



North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary Susi H. Hamilton

Office of Archives and History
Deputy Secretary Kevin Cherry

June 3, 2019

MEMORANDUM

TO: Vanessa Patrick
Human Environment Unit
NC Department of Transportation

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

SUBJECT: Historic Structures Survey Report, U-5956, Union Cemetery Road Realignment and Improvements, PA 18-05-0011, Cabarrus County, ER 19-1575

Thank you for your April 30, 2019, letter transmitting the above-referenced report. We have reviewed the report and concur that Boxwood Manor House (Means-Young-Morris House), (CA0322) is eligible for the Register under criteria A for early 19th to mid-20th century rural farming in Cabarrus County and C for architecture.

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-807-6579 or environmental.review@ncdcr.gov. In all future communication concerning this project, please cite the above referenced tracking number.

Sincerely,

Renee Gledhill-Earley

for Ramona Bartos, Deputy
State Historic Preservation Officer

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



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

ER 19-1575

To: Renee Gledhill-Earley, NCHPO

From: Vanessa E. Patrick, NCDOT

Due -- 5/23/19

Date: April 30, 2019

Subject: *Historic Structures Survey Report for TIP No. U-5956, Union Cemetery
Road Realignment and Improvements, Cabarrus County, North Carolina.
WBS No. 46891.1.1. PA Tracking No. 18-05-0011.*

H-
RSE
2 letters
5/23/19

The North Carolina Department of Transportation (NCDOT) is conducting planning studies for the above-referenced project. Enclosed for your review is a report presenting the evaluation of historic architectural resources in the U-5956, Cabarrus County project area (one hard copy and one CD-ROM). Survey photographs, GIS data, and a site form are also included on the CD-ROM, and a hard copy of the site form is also provided.

The report considers one resource, the Boxwood Manor House (CA0322) and recommends it as eligible for listing in the National Register of Historic Places under Criteria A and C. Initial screening of the project area by NCDOT Historic Architecture identified which resources warranted additional study.

We look forward to receiving your comments on the report. Should you have any questions, please do not hesitate to contact me at vepatrick@ncdot.gov or 919-707-6082. Thank you.

A handwritten signature in black ink, appearing to be "V.E.P.", written over a horizontal line.

V.E.P.

Attachments



Historic Structure Survey Report
TIP No. U-5956, WBS No. 46891.1.1, PA No. 18-05-0011
Union Cemetery Road Realignment and Improvements
Cabarrus County, North Carolina
S&ME Project No. 4213-19-048

PREPARED FOR:

**North Carolina Department of Transportation
Environmental Analysis Unit
1598 Mail Service Center
Raleigh, North Carolina 27699-1598**

PREPARED BY:

**S&ME, Inc.
620 Wando Park Boulevard
Mount Pleasant, SC 29464**

April 2019



**Historic Structure Survey Report
TIP No. U-5956
Union Cemetery Road Realignment and Improvements
Cabarrus County, North Carolina**

**FINAL REPORT
WBS No. 46891.1.1, PA No. 18-05-0011**

Prepared for:

North Carolina Department of Transportation
Environmental Analysis Unit
1598 Mail Service Center
Raleigh, North Carolina 27699-1598

Prepared by:

S&ME, Inc.
620 Wando Park Boulevard
Mount Pleasant, South Carolina 29464

S&ME Project No. 4213-19-048

Heather L. Carpini

April 24, 2019

Heather Carpini, M.A.
Principal Investigator, S&ME, Inc.

Date

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

Date

April 2019



Management Summary

On behalf of the North Carolina Department of Transportation (NCDOT), S&ME, Inc. (S&ME) has completed a historic architectural analysis of one resource located within the project area for realignment and improvements to Union Cemetery Road near its intersection with US Highway 29, within the boundaries of the City of Concord, in Cabarrus County (TIP No. U-5956, WBS No. 46891.1.1, PA No. 18-05-0011) (Figures 1.1 and 1.2).

This project is subject to review under the Programmatic Agreement for Minor Transportation Projects (NCDOT/North Carolina State Historic Preservation Office (NC-HPO)/Federal Highway Administration (FHWA)/United States Forest Service (USFS) 2015). An NCDOT architectural historian established an Area of Potential Effects (APE) for the project, which extends 250 feet from either end of the proposed 1.3-mile project length and 250 feet to either side of the existing and proposed centerlines to encompass anticipated construction activities, and conducted a preliminary assessment to identify resources of approximately fifty years of age or more within the APE. One previously recorded structure, Boxwood Manor House (Means-Young-Morris House – CA0322), is listed on the North Carolina Study List and warranted an intensive National Register of Historic Places (NRHP) eligibility evaluation and is the subject of this report. NCDOT Architectural Historians determined that other properties and districts are not worthy of further study and evaluation due to lack of historical significance and/or integrity.

In March 2019, S&ME conducted a historic architectural analysis and eligibility evaluation on the Boxwood Manor House (Table 1.1). S&ME recommends Boxwood Manor House (CA0322) as eligible for the NRHP under Criterion A, as an evolving plantation/farm complex that was adapted to changing circumstances over two centuries, and under Criterion C, for its architecture.

Table 1.1. Summary of property surveyed in the U-5956 project area.

Property Name	NC-HPO Survey Site No.	Eligibility Determination	Criteria
Boxwood Manor House (Means-Young-Morris House)	CA0322	Eligible	A and C



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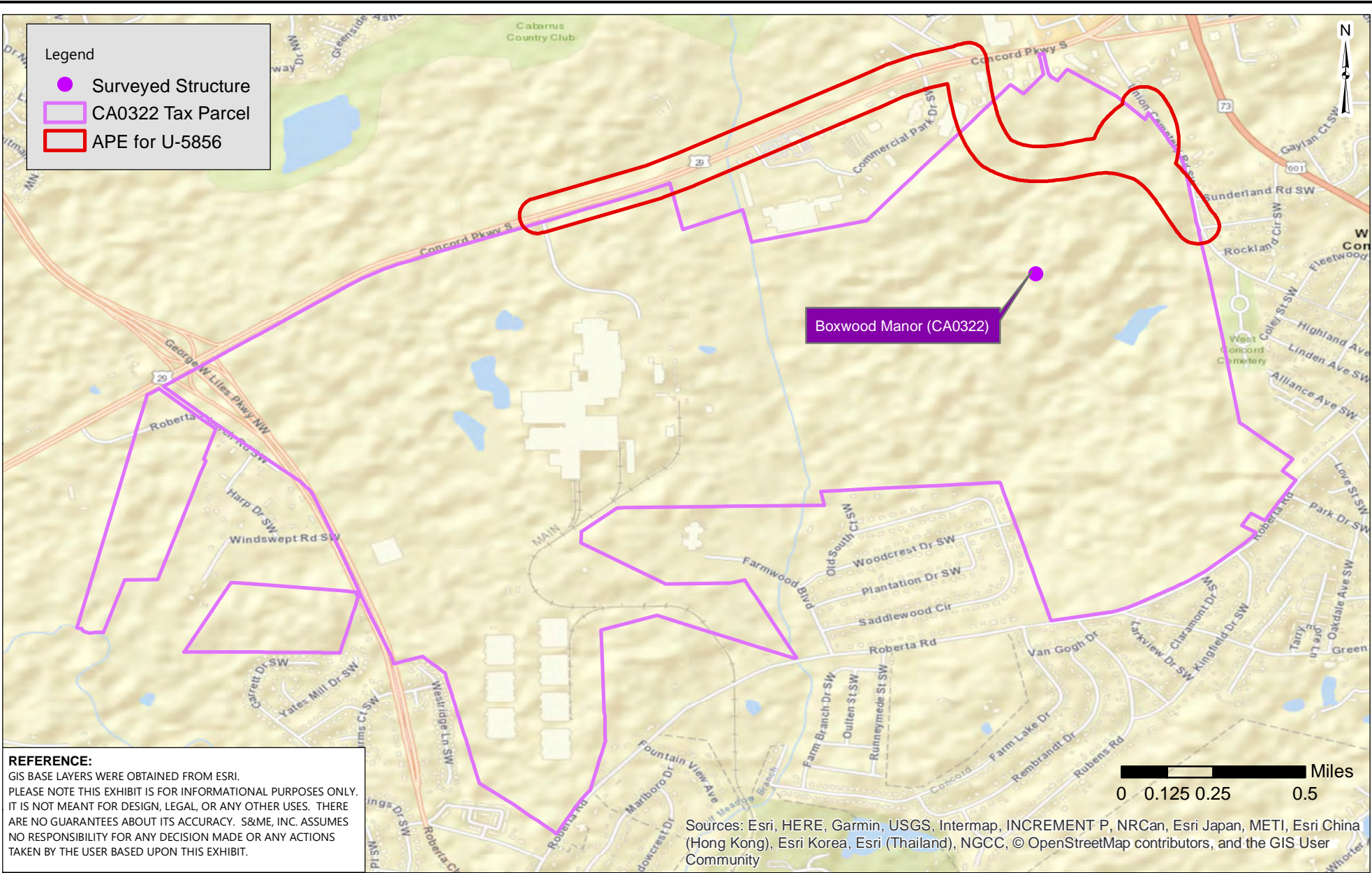
1.0 Introduction (Methodology)

On behalf of the NCDOT, completed a historic architectural analysis of one resource located within the project area for realignment and improvements to Union Cemetery Road near its intersection with US Highway 29, within the boundaries of the City of Concord, in Cabarrus County (TIP No. U-5956, WBS No. 46891.1.1, PA No. 18-05-0011) (Figures 1.1 and 1.2). Work was completed under Limited Services Contract Number 7000019086, dated February 5, 2019, and conducted in general accordance with the agreed-upon scope, terms, and conditions presented in Proposals No. 42-1800497, dated May 10, 2018, and 42-1801244 Rev. 1, dated January 28, 2019, and Purchase Order Number 6300057976, dated February 18, 2019.

