location, materials, design, and feeling, although the building’s integrity of materials and design is somewhat compromised by the replacement of the porch, interior alterations, and rear additions. These alterations and additions have significantly compromised the integrity of workmanship. A loss of integrity among the outbuildings, a lack of historical association between the house and outbuildings, and the loss of surrounding farmland to woods have had a significant and negative impact on the Mayes House to the point that it no longer retains integrity of setting and association.

The William and Kate Mayes House is **not eligible** for the National Register under Criterion A (event) in the area of agriculture. *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 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.* While the Mayes House was the center of a working farm and it does retain outbuildings, the fields associated with the Mayes House are no longer cultivated, much of the land that the Mayes family once farmed is now covered in woods, almost all of the extant outbuildings are not contemporary with the house and, as poultry-related buildings, they do not illustrate the farm’s original function as a cotton farm. Farms such as the Albert McCoy Farm, listed in the National Register in 2000, better represent the county’s post-Civil War agrarian history. Furthermore, registration requirements concerning Mecklenburg

¹⁷ The Dunn-Ross House on SR 3631 (MK 1231) and the Darby McAulay House on Main Street in Huntersville (MK 1331).

County's outbuildings and postbellum and early-twentieth-century farmhouses outlined in the MPDF "Historic and Architectural Resources of Rural Mecklenburg County, North Carolina" indicate that the Mayes House is not eligible for listing. According to the MPDF, turn-of-the-twentieth century farmhouses are more numerous and therefore must be either "outstanding local examples of domestic architectural styles, or possess historical or architectural associations that signify the agrarian life and vernacular architectural tastes of these decades in Mecklenburg." The evaluation of Criterion C will illustrate that the Mayes House does not meet either of these requirements. Outbuildings "meet registration requirements when they are situated on property with an associated farmhouse, thus illustrating the historical roles of agricultural buildings." While the Mayes House outbuildings stand alongside a farmhouse, they are not associated with the house's history because they were built later than the house and they are associated with poultry rather than cotton, which was the farm's original primary crop.

The William and Kate Mayes House is **not eligible** for the National Register under Criterion B (person). *For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e., individuals whose activities are demonstrably important within a local, state or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification 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.* No significant person is associated with the Mayes House.

The William and Kate Mayes House is **not eligible** for the National Register under Criterion C (design/construction). *For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components lack individual distinction.* According to the MPDF, turn-of-the-twentieth century farmhouses are more numerous and therefore must be either "outstanding local examples of domestic architectural styles, or possess historical or architectural associations that signify the agrarian life and vernacular architectural tastes of these decades in Mecklenburg." The Mayes House is not the work of an unusually well-skilled craftsman or architect, it is not a particularly exemplary example of its type, and other more architecturally significant examples stand in northern Mecklenburg County. The discussion of Criterion A indicates that the house fails to interpret the county's agrarian life. Therefore, the Mayes House cannot be considered an outstanding local example of its type.

Similarly, the Mayes House does not meet Criterion C. Although the Mayes House incorporates a unique set of paired peaks along the front roof slope, it is still an I-house. Because numerous I-houses, including several with gables on their front roof slopes, exist in northern Mecklenburg County, any National Register-eligible I-house should retain all aspects of integrity and have undergone very few changes. The Mayes House is one

among many examples that embody distinctive characteristics of turn-of-the-twentieth-century I-houses, but the Mayes House does not retain, or may never have possessed, the architectural character to make it an outstanding representative of its type. Furthermore, the Mayes House does not represent the work of a master. The Mayes House does not possess high artistic value because its porch and rear elevations have been significantly altered. It also does not possess artistic value because the paired peaks on the front roof slope and the modestly embellished front door do not constitute notable expressions of any particular architectural style.

The William and Kate Mayes House is **not eligible** for the National Register under Criterion D (potential to yield information). *For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contributing to our understanding of human history or prehistory, and 2) the information must be considered important.* The Mayes House property is not believed to have the potential to yield important and previously unknown information about human history or prehistory.

