



**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 10, 2019

MEMORANDUM

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

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

SUBJECT: Historic Structures Survey Report, Replace Bridge 34 on Concord Avenue over US 74,  
BR-0049, PA 18-01-0012, Union County, ER 19-1709

Thank you for your May 7, 2019, letter transmitting the above-referenced report. We have reviewed the report and offer the following comments.

We concur that the Plyler Family Homeplace (UN 858) is not eligible for the Register for the reasons cited in the report.

We further concur that the following properties are eligible for the National Register of Historic Places:

- Hatley's Skating Rink (UN 1221) is eligible under Criterion A in the area of Entertainment/Recreation and Criterion C for architecture as a rear example of a well-preserved, postwar roller rink
- Concord Avenue Stone Bungalows Historic District (UN 1222) is eligible under Criterion C for Design/Construction as a sophisticated and exceptionally intact collection of stone bungalows.

The in-depth history and successful argument for eligibility for Hatley's Skating Rink were particularly well-done and appreciated.

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

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-814-6579 or [environmental.review@ncdcr.gov](mailto:environmental.review@ncdcr.gov). In all future communication concerning this project, please cite the above referenced tracking number.

cc: Mary Pope Furr, NCDOT, [mfurr@ncdot.gov](mailto:mfurr@ncdot.gov)



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

ROY COOPER  
GOVERNOR

JAMES H. TROGDON, III  
SECRETARY

May 7, 2019

**ER 19-1709**

Ms. Renee Gledhill-Earley  
Environmental Review Coordinator, State Historic Preservation Office  
North Carolina Department of Natural & Cultural Resources  
4617 Mail Service Center  
Raleigh, North Carolina 27699-4617

Due -- 6/10/19

H- ER letters

Dear Renee:

RE: Historic Structures Survey Report, BR-0049—Replace Bridge No. 34 on Concord Ave over US 74 in Union County PA# 18-01-0012, WBS# 67049.1.1

The North Carolina Department of Transportation (NCDOT) proposes to replace Bridge No. 34 in Union County. NCDOT contracted Mattson & Alexander to conduct a National Register evaluation of three properties: the Plyler Family Homeplace (UN0858), Hatley's Skating Rink (UN1221), and the Concord Avenue Stone Bungalow Historic District (UN1222).

The report and survey materials are enclosed for your review and comment per 36CFR.800. Please let me know if you have any additional questions regarding this project. I can be reached at (919) 707-6088 or by email at [sleap@ncdot.gov](mailto:sleap@ncdot.gov).

Sincerely,

A handwritten signature in blue ink that reads "Shelby Reap".

Shelby Reap  
Historic Architecture Team

Attachments

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**HISTORIC STRUCTURES SURVEY REPORT**

**REPLACE BRIDGE NO. 34 ON CONCORD AVENUE OVER US 74  
UNION COUNTY, NORTH CAROLINA**

**TIP No. BR-0049  
WBS No. 67049.3.1  
Limited Services Contract No. 7000019082**

**Prepared by:**

**Frances Alexander, Project Manager  
Mattson, Alexander and Associates, Inc.  
2228 Winter Street  
Charlotte, North Carolina 28205**

**Prepared for:**

**North Carolina Department of Transportation  
Environmental Analysis Unit  
Raleigh, North Carolina**

**April 23, 2019**

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**April 23, 2019**

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

*Frances P. Alexander*

**April 23, 2019**

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

\_\_\_\_\_  
**Date**

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

\_\_\_\_\_  
**Date**

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

\_\_\_\_\_  
**Date**

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## MANAGEMENT SUMMARY

The North Carolina Department of Transportation (NCDOT) is replacing Bridge No. 34 on Concord Avenue over US 74 in Union County. This project is subject to review under the Section 106 Programmatic Agreement for Minor Transportation Projects (NCDOT/NCHPO/FHWA/USFS 2015). NCDOT architectural historians delineated an area of potential effects (APE) for the project which is defined as the geographic area or areas within which a project may cause changes to the character or use of historic properties, if any such properties exist. The APE for this bridge replacement project extends roughly 100 feet in both directions off the center line of Concord Avenue as well as 100 feet off the center line of West Roosevelt Boulevard (US 74). The northern terminus of the APE is the intersection of Sunnybrook Drive and Concord Avenue. The southern terminus is Concord Avenue at its junction with Engleside and King streets.