NCDOT architectural historians established an APE for the project, which extends 250 feet from either end of the proposed 1.3-mile project length and 250 feet to either side of the existing and proposed centerlines to encompass anticipated construction activities. NCDOT identified one previously recorded resource, Boxwood Manor House (Means-Young-Morris House – CA0322), which is listed on the North Carolina Study List, within the APE that warranted further evaluation to determine its NRHP eligibility. No other properties and districts within the APE are worthy of further study and evaluation due to the lack of historical significance and/or integrity. The project is subject to review under the Programmatic Agreement for Minor Transportation Projects (NCDOT/NC-HPO/FHWA/USFS 2015).

The historic architectural analysis included surveying, analyzing, and evaluating the historic property according to NRHP criteria. Fieldwork for the project was conducted in March 2019, by Senior Architectural Historian Heather L. Carpini, who completed photography, mapping, research, and authored the report. Research was conducted at the Cabarrus County Register of Deeds and at the Cabarrus County Public Library. Additional information was compiled from survey records of the NC-HPO survey files and additional research was conducted using online federal census data, historic maps, and other county records.

This report has been prepared in compliance with the National Historic Preservation Act of 1966, as amended; the Department of Transportation Act of 1966, as amended; the Archaeological and Historic Preservation Act of 1979; the Department of Transportation regulations and procedures (23 CFR 771 and Technical Advisory T 6640.8A); procedures for the Protection of Historic Properties (36 CFR Part 800); 36 CFR Parts 60 through 79, as appropriate; NCDOT's current *Historic Architecture Group Procedures and Report Products* (2015); and NC-HPO's *Report Standards for Historic Structure Survey Reports/Determinations of Eligibility/Section 106/110 Compliance Reports in North Carolina* (2015).



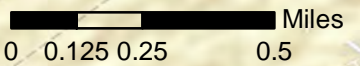
Legend

- Surveyed Structure
- CA0322 Tax Parcel
- APE for U-5856

Boxwood Manor (CA0322)

REFERENCE:
 GIS BASE LAYERS WERE OBTAINED FROM ESRI.
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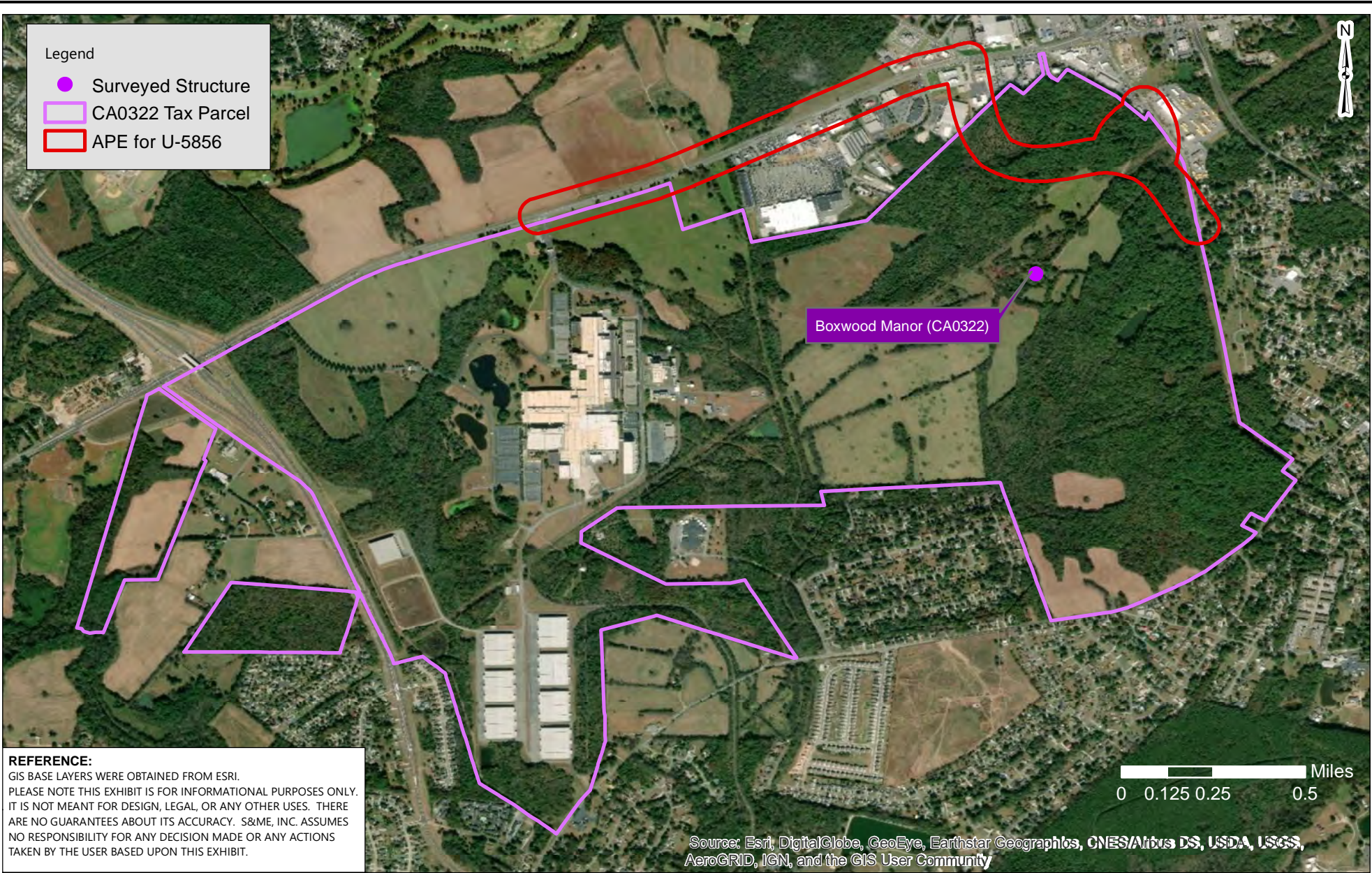


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	DATE:	4/24/2019
	DRAWN BY:	HLC
	S&ME PROJECT NO.	4213-19-048

Street Map, U-5956

Cabarrus County, North Carolina

EXHIBIT NO.
1.1



Legend

- Surveyed Structure
- CA0322 Tax Parcel
- APE for U-5856

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S&ME PROJECT NO.	4213-19-048

Aerial Map, U-5956

Cabarrus County, North Carolina

EXHIBIT NO.
1.2

2.0 Eligibility Evaluation

2.1 Boxwood Manor House (Means-Young-Morris House) – CA0322

Resource Name	Boxwood Manor House (Means-Young-Morris House)
HPO Survey Site #	CA0322
Street Address	2321 Concord Parkway South
PIN	5519 57 5640 0000
Construction Date(s)	Circa 1810
NRHP Recommendation	Eligible; Criteria A and C



Figure 2.1. Boxwood Manor House (CA0322), house, facing west.

The Boxwood Manor House (CA0322), also known as the Means-Young-Morris House, is located at 2321 Concord Parkway South, southwest of the intersection of US Highway 29 (Concord Parkway) and Union Cemetery Road, approximately two miles southwest of the city center of Concord, in Cabarrus County (Figures 1.1 and 1.2). Boxwood Manor was originally recorded as part of the historic architecture survey of Cabarrus County in 1979 and placed on the North Carolina Study List (Survey File 1979:CA0322). Originally constructed around 1810, the house also shows evidence of two later building periods dating to around 1850 and 1910. It is located on a large parcel of land and sits approximately 0.55-mile south of Concord Parkway (US Highway 29) and 0.4-mile west of Union Cemetery Road; it is accessed by a hard-packed dirt access road that is the remnant of an old roadway that is visible on early-twentieth-century maps (Figure 2.2). Also located on the property are three standing outbuildings and the remains