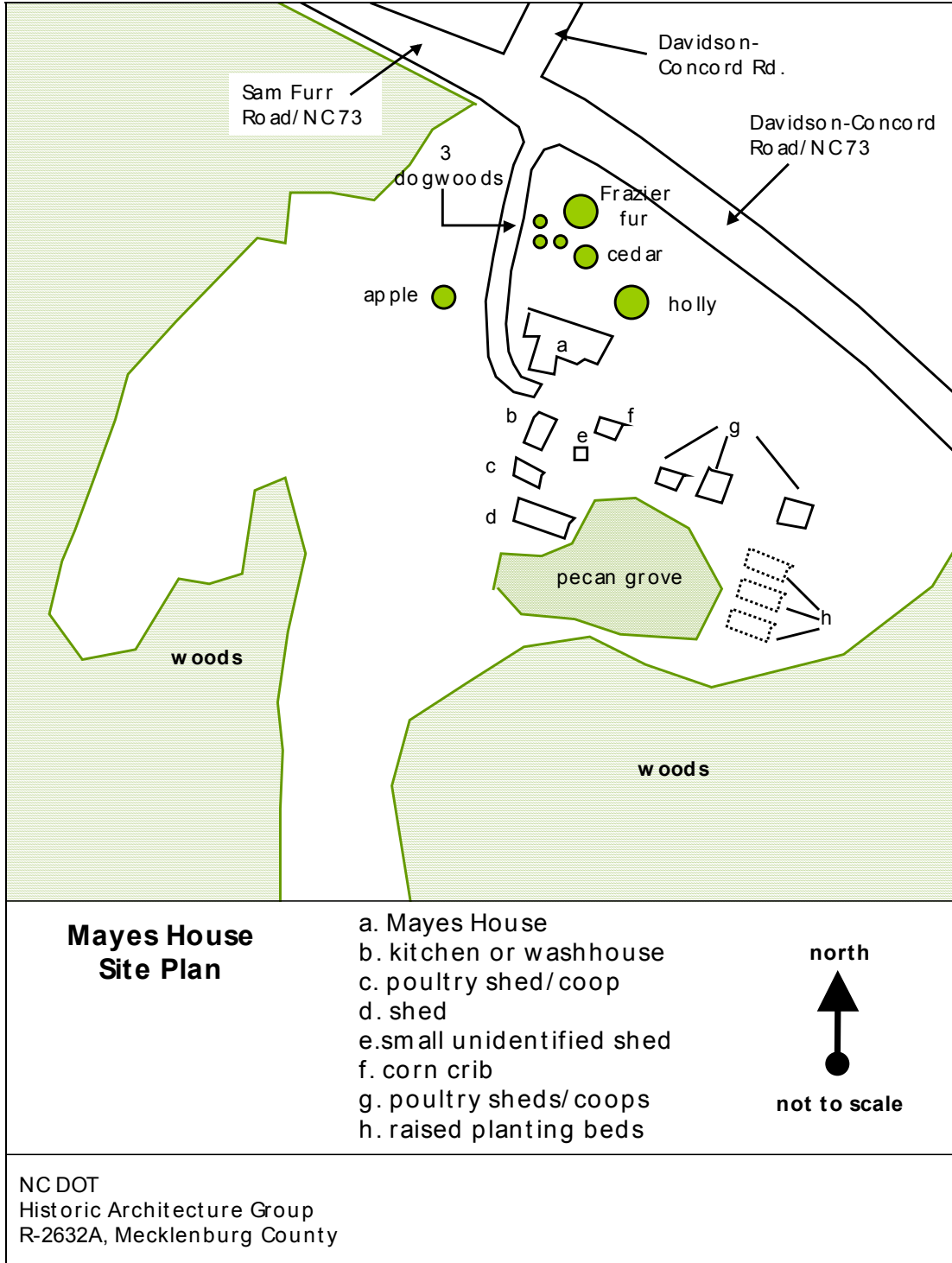


Figure 3. Mayes House Site Plan



Figure 4: Mayes House, north elevation

Figure 5: Mayes House from intersection of Davidson-Concord and Sam Furr Roads





Figures 6 and 7:
north elevation details





Figure 8: front door

Figure 9: front door detail





Figure 10: east elevation

Figure 11: east and south elevations





Figures 12 and 13: west elevation





Figure 14: large holly tree

Figure 15 (below): outbuildings and pecan trees





Figure 16: western-most coop (g on Figure 2)

Figure 17 (below): raised planting beds (h on Figure 2)

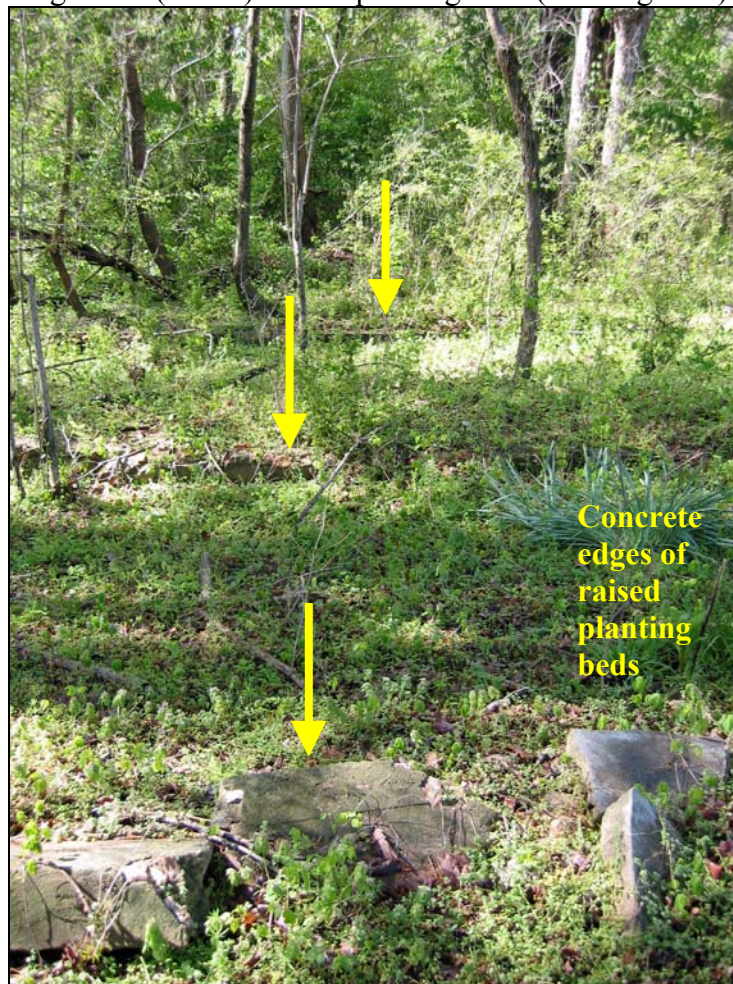




Figure 18: corn crib (f on Figure 3)

Figure 19: unidentified shed (e on Figure 3)





Figure 20: kitchen or washhouse (b on Figure 3)

Figure 21: outbuildings and pecan trees with Mayes House in background





Figure 22: uncultivated field and woods behind Mayes House (outbuildings and pecan grove are to the left)

Other Documented Properties

Marcus and Nancy Caldwell House

The Caldwell House is property #1 on Figures 1 and 2

The Caldwell House was within R-2632A's original APE. After NCDOT historians researched this resource and began writing about it, the project engineer informed the historian that the project's eastern end had been moved to a point farther west. As a result, the Caldwell House is no longer with the APE. However, because the house is likely eligible for listing in the National Register and because it is likely that NC 73 will be widened in front of the house in the future, the property description and history are included in this report. This report does not evaluate the resource's eligibility for listing in the National Register.