Mattson, Alexander and Associates, Inc. conducted a reconnaissance-level survey to identify all properties within the APE that appeared to be fifty years of age or older. Subsequently, the principal investigators prepared a building inventory list for the thirty properties identified during the initial survey. The inventory list contained a physical description of each property, an assessment of integrity, and a recommendation of either ineligibility or intensive-level investigation to determine National Register eligibility. Three properties—the Plyler Family Homeplace (UN0858), Hatley’s Skating Rink (UN1221), and Houses and Commercial Building (UN0816)—required further (intensive-level) survey, and this report contains the eligibility evaluations for these resources. The other properties were not worthy of further study and evaluation due to a lack of historical or architectural significance and/or integrity. The project location is depicted in **Figure 1**, and the APE is shown in **Figures 2A-2D**.

This architectural resources investigation consisted of background research into the historical and architectural development of the three resources and in-depth field investigations of the properties. The field survey was conducted in February and March 2019. The Plyler Family Homeplace and Houses and Commercial Building both had been examined initially in 1988, and Hatley’s Skating Rink was identified during the reconnaissance-level survey for this project. Most of the properties surveyed in 1988 as Houses and Commercial Building are recommended for National Register eligibility as resources within the Concord Avenue Stone Bungalows Historic District (UN1222). Hatley’s Skating Rink is also recommended for eligibility, but the Plyler Family Homeplace is not considered eligible because of a loss of integrity (**Table 1**).

**Table 1**

| Property Name                                                                                                | PIN      | Survey Site Number | Eligibility Recommendation | Criteria |
|--------------------------------------------------------------------------------------------------------------|----------|--------------------|----------------------------|----------|
| Plyler Family Homeplace                                                                                      | 09223091 | UN0858             | Not Eligible               | N/A      |
| Hatley’s Skating Rink                                                                                        | 09223051 | UN1221             | Eligible                   | A and C  |
| Concord Avenue Stone Bungalows Historic District (Surveyed in 1988 as Houses and Commercial Building-UN0816) | N/A      | UN1222             | Eligible                   | C        |

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## I. INTRODUCTION

This eligibility report was prepared in conjunction with the North Carolina Department of Transportation (NCDOT) project entitled, *Replace Bridge No. 34 on Concord Avenue over US 74*. The TIP Number is BR-0049, and the WBS Number is 67049.3.1. As shown in **Figure 1**, the project is located in Union County.

The area of potential effects (APE) for this bridge replacement project extends roughly 100 feet in both directions off the center line of Concord Avenue as well as 100 feet off the center line of West Roosevelt Boulevard (US 74). The northern terminus of the APE is the intersection of Sunnybrook Drive and Concord Avenue. The southern terminus is Concord Avenue at its junction with Engleside and King streets. The preliminary survey found that three resources—Plyler Family Homeplace (UN0858), Hatley’s Skating Rink (UN1221), and Houses and Commercial Building (UN0816)—warranted further, intensive-level investigation. Most of the properties originally surveyed in 1988 as Houses and Commercial Building are contained within the proposed Concord Avenue Stone Bungalows Historic District (UN1222). All the surveyed resources are shown on the APE maps (**Figure 2A-2D**).