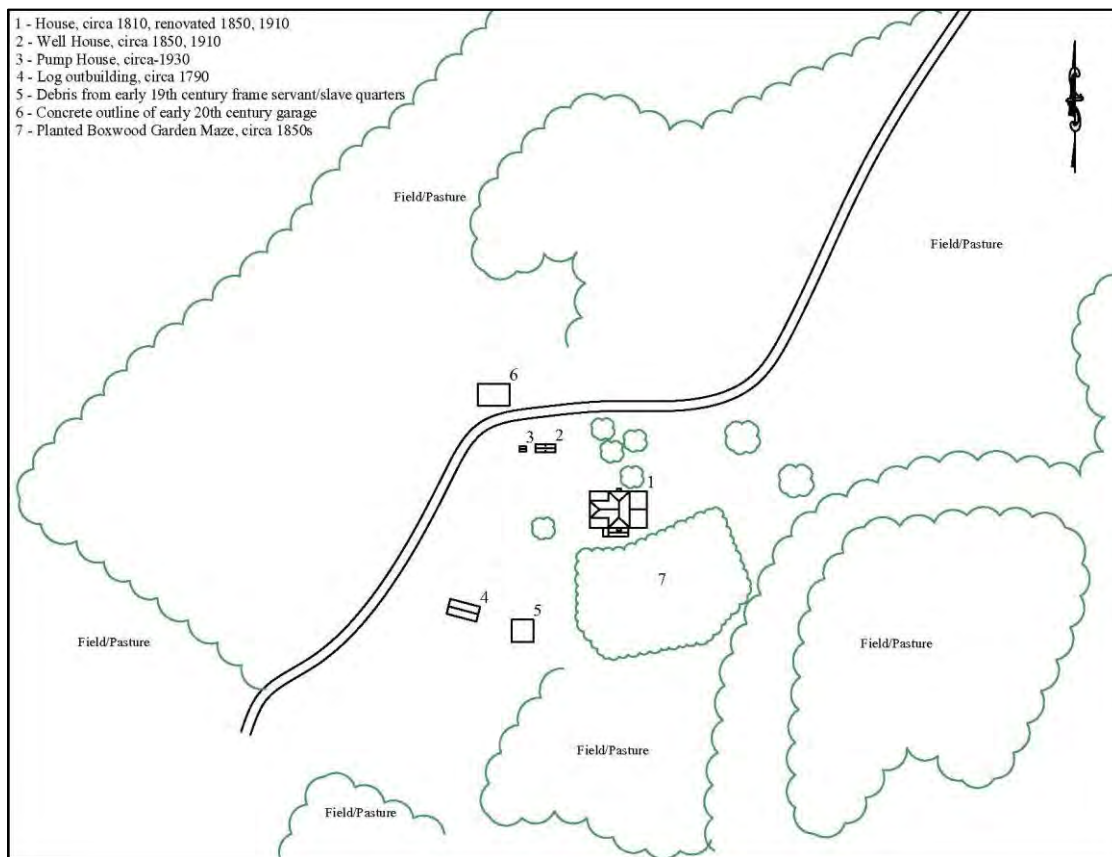


Figure 2.2. Site plan of the Boxwood Manor House property (CA0322).

of additional outbuildings that are no longer standing, as well as a planned boxwood maze and open fields that are used for livestock pastures.

The house is oriented with its front elevation facing east, although it is hidden on the approach by surrounding trees and the boxwood hedge located east of the structure. The original part of the house is the main hipped roof section that creates the front elevation. It is of masonry construction, laid in Flemish bond, and rests on a block-faced rubble stone foundation; this block is a two-story structure that is a single room deep, with a central hall plan that separates the two rooms on each floor of the structure. The lateral ends of the main block have exterior brick chimneys, also laid in Flemish bond (Figures 2.3 and 2.4). The front elevation is four bays wide, with a large first-story door located off-center, as is an upper door; a double window, with stone lintel and sill, flanks the door on the first elevation, while three, evenly spaced, single windows, also with stone lintels and sills, are located on the second story. The hipped roofline of the original block of the house is not evident, as the front elevation is dominated by a circa 1910 monumental gabled entry porch that reflects the contemporary Neoclassical style. The porch is supported by four fluted Doric columns and two engaged pilasters at the junction with the house; the fully enclosed pediment has a circular attic vent, stuccoed interior, and simple entablature. The simple second-story balcony, which consists of a floor and balustrade supported by curved brackets, also dates to around 1910.

On the south elevation, a small, single-story, low-pitched hip-roofed addition, resting on a brick foundation, also dates to around the same period of construction as the porch (Figures 2.3 and 2.4). Also of masonry construction,



Figure 2.3. Boxwood Manor House (CA0322), house, facing northwest.



Figure 2.4. Boxwood Manor House (CA0322), house, facing north.

it is laid in American common bond, with five rows of stretchers between each row of headers; it has large, double windows on both its east and south elevations, each with stone lintel and sill. Above the early-twentieth-century addition, a single window is visible on either side of the chimney. The cornice trim and small denticulated molding along the eaves also dates to the same early-twentieth-century renovation period as the porch and south elevation addition. Located west of the early-twentieth-century addition is a small, shed-roofed attachment, built of frame construction with a brick veneer exterior, that likely dates to the mid-twentieth century.

Around 1850, a two-story, hipped roof, rear ell was added to the house, as was a single story, shed-roofed section that was built to house the kitchen. Both of these portions of the house also rest on stone foundations and are of masonry construction, laid in 5:1 American common bond (Figures 2.5 and 2.6). The two-story wing extends three bays and has three single windows on the upper story of the south elevation, along with two single windows on the lower story of the rear wall (Figure 2.5). An interior end chimney rises above the roofline. The kitchen addition has a double window and a single window along its south elevation, although a smaller window located east of the single window appears to be the result of the partial enclosure of a larger window opening. An entry door is located along its west elevation and a portion of this elevation has been covered with stucco. The lintels and sills on these windows are wooden, painted to appear like the earlier stone versions on the main portion of the house.



Figure 2.5. Boxwood Manor House (CA0322), house, facing northeast.



Figure 2.6. Boxwood Manor House (CA0322), house, facing southeast.

Along the northern wall of the two-story rear wing is a single story, shed-roofed addition, which is a porch that has been enclosed over multiple renovation episodes. The foundation of this section is primarily stone, although the western half has a stone pier foundation that has been infilled with brick. Presumably, the rear portion of the porch was infilled with brick around 1910, as it also is of 5:1 American common bond masonry. The western portion remained an open porch, supported by turned posts, but was later screened in (Figure 2.7). The north elevation of the rear ell also has three single windows, while the main structure has single windows flanking the exterior brick chimney on both the first and second stories (Figure 2.8).

S&ME attempted to gain interior access to the structure but the request was denied. The house has been vacant for a number of years and appears to have been mothballed.



Figure 2.7. Boxwood Manor House (CA0322), house, facing southeast.



Figure 2.8. Boxwood Manor House (CA0322), house, facing south.

Associated with the Boxwood Manor house are three extant outbuildings and the visible remnants of two outbuildings, along with a planned planted boxwood maze, an entry drive, and surrounding pastureland (Figure 2.2). Located directly west of the house are two structures associated with the house's water supply (Figure 2.9). The closest building to the house is currently used as a well house. The earliest portion was constructed around 1850 and was expanded around 1910, based on the composition of the structure's brick (Figure 2.10–2.12). The western portion of the building is constructed of soft brick that appears to have been hand-molded; the masonry on this portion of the building is inconsistent, with portions appearing to be in common bond but with no regular intervals between headers and stretchers. On the south elevation there is a door with a stone sill and wooden lintel, while on the western elevation there is a window opening with a row of extended brick creating the sill (Figure 2.11). A large, chimney-shaped opening on the north elevation appears to have been infilled with concrete block, and a portion of the brick on the northern wall covered with stucco (Figure 2.10). The framing of the roof is used to create cornice returns on the western elevation and the roof has a wide overhang. A view of the interior of this portion of the structure shows that it is dug into the ground, with stucco on the interior walls, but has become an area to dump building debris (Figure 2.13). Based on the stuccoed walls and the depth of the structure in the ground, this portion of the structure may have originally been utilized as an ice house or dairy storage building. The eastern portion of the building appears to date to around 1910; it is built in 5:1 American common bond masonry on a stone foundation. There is an off-center doorway on the east elevation, located beneath an extended gabled roofline that has horizontal wooden siding in the gable end (Figure 2.12). Small windows are visible on both the north and south elevation. The interior of this portion of the building shows that the north and south elevation windows were two-pane casement windows with wooden frames and that there is also a four-pane, wooden frame window that looks into the earlier structure; this portion of the building currently houses a pump and tank (Figure 2.14).



Figure 2.9. Boxwood Manor (CA0322), circa-1850/1910 dairy/well house and circa 1930 pump house, facing southwest.



Figure 2.10. Boxwood Manor (CA0322), circa-1850/1910 dairy/well house, facing southeast.



Figure 2.11. Boxwood Manor (CA0322), circa-1850/1910 dairy/well house, facing northeast.



Figure 2.12. Boxwood Manor (CA0322), circa-1850/1910 dairy/well house, facing west.



Figure 2.13. Boxwood Manor House (CA0322), circa-1850/1910 dairy/well house, interior.



Figure 2.14. Boxwood Manor (CA0322), circa-1850/1910 dairy/well house, interior.



Figure 2.15. Boxwood Manor (CA0322), circa 1930 pump house, facing southeast.



Figure 2.16. Boxwood Manor (CA0322), circa 1930 pump house, facing north.

Located west of the circa 1850/1910 well house is a smaller, gabled structure of frame construction with brick veneer exterior (Figure 2.15). This building sits on a concrete foundation; it has a single door centered in its western elevation and no window openings. The south elevation also has horizontal wooden siding in the gable end; the roof has visible rafter tails and is covered in asphalt shingles (Figure 2.16). The building houses pumping machinery. Based on the construction methods and materials, this pump house likely dates to the 1930s.