Location

The Marcus and Nancy Caldwell House is located at 17345 Davidson-Concord Road (NC Highway 73).

Property Description

The Caldwell House stands in the midst of an early-twentieth landscape. The flat front yard features a low granite curb along the edge of the road and along the west side of the east driveway. Mature magnolia trees flank the dwelling and numerous other mature trees are artfully scattered about the property. In some locations, trees have been planted at the location of earlier trees, indicating a continued, albeit informal, landscape design. These newer trees may have replaced older trees in 1989 when Hurricane Hugo damaged the property.

The Caldwell landscape follows a typical plan for a rural farmstead. A U-shaped drive runs along the west side of the front yard between the yard and a field. The drive establishes a boundary between the yard and the other areas of the property as it continues around the rear of the house and returns to the road at the front yard's northeast corner.

The Marcus and Nancy Caldwell House is a two-story I-house with a one-story ell extending to the south from the back of the main block. The façade features a nearly full-width porch with paired square posts and a flat cutout balustrade. A molded surround that splays out to form ears at the top corners and plinths at the bottom corners encompasses sidelights above rectangular panels. This splay is repeated across the top of the surround where the surround drops away from the ears. Between the sidelights and door opening, diminutive brackets project at the upper corners of the door opening. The single leaf front door has four heavily molded raised panels, of which the upper two are arched. The porch also shelters two six-over-six sash windows before it terminates just beyond the outer edges of both windows. Weatherboards with simple corner boards cover the exterior, but under the porch, horizontal board-and-batten siding sheaths the wall. This board-and-batten is created with wide flat battens trimmed with molded edges; figure 25 illustrates this detail. A wide, flat cornice runs along the top of the façade.

On the east and west gable ends, six-over-six sash windows flank single-shoulder brick chimneys on both the upper and lower levels. The gable ends also feature gable returns.

A one-story ell extends from the rear of the main block. A gabled addition lengthened the ell historically so that the chimney, originally on the ell's gable end, now pierces the ell near the ridgeline's center. An enclosed shed-roof porch runs along the ell's east elevation. Modern French doors and a bay window punctuate the ell's west elevation. Weatherboards sheath the ell.

Pressed metal shingles cover the main block's roof and the porch roof. Asphalt shingles cover the ell's roof. The main block and original portion of the ell stand on a full stone foundation although it appears that the foundation may have been an open pier stone foundation with piers formed from single, vertically oriented stones. The ell's gable addition stands on a brick foundation. Stone steps lead up from the front yard to the porch.

The interior was not opened to investigators, but the center hall contains flush board sheathing on the walls and a dog-leg stair. The underside of the stair is gracefully curved where the two flights intersect the landing. The stair also features a turned balustrade and thick newel post.

A variety of outbuildings stand to the south and east of the Caldwell House. Directly behind the rear ell are a water pump and a collapsed outbuilding. Immediately to the east of that is a frame, weatherboarded gable-front building with batten doors on the gable end and west elevation. To the southeast of this building is a two-story, gable-front frame farm office with weatherboard siding and a collapsed shed on its west elevation. This building may be contemporary with the dwelling and features a door in the front gable end, a window covered with a batten shutter, and a door in the upper story above the front door. It is tentatively labeled as a farm office with storage space above, although the building may be more directly related to cotton production given that Marcus Caldwell purchased a cotton press to make bales in 1885. Along the edge of the driveway, north of the office, is a stone water trough. To the east of the office is a partially collapsed log animal barn with half-dovetail notches. This structure may be contemporary with the main house or it may even predate it because the Caldwells originally lived across the road from this site. Two more buildings stand to the south of the log animal building. Closest to the main house is a one-story, hip-roof, concrete-block building with six-over-six sash windows and two six-panel doors. This building probably dates from the 1940s but it incorporates older doors. Behind this hip-roof building is a large gable-front, metal-sheathed building with a wide sliding door and wooden, fixed sash or casement windows. This building likely dates from the mid-twentieth century.