This investigation was conducted to evaluate the three resources for National Register eligibility. The current eligibility report is part of the environmental studies undertaken by NCDOT and is on file at NCDOT, Raleigh, North Carolina. This documentation complies with the National Environmental Policy Act (NEPA) of 1969, the National Historic Preservation Act of 1966, as amended (36 CFR 800), the National Register criteria set forth in 36 CFR 61, and NCDOT’s current *Historic Architecture Group Procedures and Work Products*. The report also complies with the *Report Standards for Historic Structure Survey Reports/Determinations of Eligibility/Section 106/110 Compliance Reports in North Carolina* established by the North Carolina Historic Preservation Office (HPO). Section 106 of the National Historic Preservation Act requires federal agencies to take into account the effect of federally funded, licensed, or permitted projects on properties listed in, or eligible for listing in, the National Register of Historic Places and to afford the Advisory Council on Historic Preservation and the North Carolina Historic Preservation Office a reasonable opportunity to comment.

The eligibility evaluation consisted of research into the history and architecture of Monroe and the study area and a field investigation of the three resources. For the research phase, the principal investigators examined both primary and secondary sources which included deeds, National Register nominations, environmental studies, the HPO survey files for Union County, and the 1990 publication, *Sweet Union: An Architectural and Historical Survey of Union County, North Carolina*, by architectural historian, Suzanne Pickens. In developing the historic and architectural contexts for this project, the principal investigators also identified properties comparable to the three resources under evaluation. Site visits were made to each of the comparable properties during the field investigation.

Field work took place in February and March 2019. Each resource, along with outbuildings and landscape features on the properties, was examined and documented with photographs to assess the current level of integrity. The current tax parcel for the Plyler Family Homeplace and the proposed National Register boundaries for Hatley’s Skating Rink and the Concord Avenue Stone Bungalows Historic District are all shown on site maps included in the evaluations (**Figures 3A-B, 9, and 12B**).