To the southwest of the house is a large, side-gabled, double pen structure that is of log construction, with half-dovetail notches along the corners and mud infill between the logs (Figures 2.17–2.20). It rests on a stacked stone pier foundation. The north elevation has a shed-roofed porch, supported by integrated brackets, and two entry doors located side by side (Figure 2.17). The side and rear elevations of the building reveal that the log construction has been supplemented by vertical wooden bracing, likely a later addition to shore up the structure. Additionally, the gable portions appear to have been extended or rebuilt at some point, as they are of wooden frame construction, with plywood infill, and the main roofline shows visible raftertails along the roof ridge (Figures 2.18–2.20). The visible floor joists, along the north and south walls, suggest that there is an upper half-story, potentially a loft. There is no evidence of chimney stacks or stove pipes detectable from the exterior of the structure. The structure has two interior rooms, accessible from each of the entry doors. This building was identified during the 1979 survey and an interview with the former owner indicated that it was previously used as a smokehouse. However, the form of the building appears domestic and this type of log construction and the detailed methods used on the building were commonly employed in early rural dwellings, although log construction was used in such outbuildings as barns and corncribs. Therefore, it is possible that this structure was an earlier residence, potentially one referred to in an eighteenth century deed, which was moved to its current location when the 1810 house was completed and repurposed into a household outbuilding.



Figure 2.17. Boxwood Manor House (CA0322), log outbuilding, facing south.



Figure 2.18. Boxwood Manor (CA0322), log outbuilding, facing northwest.



Figure 2.19. Boxwood Manor (CA0322), log outbuilding, facing north.



Figure 2.20. Boxwood Manor (CA0322), log outbuilding, facing northeast.



Located to the east of the log outbuilding is a large pile of brick and stone, with much of the brick appearing to be hand formed, indicating a likely early-nineteenth-century structure (Figure 2.21). This location corresponds to a gabled outbuilding, with a central interior chimney, that was identified during the 1979 survey and posited to be servants or potentially slave quarters. Historic aerial photographs indicate that this structure either fell down or was demolished between 1993 and 2005. North of the pump house and well house, along the driveway, is a rectangular concrete outline that corresponds to the location of an early-twentieth-century garage that was identified during the 1979 survey (Figure 2.22).

To the south and east of the house is a concentration of boxwoods that were purposely planted to create a landscaped maze on the property. Although unkempt, this significant landscape feature is still evident in aerial photographs and the boxwood hedge creates a physical barrier surrounding the south and east elevations (Figures 2.23 and 2.24). Information from the 1979 survey file suggests that this maze was planted during the mid-nineteenth century and this corresponds to the period trend to plant natural ornamental gardens, with boxwoods being particularly favored in southern climates, for strolling (Sale 1921:63–65).

Surrounding the house and outbuildings are former agricultural fields, which are primarily used as pasture lands. Livestock are still kept on the land and are pastured on fields to the north and west of the house (Figures 2.25 and 2.26). To the south and east are open fields that currently lay fallow (Figure 2.27). A long entry drive, which is hard packed dirt that is covered with gravel in some locations, leads from Union Cemetery Road to Boxwood Manor; the road has a modern gated entrance along Union Cemetery Road (Figure 2.28).

The Boxwood Manor house (CA0322) and associated outbuildings and landscape features are located on a large parcel, comprised of nearly 1,600 acres. To the east and southeast of the house complex are 27 structures associated with the industrial development that is also part of the property. These buildings, built between 1981 and 2004, consist of 16 warehouses, seven heavy manufacturing/industrial structures, two office buildings, one industrial garage, and a club/lounge building. Access to the industrial portion of the property was limited and photography was prohibited by security measures. However, field observation and tax records indicate that the majority of these late twentieth century structures are one story in height; only one office building and one heavy manufacturing building are greater than two stories tall. With the distance from the Boxwood Manor House, which is approximately 0.8-mile between the house and the closest industrial structure, and the mature vegetation between the two portions of the parcel, much of the industrial development is not visible from the area surrounding the house. Only the tallest manufacturing structure is visible from the eastern edge of the agricultural fields and pastures that surround the house and outbuildings (Figure 2.29).



Figure 2.21. Boxwood Manor (CA0322), former servant quarters location, facing north.



Figure 2.22. Boxwood Manor (CA0322), former garage location, facing northeast.



Figure 2.23. Boxwood Manor (CA0322), planted boxwood maze, facing east.



Figure 2.24. Boxwood Manor (CA0322), planted boxwood maze, facing southwest.



Figure 2.25. Boxwood Manor (CA0322), livestock pasture, facing south.



Figure 2.26. Boxwood Manor (CA0322), livestock pasture, facing southwest.



Figure 2.27. Boxwood Manor (CA0322), open field, facing south.



Figure 2.28. Boxwood Manor (CA0322), entry drive, facing southwest.



Figure 2.29. Boxwood Manor House (CA0322), view toward industrial development, facing east.

2.1.1 *History*

Boxwood Manor (CA0322), also known as the Means-Young-Morris House, was recorded as part of the architectural survey of Cabarrus County in 1979. Information from the survey file provides an oral history of the house from the most recent previous owner of the house and dates the original portion of the house to around 1820 (Survey File CA0322; Kaplan 2004:167). Information published in the book that resulted from the survey cites Marcus D. Means as the owner who constructed the earliest portion of the house (Kaplan 2004:167). However, an unpublished narrative in the survey file attributes the construction of the oldest portion of the house to William Means. Research into Cabarrus County records provides support to the unpublished version of the property history, as there is no record of anyone named Marcus Means in Cabarrus County in the eighteenth or nineteenth centuries (Cabarrus County Register of Deeds Grantee Index; United States Census Bureau 1790, 1800, 1810, 1820, 1830). Additionally, chain of title research indicates that a William Means purchased two tracts of land, totaling approximately 400 acres, on Wolf Meadow Branch, from John Means in 1796; Wolf Meadow Branch flows through the current parcel on which Boxwood Manor stands, approximately 0.65-mile west of the house (Cabarrus County Register of Deeds 1796 Deed Book 2:169). Nine years later, William Means purchased an additional 536 acres of property, contiguous to the parcel purchased earlier, also from John Means, bringing his total land ownership along Wolf Meadow Branch to approximately 936 acres (Cabarrus County Register of Deeds 1805 Deed Book 6:7).

The 1979 survey file for Boxwood Manor dates the house to around 1820 and the Federal period interior trim and interior doors in this main block of the house, which was popular in the area until around 1820, indicates an early nineteenth century construction date. Information contained in the 1796 deed to William Means suggests that there was an earlier house on the property, as it mentions “a hickory tree near the house” in the description of the



second tract; however, based on the reference locations of other corners, it appears that this house was located south of the current structure (Cabarrus County Register of Deeds 1796 Deed Book 2:169). A 1920 newspaper article details the memories of a former slave, Jimmie Spencer, who suggested that the former Means House (Boxwood Manor) was built in 1810 (*Concord Daily Tribune* 4 August 1920:6).

There were multiple men named William Means who lived in Cabarrus County around the turn of the nineteenth century. However, the most likely owner of the Boxwood Manor property was the William Means who was listed in the 1810 census as having a household of 11, with one white male and one white female between the ages of 26 and 44, along with nine white children under the age of 16 and two white males ages 16 through 25; Means also owned 35 slaves (United States Census Bureau 1810). In 1820, William Means's household included one white male and one white female over age 45, along with eight other members of the household, presumably children; four of the white members of Means's family were engaged in agriculture and he also owned 35 slaves (United States Census Bureau 1820). By 1830, most of Means's children were no longer living in the household, which consisted of one white male age 60 to 69, one white female age 50 to 59, a white male and female ages 20 to 29, and two female minors; by this point, the number of slaves the Means owned had shrunk to three (United States Census Bureau 1830). The three census records combined, place William Mean's birth year between 1766 and 1770, with his wife's birth year between 1770 and 1775. By 1840, no William Means in Cabarrus County census records fit into the age range of the owner of the Boxwood Manor property, indicating that he either died or moved out of the county between 1830 and 1840 (United States Census Bureau 1840). Additional research into the Means genealogy substantiates the connection of these census records to the property. In 1807, William C. Means married Jane Phifer (nee Alexander), the widow of Paul Barringer Phifer (1770–1801), who had three young children (North Carolina Marriage Bonds 1807; Wilson 1910:17–18; Wheeler 1884:lxvii). William and Jane Means also had at least one son of their own, William C. Means, Junior, who was born in 1809 (Wilson 1910:17–18; Wheeler 1884:lxvii).