Historic Background

The 1881 Marcus and Nancy Caldwell House stands in northeastern Mecklenburg County in the community associated with Ramah Presbyterian Church. Additional

information about this area's development can be found in the section titled "Historic Context: A Brief History of Northern Mecklenburg County."

Marcus Caldwell (1824-1906) and his wife, Nancy Amanda Sloan (1834-1883), descended from Scottish Presbyterians who settled Mecklenburg and Cabarrus counties in the 1700s. It is not known when Marcus and Nancy married, but they surely knew each other through church. Marcus' parents were charter members of Ramah Presbyterian Church where Nancy's parents and grandparents were also members.¹⁸

In 1848, Marcus purchased 181 acres from C.D. Alexander. Two more purchases by mid-1860 brought Marcus' holdings to 417 acres flanking the Davidson-Concord Road, which was sometimes known as the Beatties Ford-Concord Road. The 1860 census valued his real estate at \$2,600 and his personal property at \$5,350. At that time, thirty-five-year-old Marcus and Nancy, who was twenty-five, shared their home with two sons, Sylvester (one year old) and three-month-old John.¹⁹

Marcus bought just over three acres of land in 1863 followed by a fifty-acre purchase in 1868. In 1870, the family's real estate was worth \$3,000 and the Caldwells owned personal property valued at \$1,575. While the Caldwells had increased their land holdings slightly during the Civil War, the conflict had precipitated a significant change in the value of their personal property. Still, the Caldwells owned nearly five hundred acres when the county's farms were steadily decreasing in size to about 100 acres.²⁰

By 1880, Marcus and Nancy had seven children living at home. Fifty-five-year old Marcus farmed with the help of his sons and an African American laborer who lived on the farm. Like most other farmers, the Caldwells produced cotton. Nancy was forty-four and kept house.²¹ Among the Caldwells' children was eighteen-year-old Harriet or Hattie. One year later, in 1881, Hattie carried a candle into a closet, starting a fire that destroyed the Caldwell home.²²

The Caldwells, however, immediately rebuilt across the road on the south side of Davidson-Concord Road. This construction resulted in the existing dwelling. Two years later, in 1883, Nancy died.²³ In 1885, Marcus purchased a Boss Press, a device used to make cotton bales, from Liddell and Company in Charlotte.²⁴

¹⁸ Jenkins, 128, 132-133.

¹⁹ Mecklenburg County Deed Book 3, page 7, October 20, 1848; Mecklenburg County Deed Book 49, page 547, December 5, 1853; and Mecklenburg County Deed Book 4, page 493, July 27, 1860; and 1870 Census, Mecklenburg County, North Carolina.

²⁰ Mecklenburg County Deed Book 4, page 682, April 4, 1863; Mecklenburg County Deed Book 5, page 587, September 12, 1868; and 1870 Census, Mecklenburg County, North Carolina; and Huffman and Mattson, Table 2.

²¹ 1880 Census, Mecklenburg County, North Carolina.

²² Jenkins, 128.

²³ Jenkins, 128 and 267.

²⁴ Mecklenburg County Deed Book 42, page 374, September 3, 1883.

At some point during the 1880s, Hattie Caldwell married fellow Presbyterian, Charles Wilson Bradford. C.W. Bradford's parents, like Hattie's grandparents, helped establish Ramah Presbyterian and C.W. also grew up on the Davidson-Concord road. By the time C.W. died in 1894, he and Hattie were living on the "old Concord road" with their five children.²⁵

During the 1890s, Hattie again suffered the loss of her home to fire, and she moved to her father's 1881 house. The 1900 census indicates that Hattie headed a household of her five children, her sister Lou, and her seventy-five-year-old father, Marcus. Lou taught school, Marcus farmed, Hattie was a landlord (presumably indicating that the family had tenant farmers on their property), and Hattie's children attended school.²⁶