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





**Figure 2A**  
**Area of Potential Effects (APE)-Overall Map**

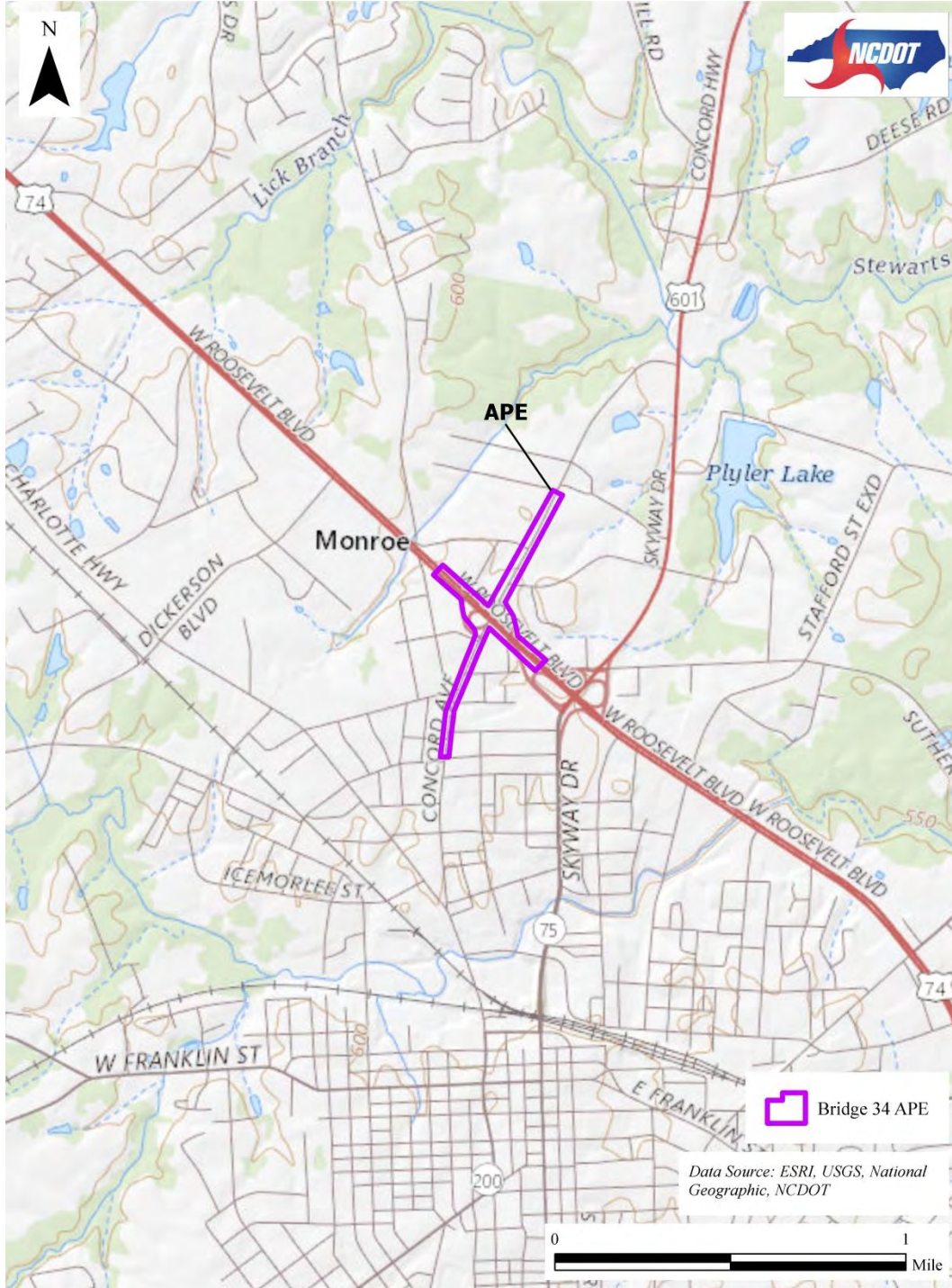


Figure 2B

Area of Potential Effects (APE)-Overall Map with Surveyed Properties



Figure 2C

Area of Potential Effects (APE)-Detailed View, North of US 74



Figure 2D

Area of Potential Effects (APE)-Detailed View, South of US 74



## II. PROPERTY EVALUATION OF ELIGIBILITY

**No. 4 Plyler Family Homeplace (UN0858)  
(PIN 09223091)**  
2012 Concord Avenue  
Monroe, Union County



Eligibility Recommendation: Not Eligible  
Date of Construction: ca. 1918

### Physical Description (Figures 3A-3B)

Set back from Concord Avenue, the tree-shaded Plyler house is surrounded by a small cluster of outbuildings to the north and east. The 3.54-acre lot is a subdivision of the once large Plyler farm, and beyond the house are several hundred acres of agricultural land interspersed with postwar residential properties and subdivisions (Larry Hough Interview 2019; HPO File).