William Means had sold off portions of his property along Wolf Meadow Branch in 1825, to James A. Means, and in 1826 to William C. Means (Cabarrus County Register of Deeds 1825 Deed Book 10:271; Cabarrus County Register of Deeds 1827 Deed Book 10:368). In 1827, William Means executed a deed, conveying the "tract of land on which the said William Means now resides...containing about nine hundred and fifty acres", along with all of his slaves (approximately 15) to John N. Phifer and William C. Means (Cabarrus County Register of Deeds 1827 Deed Book 10:437). There were two conditions on the deed, however: if a judgement was issued against William Means in an Equity Court case involving his guardianship of his brother, John Phifer and William C. Means were to advertise the property for sale to pay the judgement, but until that point, William Means was to remain in possession of the land and slaves. John N. Phifer was one of the three surviving children from the first marriage of Jane Means, making him the stepson of William Means and the half-brother of William C. Means; the transfer of the property to both Phifer and Means further solidifies the evidence that it was this particular William Means who owned the property and built the earliest portion of the house. In November 1827, a 120 acre portion of the 950 acre William Means homeplace tract was sold to Paul Barringer by John N. Phifer and William C. Means, to fulfill the terms of a judgement against William Means; this portion of the tract was on the western bank of Wolf Meadow Branch and did not contain the house (Cabarrus County Register of Deeds 1827 Deed Book 11:122). Another portion of the tract was sold to Joseph Young in 1828 (Cabarrus County Register of Deeds 1827 Deed Book 11:166).

In 1834, presumably after the death of his father, William C. Means sold 392 acres on Wolf Meadow Branch to Daniel Litaker; the plat description roughly follows the original 400 acre acquisition by William Means in 1796 and included the land on which the house stands (Cabarrus County Register of Deeds 1827 Deed Book 12:511). In the



1830 census, Litaker was identified as being between 20 and 29 years old and was living in a household with two females, aged 30 to 39 years old, and seven other people ranging from under five years of age to 19 years of age; Litaker also owned five slaves (United States Census Bureau 1830). By 1840, Daniel Litaker was identified as between 40 and 49 years old, and there were no females over the age of 20, indicating that he was likely a widower; his household included a white male age 20 to 29 and seven other individuals under the age of 20. Four of the people in the household were identified as working in agriculture and Litaker owned four slaves (United States Census Bureau 1840). In the year that he sold the property, Litaker was identified as a farmer, with real estate valued at \$2,400; he had remarried and his youngest daughter from his first marriage, along with two children with his second wife and a female with an unknown relationship to the family, were living in the household (United States Census Bureau 1850). Litaker owned seven slaves, ranging in age from five to 50 years old in 1850 (United States Census Bureau, Slave Schedule 1850).

In 1850, Daniel Litaker sold 300 acres of this property to Daniel S. Caldwell, who then sold it to Robert S. Young six days later (Cabarrus County Register of Deeds 1827 Deed Book 18:364–365). Robert Simonton Young (1820–1864), a young widower who has lost his first wife in 1845 and had recently remarried, had a distant family connection to the Means house. His deceased wife was Louisa Esther Phifer (1824–1845), whose father, John Phifer (1779–1845) was the first cousin of Paul Barringer Phifer (1770–1801), the first husband of Jane Means; this made Louisa Phifer Young a second cousin to John N. Phifer (1795–1856), the stepson of William Means. It is possible that Young knew about the house from family stories and became interested in purchasing it when it became available for sale (Wilson 1910:17–18; Wheeler 1884:lxviii). It was likely during Young’s ownership of the house that the first major renovation was completed, which added both the one- and two-story rear additions to the original main block of the house; mantels in the original section of the house were replaced by contemporary Greek Revival style mantels during this renovation as well.

In 1850, Young’s household consisted of himself; his wife Sarah Virginia Burton Young (1827–1912); his five year old son from his first marriage, John Phifer Young; and two young sons from his second marriage, Alfred and Joseph Young; he was identified as a farmer, with property valued at \$8,000 (United States Census Bureau 1850). He owned 39 slaves (United States Census Bureau, Slave Schedule 1850). By 1860, Robert S. and Sarah Young were living in a household with five children; Robert was a wealthy farmer, with a personal estate totaling nearly \$65,000 and his 14 year old son, John Phifer Young, held a personal estate worth \$19,100 (United States Census Bureau 1860). Robert S. Young owned 28 slaves and had five slave dwellings on his property (United States Census Bureau, Slave Schedule 1860). In 1860, Robert S. Young purchased three tile hearths from Webb and Sage, dealers in china in Charleston, South Carolina; presumably these were used in the mid-nineteenth century remodel of the house (Burton and Young Family Papers 1860:Folder 6).

Robert S. Young enlisted in the North Carolina Infantry and was promoted to major of the Seventh Regiment in June 1862 (Burton and Young Family Papers 1862:Folder 6). In 1864, Young was killed at the Battle of Petersburg, leaving Sarah V. Young as a 37 year old widow with five children; John Phifer Young had joined his father in enlisting into Confederate service, also rising through the infantry ranks to captain, and had been killed at Chancellorsville in May 1863 (Evans 1899:812–813; Ashe 1906). Upon the death of her husband, Sarah V. Young inherited all of his property, including the brick house (Cabarrus County Probate Records 1864, Will Book 2:117). In 1870, Sarah Young’s property was valued at \$13,000; she was identified as keeping house but her elder sons, Alfred and Joseph, were identified as farmers (United States Census Bureau 1870). The boxwoods surrounding the house were reportedly a maze, planted by Sarah V. Young in the late nineteenth century; however, it is possible that they also date to the mid-century renovation of the house, as the planting of landscaped gardens would have



been more likely before the financial hardship caused by the Civil War and boxwood plantings, particularly in “mazes” intended for strolling was a popular mid-nineteenth century landscape strategy (Bounford 2018:111).

Although she moved to a house in Charlotte between 1870 and 1880, to provide a good education for her youngest son, Robert S. Young, Junior, Sarah V. Young continued to run the former plantation, presumably renting out portions of the land to tenant farmers. In 1897, the children of Sarah V. Young sold the “former residence of Mrs. S. V. Young”, including 425 acres of land, to William L. Morris, son of notable county merchant and realtor P. M. Morris (Cabarrus County Register of Deeds 1897, Deed Book 53:22–26).

William Lee Morris (1863–1956) purchased the Boxwood Manor property and continued to operate it as an agricultural property. A graduate of Davidson College, Morris was described in a 1914 newspaper article as “a farmer and a large one, producing quality agricultural products equal in quantity to practically any farmer in this section. He has acquired several large farms and developed them to a high state of cultivation” (*Concord Times* 15 October 1914:7). In 1911, Morris was elected to the North Carolina Senate and he was reelected in 1915 (*Concord Times* 15 October 1914:7). Morris operated the surrounding farmlands under tenancy arrangements. It was under the ownership of W. L. Morris that the early twentieth century front portico was added and the small south elevation addition was completed. In 1900, the Morris family was living at the Boxwood Manor property; the household included William L. and Minnie Morris, along with a son, two daughters, and two servants. William Morris is identified as a farmer who owned his farm; however, many of his surrounding neighbors, both black and white, are identified as renting their farms (United States Census Bureau 1900). By 1910, two additional sons had been born into the Morris family, but William L. Morris was still identified as a farmer on a general farm, with many of his neighbors being farmers who rented their lands (United States Census Bureau 1910). As the Morris children moved out of their parents’ house during the 1910s and 1920s, the surrounding demographic of neighbors remained the same – farmers renting their lands (United States Census Bureau 1910, 1920). In 1930, William L. Morris, Junior, and his wife Winifred were living with his parents, and he was listed as the manager of a dairy; his father was still identified as a general farmer and most of the neighbors were renters, a situation that continued until at least 1940 (United States Census Bureau 1930, 1940).

In 1944, Morris and his wife, Minnie, transferred the property to their son, W. L. Morris, Junior. A series of aerial photographs from 1948 to 1976 shows the Boxwood Manor property during the ownership of W.L. Morris, Junior; in each of the photographs, the house and boxwood plantings to the south and east of the house are clearly visible, as are a number of outbuildings to the west and southwest, as well as a tenant house to the north and open, pastureland in surrounding the house and outbuildings (Figures 2.30–2.32). In 1978, W. L. Morris, Junior, and his wife, Winifred, sold just under 595 acres to the Philip Morris Company (Cabarrus County Register of Deeds 1944 Deed Book 174:290; 1978 Deed Book 492:740). A 1978 plat shows the house and 12 outbuildings located on the property at the time it was sold to the Phillip Morris Company (Figure 2.33). The Phillip Morris Company also acquired surrounding property to create a more than 2000 acre parcel; they built the large manufacturing facility to the west of the Boxwood Manor House, as well as the storage and office buildings that are also on the property (Figure 2.34). In 2014, Victory Industrial Park purchased the property from Phillip Morris USA and then sold the property to Bootsmeade Lease Company, LLC, the current owners (Cabarrus County Register of Deeds 2014 Deed Book 10921:13; 11173:99). Only three outbuildings were discussed in detail in the 1979 survey records: a log structure, a former servant quarters, and a pre-1897 well house, but other early twentieth century outbuildings were mentioned in passing; a 1993 aerial photograph shows the industrial and commercial development to the north and west of the house, and also shows the outbuildings mentioned in the survey files, which were also visible on the early twentieth century aerials (Figure 2.35). However, by 2005, the majority of the outbuildings had

been demolished, including the former servant quarters, leaving only three structures near the house extant (Figure 2.36).



Figure 2.30. USGS aerial photograph (1948) showing Boxwood Manor and property.



Figure 2.31. USGS aerial photograph (1965) showing Boxwood Manor house and property.