Marcus Caldwell died on May 26, 1906. Almost a year later, Hattie purchased the house and 121 acres from the other Caldwell heirs. Hattie and her son Caldwell Bradford continued living at the house and farming, and in 1921, Hattie retained a life estate for herself and sold the house and acreage to Caldwell. In early 1923, Caldwell married Mamie Alspaugh from Forsyth County. Caldwell and Mamie had three children before Caldwell died in 1958. Mamie Alspaugh Bradford inherited the house upon Caldwell's death and the property passed to her youngest son, James Webster Bradford after she died in 1984. J. W. Bradford and his wife, Alice Schacht lived in the house until J.W.'s death in 2005, but they sold the house and a four-acre lot around it to their son J.W. "Bucky" Bradford Jr. in 1988.²⁷

Architectural Context

The Caldwell House is an I-house constructed during the New South era. A discussion of the building type is provided in the section titled "Architectural Context: The I-house in Northern Mecklenburg County."

When Marcus and Nancy Caldwell needed to rebuild after fire destroyed their home, they may have hired a local builder named John Ellis McAuley (1861-1929) or McAuley's instructor. McAuley worked across northern Mecklenburg County during the late nineteenth century and his earliest known commission dates from 1886.²⁸ The Caldwell House was constructed in 1881 when McAuley was just twenty years old, but the craftsmanship points either to McAuley or to someone with whom he worked or apprenticed.

A 1939 history of Hopewell Presbyterian Church lists ten houses McAuley built for members of that congregation, plus the rectory at St. Mark's Episcopal Church. In the late 1980s, the countywide architectural survey documented three of these dwellings, plus two additional McAuley-built dwellings (the Osborne House on Ramah Church Road and

²⁵ Jenkins, 126, 128, and 261.

²⁶ Jenkins, 128; and 1900 Census, Mecklenburg County, North Carolina.

²⁷ Mecklenburg County Deed Book 232, page 307, March 23, 1907; Mecklenburg County Deed Book 465, page 220, September 24, 1921; and Mecklenburg County Deed Book 5764, page 943, May 4, 1988.

²⁸ Sommerville, 157-158.

the Grey-Knox House on Gilead Road).²⁹ One of McAuley's houses is listed in the National Register, as is his father's home, which he heavily remodeled in 1914.³⁰

While McAuley worked during the late 1800s and early 1900s, his work reflects the influence of pre-Civil War Greek Revival designs and pre- and post-war Italianate patterns. He usually combined a low roof pitch, relatively deep eaves, occasional modest eave brackets, and an entrance treatment described as "his signature splayed front door surround." All but one known McAuley house features this simple, Greek Revival-influenced surround composed of molding that angles out, or "splays," to form ears at the top corners and plinths at the bottom. The surround often encompasses sidelights or blind panels. Based on surviving examples, McAuley usually installed a single leaf door with boldly molded raised panels. All his known examples are two-story dwellings that follow either an I-house form or an L-plan in which the outer bay of the typical three-bay façade is a projecting, front-facing gable wing. All documented McAuley houses have full-width or partial width porches with flat, silhouette cutout balusters rather than turned balusters.³¹

At the Caldwell House, the two-story I-house features McAuley's door surround, including an original four-panel door in which the upper two panels are arched, and the full-width porch has a flat, cutout balustrade. Inside, the gently curving underside of the dog-leg stair displays the hand of a fine craftsman. Unlike most known McAuley houses, the Caldwell House features gable returns.

It remains unknown if the Caldwell House is the work of John Ellis McAuley, but the absence of mass-produced trim, the door and porch treatments, vertically-oriented stone pier foundation, and the attention to craftsmanship and detail are clearly very similar to known examples of McAuley's work. Thus, the Caldwell House can be attributed to either McAuley or, because he was just twenty years old at the time of its construction, to someone who instructed him.