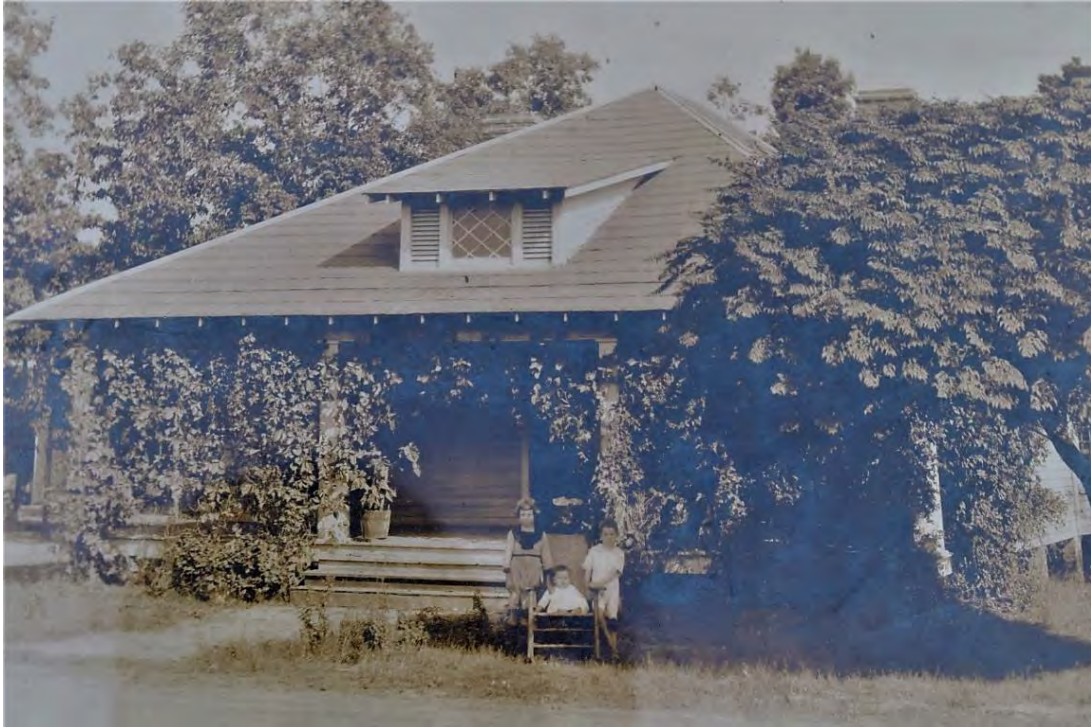
The one-story, frame, weatherboarded house has a double-pile main block, a three-room rear ell, and a 1954 wing off the side (north) elevation which may have replaced an original one-bay wing. The main block features a high hip roof—nearly pyramidal in configuration—with an engaged porch supported by slightly battered box piers. The porch railing is a later addition. A pair of tall brick chimney stacks pierces the roof. As shown in the 1920s documentary photograph of the house, the hip roof was covered originally in patterned, metal shingles. According to the owner, the present metal standing-seam roof was installed recently and replaced asphalt shingles which had been applied over the original metal shingles. With the most recent roofing, the original shingles were removed. Sheltered by the porch, the three-bay façade has tall, six-over-six sash windows, but the front door is a recent replacement. Original six-over-six sash windows remain on the side (north and south) and rear (east) elevations of the main block. The brick-pier foundation has later brick infill (Diane Hough Interview 2019).

Illustrating Craftsman bungalow traits, the main roof and rear hip-roofed ell have deep eaves with exposed rafters. Low, shed-roofed dormers are centered above the façade and the projecting cutaway bay on the side (south) elevation. The dormers now have wooden vents but originally had fixed, diamond-paned windows. The cutaway bay extends into the rear ell which is said to have once been High Hill School, an 1880s rural school that stood in the High Hill community two miles to the north. Distinguished by slightly rougher weatherboarding than that on the main body of the house, the ell was probably added during or shortly after the construction/renovation of the main block. The ell now has replacement windows in the east bay of the south elevation (both on the main level and at the basement) and an enclosed, shed-roofed porch along the long, north elevation that opens onto a modern deck (Larry Hough Interview 2019; HPO File).

The principal investigators were denied access to the interior. According to the owner, the house has plaster walls and ceilings primarily, and original mantels remain in the four rooms of the main block. However, the wide-board pine flooring has been replaced with narrower, oak flooring, and the interior plan has been modified. The front door originally opened directly into the north front room, but in recent years, a center hallway with French doors has been installed. In addition, a modern, open staircase now ascends from the rear of the hall to the attic which has been converted

to living space. The rear ell has been modernized and original doors have been replaced (Diane Hough Interview 2019; HPO File).

The small collection of outbuildings is located north and east of the house. The most intact are a shed-roofed, brick pump house with a horizontal-panel door and a frame, front-gable corncrib. A frame storage building and frame barn have both been altered with replacement, vertical-board siding. The front-gable barn has a slightly reconfigured roof and a modern pole shed that wraps the perimeter. A shed-roofed, frame equipment shed stands at the rear of the complex and dates to the mid-twentieth century.



Plyer Family Homeplace, 1920s Documentary Photograph. Courtesy of Diane and Larry Hough.



Plyler Family Homeplace, Overall Setting, Looking Southeast From Concord Avenue.



Plyler Family Homeplace, Façade, Looking East.