Figure 2.32. USGS aerial photograph (1976) showing Boxwood Manor house and property.

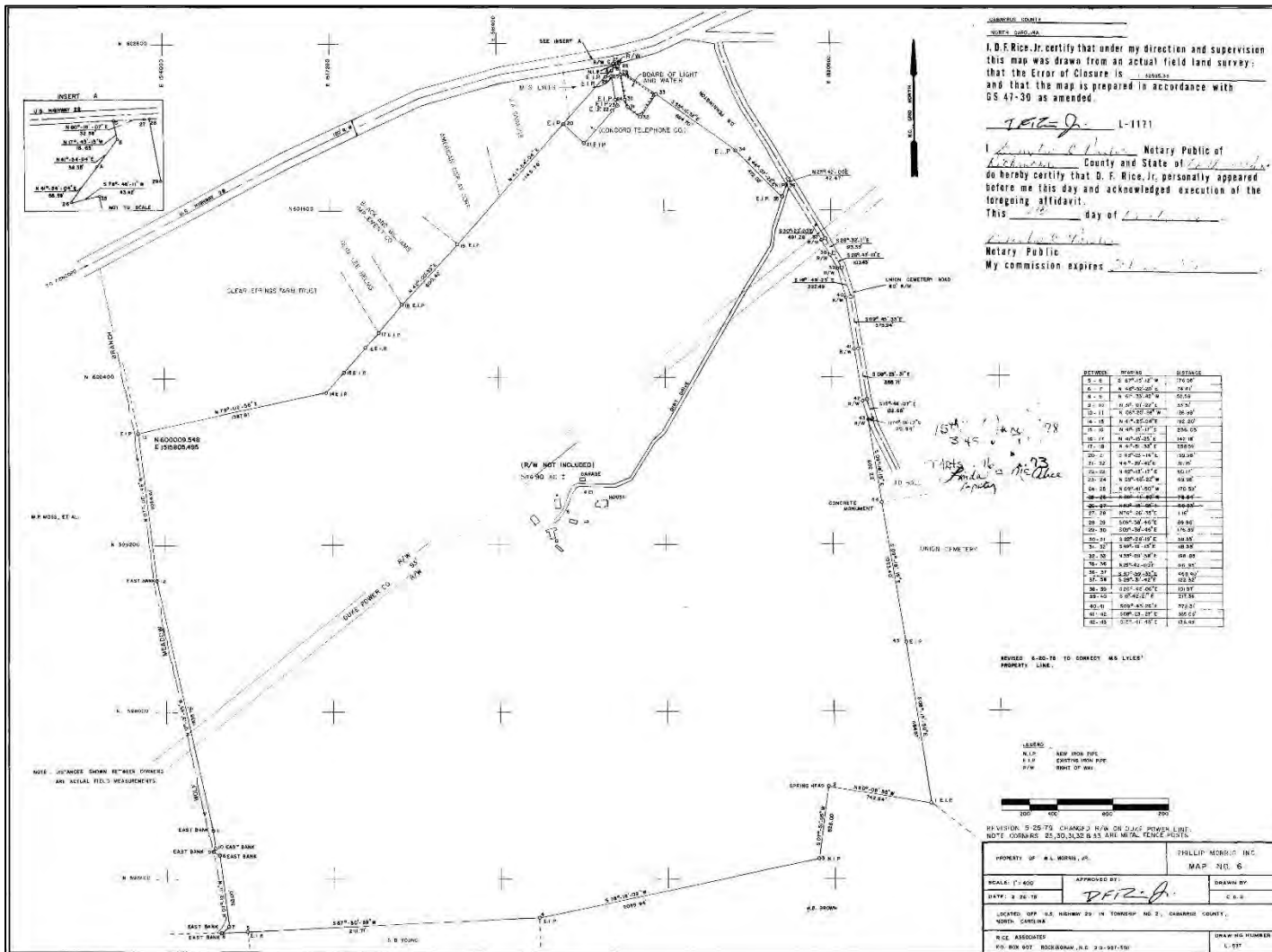


Figure 2.33. Plat of the W. L. Morris property, 1978 (Cabarrus County Plat Book 16:73).

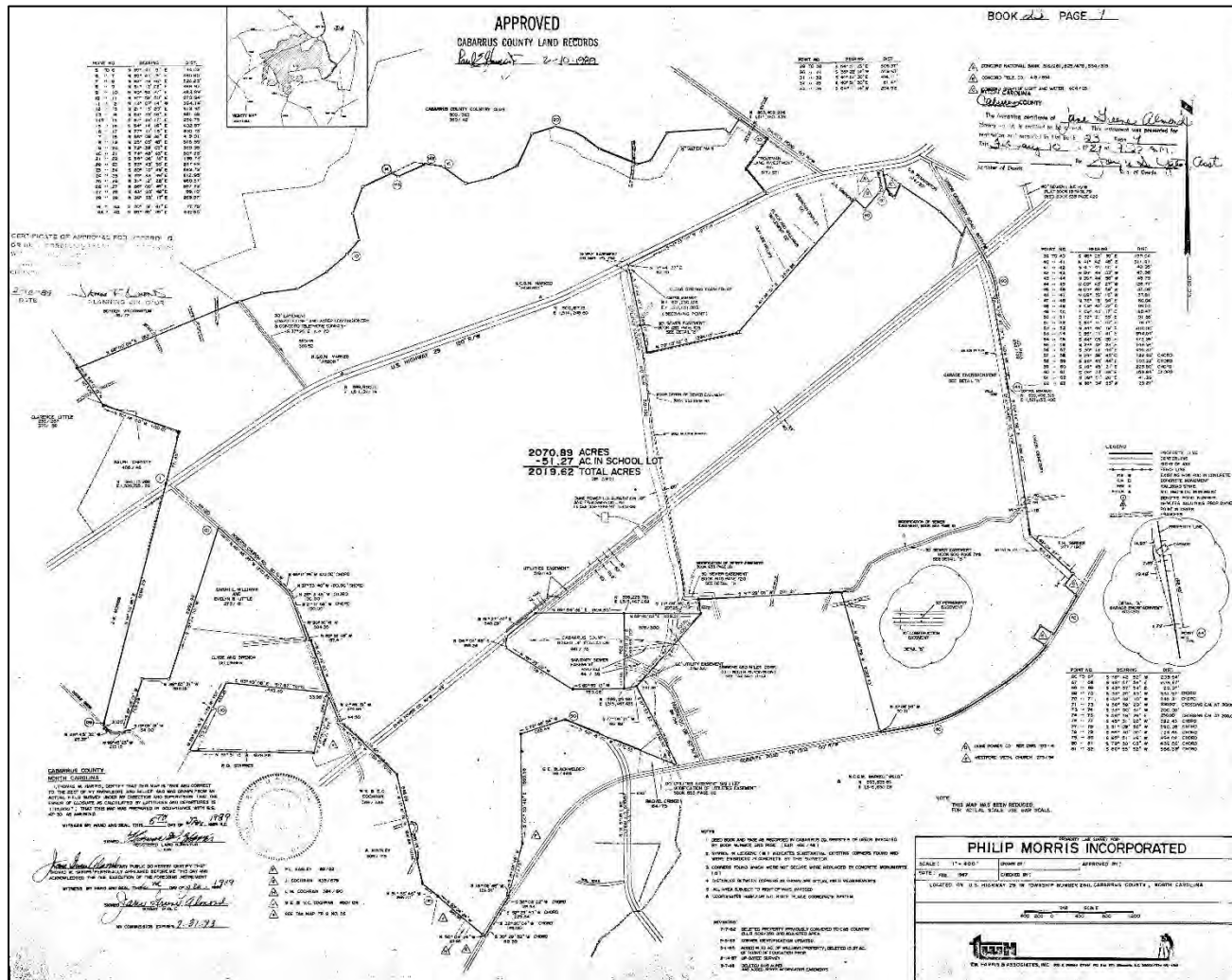


Figure 2.34. Plat of the Phillip Morris property, 1989 (Cabarrus County Plat Book 23:9).



Figure 2.35. USGS aerial photograph (1993) showing Boxwood Manor house and property.



Figure 2.36. USGS aerial photograph (2005) showing Boxwood Manor house and property.



2.1.2 *Architectural Context*

The area of western Cabarrus County along US 29 has historically been made up of primarily farm tracts, with homes surrounded by open fields and agricultural outbuildings on the property, but few other homes in the general vicinity; these characteristics are generally retained by Boxwood Manor (Kaplan 1981). Although mid-twentieth-century development has created westward expansion for Concord and late-twentieth-century residential building, along with commercial and industrial development along US Highway 29 (Concord Parkway), has altered this historic land use pattern in recent years, it persisted into the early twentieth century, when the property was owned by the Morris family, as evidenced by maps for the area from the 1910s and 1920s (Figures 2.37 and 2.38).