²⁹ Ibid. and Mary Beth Gatza, "Albert McCoy Farm," National Register Nomination, 2000, section 8, page 9-10. Other McAuley-built houses may remain; as of April 2007, the Osborne, McElroy, and McCoy houses are known to be standing.

³⁰ Gatza, section 8, page 10.

³¹ Gatza, section 8, page 10; and North Carolina State Historic Preservation Office architectural survey files for W.B. Parks House (MK 1515), Osborne House (MK 1294), Kerns House (MK 1505), and Lindsay Parks House (MK 1514).

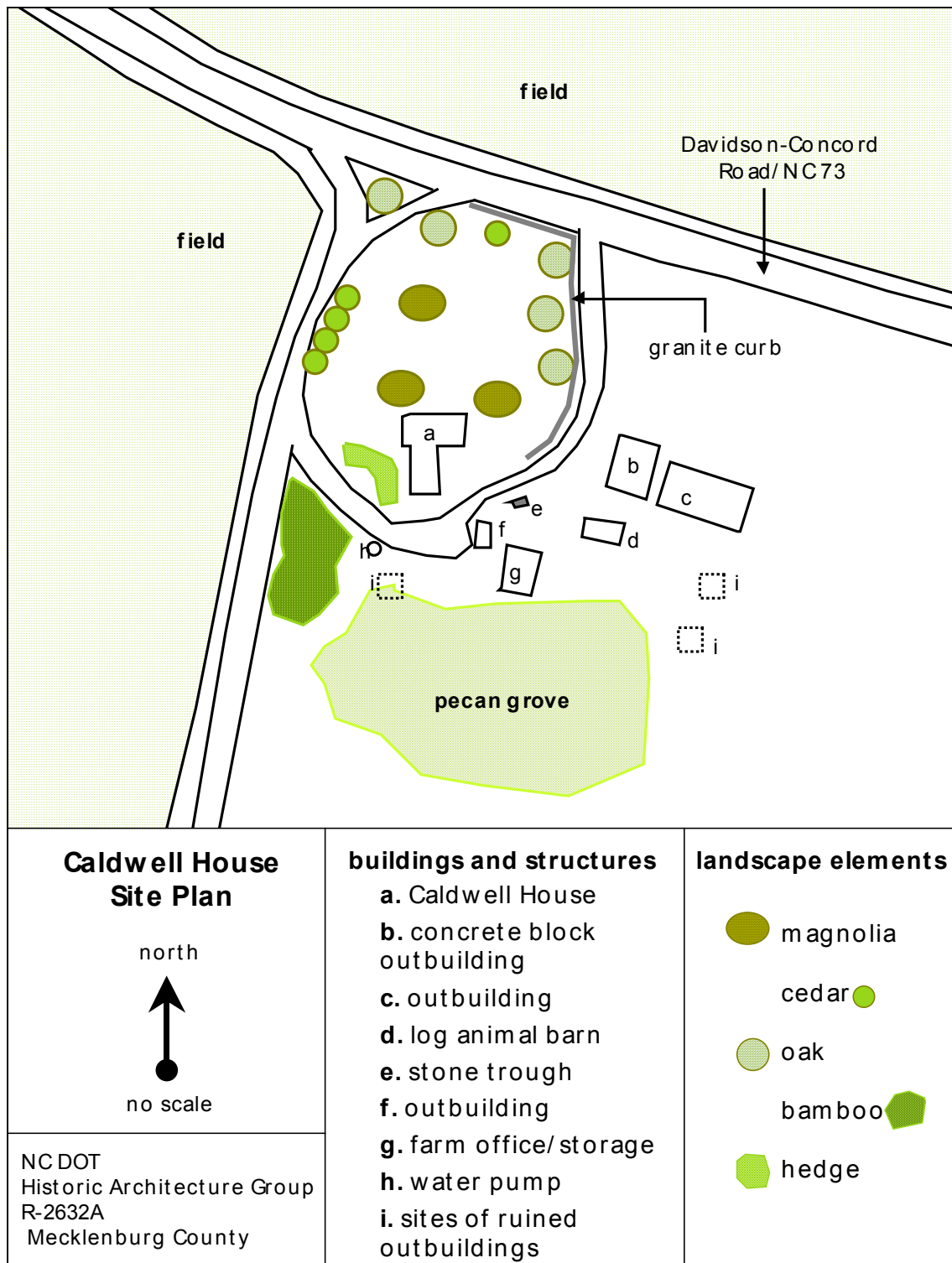


Figure 23: Caldwell House Site Plan



Figure 24: Caldwell House,
north elevation



Figure 25: porch wall detail



Figure 26: Caldwell House front door, north elevation

Figure 27: door at Albert McCoy House, built by John Ellis McAuley





Figure 28:
Caldwell
House
door
detail



Figure 29: porch detail



Figure 30: east elevation

Figure 31: rear ell, southeast corner





Figure 32: rear ell, southwest elevation

Figure 33: west elevation





Figure 34: north elevation and front yard

Figure 35: east front yard





Figure 36: east driveway, facing southeast from east side of front yard

Figure 37: east driveway, facing NC 73; note granite curbing along left edge of driveway





Figure 38: granite curbing between front yard and NC 73

Figure 39: front yard, facing west from east side of front yard





Figure 40: west side of front yard

Figure 41: west driveway with field to the right and yard to the left





Figure 42: facing west looking across field from the west driveway towards Ramah Church Road with NC 73 to the right

Figure 43: outbuilding, north elevation, f on Figure 23





Figure 44: log animal barn, west elevation, d on Figure 23

Figure 45: farm office/storage building, north elevation, g on Figure 23





Figure 46: farm office, east elevation, g on Figure 23

Figure 47: from rear section of driveway, facing east with farm office directly ahead and water pump (h on Figure 23) to the left





Figure 48: water trough, e on Figure 23

Figure 49: outbuilding, b on Figure 23





Figure 50 outbuilding, c on Figure 23

Figure 51: back yard with pecan grove; farm office is creating the shadow on the left side of the image



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Appendix A