Plyler Family Homeplace, Main Block and 1954 Wing, Looking Southeast.



Plyler Family Homeplace, Front Porch with Modern Front Door and Modern Railing.





Plyler Family Homeplace, Side (South) Elevation, Looking North.



Plyler Family Homeplace, Main Block and Rear Ell, Side (South) Elevation, Replacement Windows, Looking Northwest.



Plyler Family Homeplace, Main Block, 1954 Wing, and Rear Ell, Looking Southwest.



Plyler Family Homeplace, Rear Ell, Rear (East) Elevation and Pump House, Looking West.



Plyler Family Homeplace, Barn, Corncrib, Equipment Shed, Looking East.

### Historical Background

Plyler family tradition states that a dwelling already stood on this site when Union County cotton farmer, Isom Franklin Plyler, acquired the property circa 1918 and that the present residence may be a remodeling and expansion of that house. A native of Chesterfield County, South Carolina, which borders Union County, Isom F. Plyler (1857-1955) and his wife, Rosa Walters Plyler (1859-1920), moved to Union County in the late nineteenth century. Deed records show Plyler acquiring many tracts of farmland around Monroe—including acreage along Concord Road (now Concord Avenue)—into the late 1920s. By that time, Plyler ran a large cotton farming operation that included approximately 2,000 acres cultivated by numerous farm tenants (HPO File; Union County Deed Books 28: 37; 36: 225; 39: 528; 40: 229; 44: 49, 589, 606, 757; 60: 93; 67: 207).

Isom and Rosa Plyler were childless, and the 1920 census shows the Plyler household was comprised of the couple and housekeeper, Emily Goggin. Following Rosa's death in 1920, Isom married a widow, Ida Foard (1887-1984), of Union County. The 1930 census records the new family included Isom and Ida, their three children—Isom F. Jr., Elizabeth, and Aaron—and three children from Ida's previous marriage. Their son, Aaron Plyler (1926-2016), later became a longtime state senator. The rear ell is said to be the High Hill School building (1880s) which was moved roughly two miles south to this site. This wing was probably added to the Plyler house in the 1920s, and perhaps enlarged, to accommodate the growing household (HPO File; Pickens 1990: 164-165).

Around World War II, Plyler began selling sections of his extensive holdings to his tenants, leaving some 650 acres surrounding the house by the early postwar period. Following his death in the mid-1950s, the farmland was further subdivided among family members. Today, the Plyler house sits

on a 3.54-acre parcel owned by Aaron Plyler's daughter, Diane Plyler Hough. Several hundred acres of agricultural land surrounds the house but is interspersed with postwar residential subdivisions (HPO File; Pickens 1990: 164-165; Diane Hough Interview 2019).

### National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), the Plyler Family Homeplace is recommended **not eligible** for the National Register under any criterion because of a loss of integrity. The property was surveyed originally in 1988 during the Union County architectural survey.

#### Integrity

The ca. 1918 Plyler house does not possess the seven aspects of integrity needed for National Register eligibility. Although the dwelling occupies its original location on Concord Avenue and retains aspects of its historic setting, association, and feeling, much of associated farmland was subdivided in the mid-twentieth century for residential development. In addition to the loss of its agricultural land, few outbuildings remain intact. The house has also lost much of its integrity of design, workmanship, and materials through modern alterations. Specifically, the house has a modern metal roof, replacement front door, some replacement windows, a modified rear ell with an enclosed porch and added deck, and a large, mid-twentieth-century addition to the side (north) elevation. Although the principal investigators were not allowed access to the interior, the owners state that the floors and doors have been replaced, and the floor plan has been reconfigured with an added center hall and staircase.

#### Criterion A

The Plyler Family Homeplace is **not eligible** for the National Register under Criterion A (Event). To be eligible under Criterion A, the property must retain integrity and must be associated with a specific event marking an important moment in American prehistory or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or a nation. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well (National Park Service, *National Register Bulletin 15*: 12)..