Originally built around 1810, the Boxwood Manor house exhibits details of three separate architectural styles, which is the result of two later expansions to the structure. This distinctive combination of architectural elements is the result of continuous occupation of the structure, and adaptation to changing spatial needs and prominent architectural styles, from 1810 through the late 1970s. Although the current form of the house is dominated by the monumental Neoclassical porch that extends from the original block of the house, each building period is recognizable by particular architectural elements or construction methods. The Flemish bond brickwork and prominent exterior chimneys on the main structure reflect the original building period, while the simple Greek Revival detailing and American common bond masonry, using mid-nineteenth century bricks, exhibit the circa 1850 addition to the house by Robert S. Young, who needed additional space to accommodate his large young family and likely desired to update his home to include modern amenities from the period, such as a kitchen.

An assessment of the historic architectural inventory conducted in 1979 indicates that “the traditional two-story, single-pile house with end chimneys and the entrance on the long side was consistently chosen for dwellings of the wealthiest farmers, as well as their substantial, but less prosperous counterparts” (Kaplan 2004). The Boxwood Manor house’s original portion fits this form, with its main entry on the longer front elevation and symmetrical exterior end chimneys. The non-symmetrical façade, with two windows south of the door and one window north of the door, are vestiges of the original house construction (circa-1810). Its full-width front porch and fluted Doric columns can align with the Neoclassical style that was popular during the early 1900s renovation date. In contrast with many early-nineteenth-century residential examples in Cabarrus County, which were primarily of frame construction and had gabled rooflines, the Boxwood manor house is of brick construction and has a low hipped roof.

Cabarrus County has experienced significant growth during recent decades, resulting in a decrease in historic housing stock; the rural portion of western Cabarrus County near the project area has begun seeing increased residential development since the 1979 historic architectural survey of the county. As the portion US Highway 29 east of Interstates 85 and 485 has experienced significant growth, a large number of new residential subdivisions and commercial developments has altered the landscape of the area; often this new construction has resulted in the demolition of older homes.

In terms of comparative architecture for the original construction period of the Boxwood Manor House, the most significant contemporary example is the NRHP-listed Mill Hill plantation house (CA0003). Unlike the Boxwood Manor house, Mill Hill is a single story example of early-nineteenth century residential construction (Figure 2.39); its adherence to Greek Revival detailing with a construction date of 1821 indicates that the Greek Revival style was becoming popular in the area during the 1820s and further suggests a slightly earlier construction date for the Federal style portion of the Boxwood Manor house. In contrast to Boxwood Manor, Mill Hill is of frame

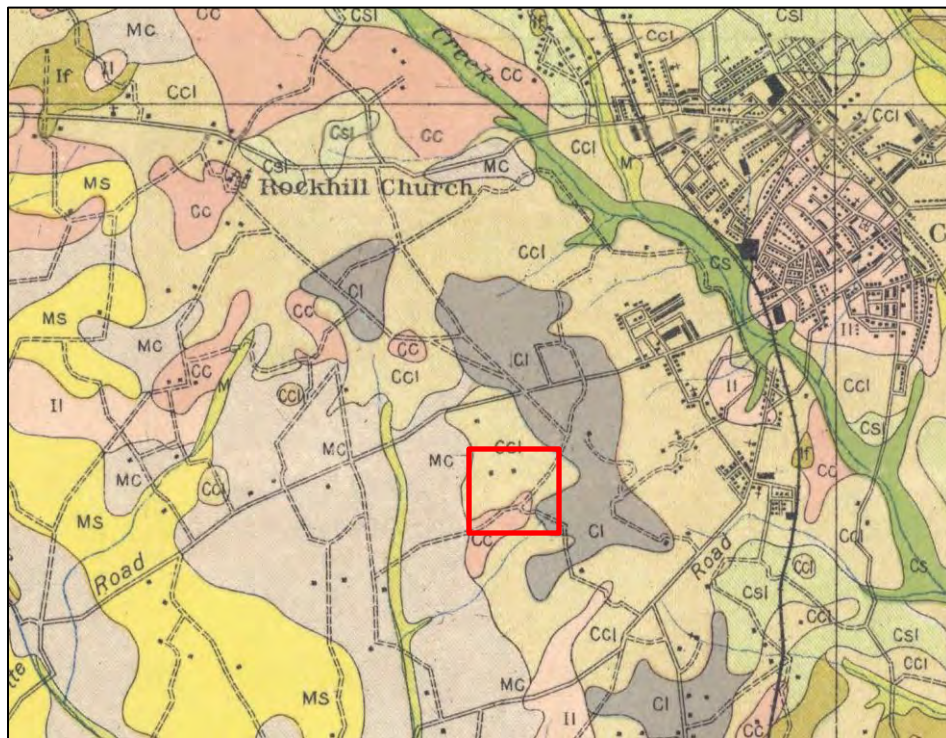


Figure 2.37. United States Department of Agriculture soil survey map (1910).

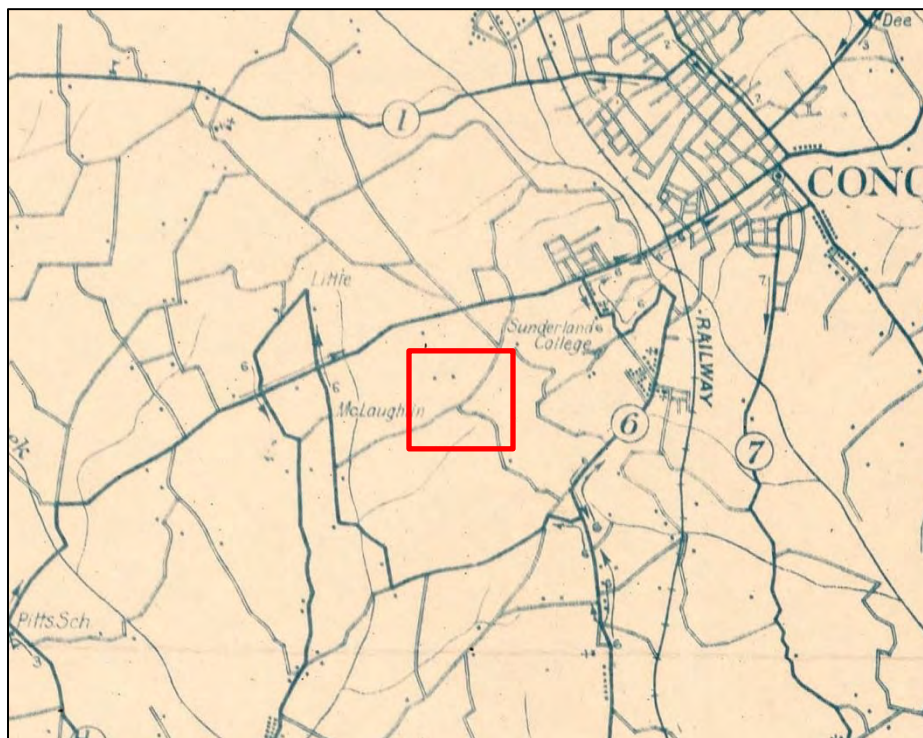


Figure 2.38. United States Postal Service rural delivery map (circa 1921).



Figure 2.39. Mill Hill (CA0003), facing south.

construction with a more traditional side-gabled roofline; however it does feature a similar non-symmetrical, four-bay façade and exterior end chimneys. Other early-nineteenth-century residential examples are relatively rare in Cabarrus County and many have been demolished since the 1979 survey was conducted or were mismapped. These include the Valentine Kirkpatrick House (CA0451), identified as an 1820 Federal/Greek Revival House, and the Henry Howie Farm (CA0446), which was identified as a single story Federal-style house with multiple surrounding outbuildings. No known example of residences that exhibit the range of architectural forms and styles that Boxwood Manor does exist, although examples of both Greek Revival and Neoclassical architecture can be found in the county. The Barnhardt-Morrison House (CA0284) is identified as a circa 1855 Federal-style house of log construction; however, later alterations have made its log construction unidentifiable from the right-of-way. The house does exhibit some similar characteristics to the Boxwood Manor House, including a hipped roof, exterior end chimneys, and later rear additions, but the frame building has a symmetrical front façade and later single-story porch (Figure 2.40). The William H. Orchard House (CA0511) is a circa 1853 Greek Revival house listed on the North Carolina Study List. Although of frame construction, with a side-gabled roofline, which were more popular options for house construction during this period in Cabarrus County, the Orchard House also features the non-symmetrical four-bay façade of Boxwood Manor and has a later, two-story porch structure (Figure 2.41). The Moss-Morris House (CA0499) is identified as an 1813 Greek Revival house, which was owned by P.M. Morris, father of Boxwood Manor owner William L. Morris. The house is a two-story, side-gabled, frame residence with exterior end chimneys, a symmetrical front elevation, and a prominent two-story porch, supported by fluted Ionic columns (Figure 2.42). In the town of Mount Pleasant, the Matthew Cook House (CA0156), which is within the Mount Pleasant Historic District, is a two-story, Greek Revival style house that has exterior end chimneys, a partial width, two-story porch, and a second story balcony; it has a symmetrical three-bay façade and is of frame construction (Figure 2.43). In 1979, Kaplan stated that Boxwood Manor was the only known Flemish bond residential building standing in Cabarrus County; current investigations have failed to uncover additional examples of this type of masonry construction from the early-nineteenth century within the county.



Figure 2.40. Barnhardt-Morrison House (CA0284), facing southwest.



Figure 2.41. William H. Orchard House (CA0511), facing east.



Figure 2.42. Moss-Morris House (CA0499), facing southwest.