Concurrence Form for Properties Not Eligible for the
National Register
April 3, 2007

Federal Aid # STP-73(16)

TIP# R-2632A

County: Mecklenburg

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

Project Description: **Widen NC Highway 73**

On **April 3, 2007** representatives of the

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

Reviewed the subject project at

- Scoping meeting
- Historic architectural resources photograph review session/consultation
- Other

All parties present agreed

- There are no properties over fifty years old within the project's area of potential effects.
- There are no properties less than fifty years old which are considered to meet Criteria Consideration G within the project's area of potential effects.
- There are properties over fifty years old within the project's Area of Potential Effects (APE), but based on the historical information available and the photographs of each property, the properties identified as 2, 4, 5 are considered not eligible for the National Register and no further evaluation of them is necessary.
- There are no National Register-listed or Study Listed properties within the project's area of potential effects.
- All properties greater than 50 years of age located in the APE have been considered at this consultation, and based upon the above concurrence, all compliance for historic architecture with Section 106 of the National Historic Preservation Act and GS 121-12(a) has been completed for this project.
- There are no historic properties affected by this project. (Attach any notes or documents as needed)

Signed:

Sarah Woodard David April 3, 2007
Representative, NCDOT Date

FHWA, for the Division Administrator, or other Federal Agency Date

[Signature] 4-2-07
Representative, HPO Date

[Signature] 4.3.07
State Historic Preservation Officer Date

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

Report on property 1 & 3

Appendix B
Photographs of Properties Not Eligible for the National
Register and Not Worthy of Further Investigation



Property 2: House, 17440 Davidson-Concord Road (NC 73)
Mecklenburg County PIN 00718203

Property 4: House, 13516 Mayes Road
Mecklenburg County PIN 01106214





Property 5: House, 10600 Sam Furr Road (NC 73)
Mecklenburg County PIN 00911121