The Plyler Family Homeplace is not eligible under Criterion A because the property is not associated with any major event or pattern of events. Although once the seat of a large cotton farm, the property no longer retains the array of well-preserved outbuildings and farmland to illustrate important patterns of agriculture in Union County.

#### Criterion B

The Plyler Family Homeplace is **not eligible** for the National Register under Criterion B (Person). For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the

person's historic contributions. Furthermore, a property is not eligible if its only justification is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group (National Park Service, *National Register Bulletin 15*: 14).

Although the birthplace of Aaron Plyler, a long-serving state senator from Union County, Plyler did not reside in this house as an adult, and his political career took place while living elsewhere. The political significance of Aaron Plyler is not evaluated in this report.

### Criterion C

The Plyler Family Homeplace is recommended **not eligible** for the National Register under Criterion C (design/construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction (National Park Service, *National Register Bulletin 15*: 17).

The Plyler house does not possess the integrity required for eligibility under Criterion C. While retaining its original double-pile form, weatherboard siding, and Craftsman-style elements, the dwelling has undergone significant alterations. In 1954, a large wing was added to the side (north) elevation, and in recent years, a metal roof replaced the original patterned, metal roof. The front door is also a recent replacement. The porch off the north elevation of the rear ell has been enclosed, and the rear ell has some replacement windows. The interior plan has also been reconfigured with the addition of wall to create a center hall and stairway. Finally, oak flooring has replaced the wide, pine floor boards that were original to the house, and new French doors now lead into the main rooms.

#### Double-Pile Cottages with High Hip Roofs

The Plyler Family Homplace is a Craftsman-bungalow version of a one-story, double-pile dwelling with a high hip roof. This distinctive, regional house type was especially popular between the 1890s and early twentieth century. Although several examples have been recently razed or altered in Union County, the area retains others which remain more intact than the Plyler house. Distinguished by its steeply pitched hip roof, which approximates a pyramid, its boxy, double-pile form, and its large porch, this one-story house type has been identified in scholarly literature as a Southeastern domestic form. The large porch and high roof helped shade and ventilate the dwelling during the long summer months. Depending on their dates of construction, variations of this type can display a variety of picturesque, Colonial Revival, or Craftsman-bungalow elements that included jutting bays, prominent dormers, and engaged porches. Typically, this house type had interior, paired chimneys and a center-hall plan, but by the 1910s, with the emerging popularity of bungalows, many had eliminated the center hall with the front door often opening directly into the living room. A rear ell remained common, and with the rise of the bungalow style, the front porch, as exemplified by the Plyler house, was often inset under the sloping hip roof (Glassie 1968: 109-112; Lewis 1975: 20; Noble 1984: 99-100; Jakle et al. 1989: 72, 131, 138, 165-167).

Based upon her 1988 survey, architectural historian Suzanne S. Pickens observed that double-pile cottages with prominent hip roofs and dormers were common in Union County. Many had restrained Colonial Revival traits, but others—built in the 1910s and 1920s—displayed Craftsman-style bungalow features. Located in the vicinity of the Plyler House on Duncan Road, the 1928 Green-Duncan House (UN0136) remains extant if somewhat remodeled in recent years with a

modern metal roof, gabled dormers (replacing the original shed dormers), and replacement porch piers. Built in 1921 in northern Union County, the now demolished Emanuel Baucom House (UN0024) was similar to the Plyler house in its square, hip-roofed form, shed-roofed dormers, and engaged front porch (Pickens 1990: 188, 199, 307-308).



Green-Duncan House (UN0136), 1928, 4903 Duncan Road, Union County. Remodeled 2018.

Although some well-preserved examples of high-hip-roofed cottages have been lost to modern development, the county retains a collection of examples with Craftsman-bungalow features. Notable is the ca. 1914 Robert and Ney McNeely House (UN0801) (Determination of Eligibility 2001) west of Monroe. Built by the McNeelys as a rural retreat from their permanent Waxhaw residence, the house features shed-roofed dormers and an engaged, wraparound porch supported by heavy, brick piers and. The house also has projecting bays on the side elevations, including a cutaway bay on the west side. The 2002 determination of eligibility report described the interior as being well preserved. The interior retained its original layout with no center hall, five mantels, and original doors, wainscoting, and pine flooring (Pickens 1990: 167; Feldman-Kravitz 2002: 21-27).