Figure 2.43. Matthew Cook House (CA0156), facing northeast.



2.1.3 *Integrity*

Evaluation of the seven aspects of integrity required for National Register eligibility for Boxwood Manor/Means-Young-Morris House (CA0322) are as follows:

- Location: High

Boxwood Manor/the Means-Young-Morris House remains in its original location.

- Design: Medium

Boxwood Manor retains much of the original circa 1810 design, although the original staircase was moved during the mid-nineteenth century renovation. The design aspects of the 1850s era expansion of the house remain as well. Also, although the house underwent additional changes around 1910, with the addition of the monumental portico, these changes have acquired historical significance as a representation of the changing of popular architectural styles and design ideas, and the physical manifestation of these shifts in a house that was continuously occupied throughout multiple periods.

In terms of outbuildings and landscape, some of the nineteenth century elements of the property remain, including at least two outbuildings. However, the loss of the former servant house/potential slave quarters, as well as the demolition of early to mid-twentieth century farm structures, has altered the design of the complex as a whole. Additionally, fields that were originally used to grow cotton and other crops remain, but they are currently divided differently from their original configuration, due to the alteration in land use patterns from primarily crops to livestock.

- Setting: Medium to High

The setting surrounding the Boxwood Manor property has been altered by commercial development along Concord Parkway, to the north; industrial development to the west; and mid-twentieth century to modern residential development to the east and south. However, the alteration to the surrounding setting is not perceptible from the Boxwood Manor house, because of the surrounding tree cover and the buffer of forested areas and pasture land.

- Materials: Medium to High

The Boxwood Manor house retains much of its original material. The house has its masonry walls and stone foundation. Although much of the exterior trim work and detailing dates to around 1910, these elements have gained significance in their own right. The house has been mothballed for a number of years, but the windows and doors have basically been protected and much of the historic fabric of these elements remain, although broken glass on the front portico suggests that some damage to window panes may have occurred. The interior of the house was not accessible; therefore, material integrity of the interior was not assessed; however, the careful protection of the house from entry and the elements makes it likely that the interior details that were documented in 1979 remain. The extant outbuildings retain their original materials.

- Workmanship: Medium to High

Much of the original workmanship on the Boxwood Manor house remains, including the unique Flemish bond masonry construction on the original block of the house and the stone foundation and chimney bases. Quality workmanship from three periods of construction is evident on the house. The interior of the house was not accessible; therefore, integrity of workmanship on the interior was not assessed, but the protection of the house through mothballing makes it likely that the interior elements that were documented in 1979



remain. The workmanship on the remaining outbuildings is retained and demonstrates the craftsmanship used in early-nineteenth through early-twentieth-century agricultural complexes.

- Feeling: High

Despite changes to the Boxwood Manor property, the complex continues to evoke the feeling of prominent residence from the early 1800s that was occupied and updated into the early twentieth century. The remaining outbuildings and open fields convey the residential and agricultural nature of the property, although the loss of the early twentieth century agricultural structures and tenant houses has affected the perception of the scale of agricultural activities on the land.

- Association: High

The Boxwood Manor property continues to have an association with the three primary families who owned the property during its two century history. The original section of the house, built by William Means, remains and is a recognizable part of the structure; changes made during the ownership of the Young and Morris families are also significant to the history of the house and demonstrate the continued ownership and development of the property over time. The evidence of the boxwood plantings to the south and east of the house provide a tangible association with Sarah Virginia Young, widow of Robert S. Young and a significant steward of the property during her tenure as owner.

2.1.4 *Eligibility*

Boxwood Manor (CA0322) is recommended as eligible for inclusion in the NRHP under Criterion A, for its association with early-nineteenth through mid-twentieth-century rural farming in western Cabarrus County. It is ineligible under Criterion B, as it does not have an association with a prominent person; although its three primary ownership families, Means, Young, and Morris, were well-known local farmers, none of the main owners of the property achieved a level of prominence above other members of the community. The house does have an association with Sarah V. Young, who inherited her husband's property following his 1864 death and ran his landholdings, both in North Carolina and in Texas, during the late-nineteenth century; however, Mrs. Young only lived on the property for a short period of time and much of her late-1800s business was conducted from her home in Charlotte, which would have a more significant association with her. The Boxwood Manor house is a well-preserved example of Federal-style architecture from the early-nineteenth-century that exhibits the changes for the continued use of an older house by a growing family, along with elements of contemporary architecture styles from its expansion periods. Also, the extant outbuildings exhibit traditional techniques of farm building construction used from possibly as early as the late-eighteenth century through mid-twentieth-centuries. Therefore, it is eligible under Criterion C. The house and outbuildings are unlikely to yield important historical information about construction methods utilized during the late-eighteenth through mid-twentieth-century, so the Boxwood Manor property is recommended ineligible under Criterion D, for building technology.

2.1.5 *Boundary Justification*

The National Register boundary for the Boxwood Manor property includes the house, surrounding outbuildings, planted boxwoods, and much of the surrounding pastureland. The significance of the Boxwood Manor property is multifaceted, including both its architecture and its status as both a plantation worked by slaves and later as a tenant farm. Each of the outbuildings and landscape elements within the boundary contributes to the significance of the property. However, the tax parcel on which the Boxwood Manor complex is located includes over 2,000 acres and has additional late-twentieth century industrial, storage, and office structures, which do not contribute



to the significance of the property. Since the pastures and former agricultural fields end at Wolf Meadow Branch, the stream creates a natural boundary for the property, with the outline of the agricultural fields, private property, and Union Cemetery Road to the east creating the other boundaries (Figure 2.44). The boundary generally follows the property line for the northeastern section of the tax parcel associated with Boxwood Manor. The boundary follows the edge of the pavement of Union Cemetery Road until it curves eastward, approximately 0.5-mile south of its intersection with Concord Parkway South, and then follows the property boundary of the West Concord Cemetery. The southeastern portion of the parcel, which is generally forested to the south and southeast of the open pastures, is excluded from the boundary as it was not part of the W. L. Morris property, which included the land historically associated with Boxwood Manor, that was conveyed to the Phillip Morris Company in 1978. The western boundary is Wolf Meadow Branch, from the southern edge of the parcel to the northern edge of the parcel, and the northern boundary is the property edge, where it abuts the commercial property.

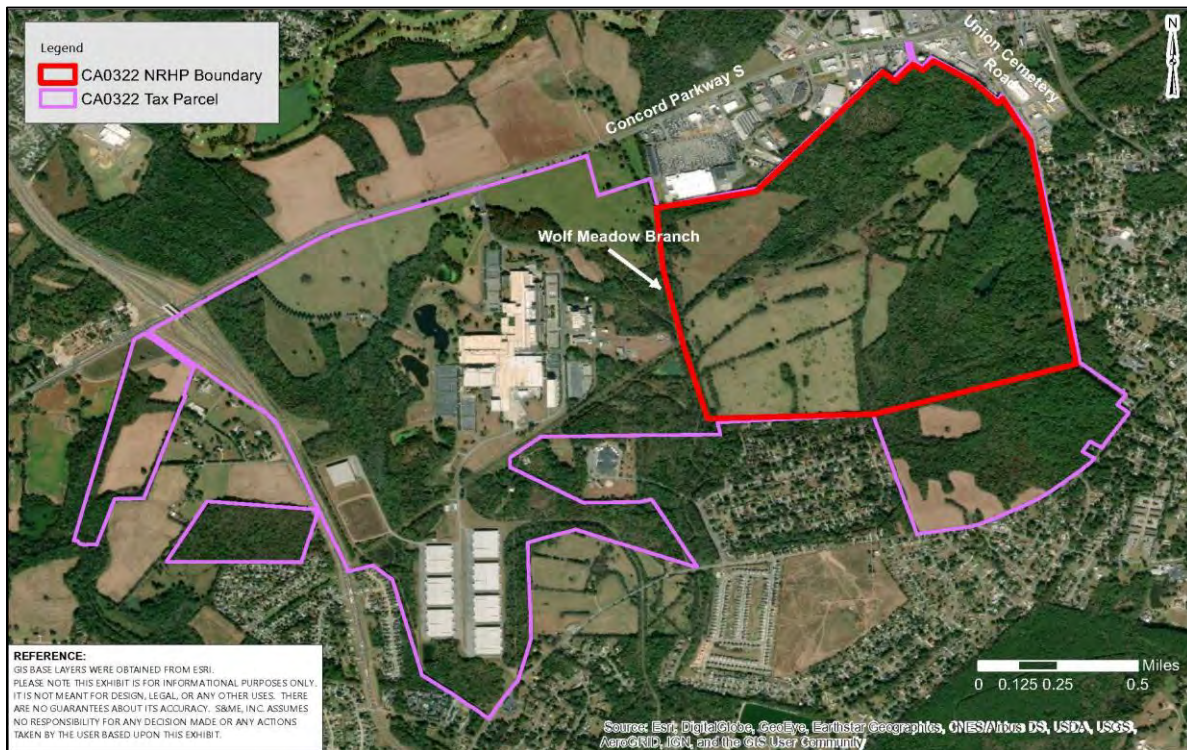


Figure 2.44. NRHP boundary for Boxwood Manor (CA0322).



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