Robert and Ney McNeely House (UN0801), ca. 1914, 2403 Weddington Road, Union County.



Robert and Ney McNeely House (UN0801), ca. 1914, 2403 Weddington Road, Union County.

Standing west of the McNeely House, near the border with Mecklenburg County, the 1916 Sidney and Ethel Grier House (MK2696) (National Register 2006) features a engaged, wraparound porch, hip-roofed dormer, and a projecting cutaway bay on the west elevation. The interior has a high degree of integrity with original, pine flooring, mantels, horizontal-panel doors, and built-in kitchen cabinets (Gray 2006).



Sidney and Ethel Grier House (MK2696), 1916, 4647 McKee Road, Mecklenburg County.

Located in the Monroe Residential Historic District (National Register 1987), the ca. 1914, Craftsman-bungalow known as the J.J. Parker House (UN0763) models the McNeely House in its projecting bays, chimney placements, and wraparound porch with thick, brick piers. A bracketed, gabled dormer is centered over the façade. Sited nearby, the ca. 1910 Liles-Gulledge House features a steeply pitched bellcast roof that slopes to form the engaged, wraparound porch. The house retains its original shed-roofed dormer, brick piers, front door, and windows (Pickens 1990: 106-107; Black 1987: 78, 104).





J.J. Parker House (UN0763), ca. 1914, 201 West Houston Street, Monroe, Union County.



J.J. Parker House (UN0763), ca. 1914, 201 West Houston Street, Monroe, Union County.



Liles-Gulledge House, ca. 1910, 514 E. Tallyrand Avenue, Monroe, Union County.

#### Criterion D

The Plyler Family Homeplace is **not eligible** for the National Register under Criterion D (potential to yield information). For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or prehistory; and 2) the information must be considered important (National Park Service, *National Register Bulletin 15*: 21).

The property is not eligible under Criterion D because it is not likely to yield any new information pertaining to the history of building design or technology.

**Figure 3A**  
**Plyler Family Homeplace**  
**Overall Site Map**



Source: North Carolina Historic Preservation Office, GIS Service

Scale: 1" = 500"

**Figure 3B**  
**Plyler Family Homeplace**  
**Detailed Site Plan**



Source: North Carolina Historic Preservation Office, GIS Service

Scale: 1" = 200"

**No. 16 Hatley's Skating Rink (UN1221)**  
**(PIN 09223051)**  
1705 Concord Avenue  
Monroe, Union County

Date of Construction: ca. 1957  
Eligibility Recommendation: Eligible



**Physical Description**

This ca. 1957 skating rink is located on Concord Avenue in Benton Heights, a neighborhood north of downtown Monroe. This section of Concord Avenue, south of US 74, is characterized by a mix of small-scale residential, commercial, and light-industrial properties which date from the early twentieth century through the postwar period. Facing east, the one-story, concrete-block building sits on a roughly one-acre lot with paved parking on the east and north sides and grassy areas to the south and west. Behind the building to the west is a transmission line. At the edge of the parking lot is a lighted, roadside sign that sits on a tall stanchion. The sign is original. A driveway connects the parking lot with the Hatleys' house which was built on an adjoining lot facing Secret Shortcut Road.

The building is divided into two clearly defined sections. The larger, long section at the south end contains the rink and has a bow-truss roof and few openings. A single-leaf door is located on the south side of the west elevation, and the south elevation is punctuated by industrial ventilation fans. A brick chimney flue is also found on the south elevation. Pilasters define the wall bays on the east and west elevations. The east wall of the rink, facing Concord Avenue, has been embellished with stepped buttresses, and the pilasters are finished with rounded edges. "Hatley's Skating Rink" has been painted on the east elevation of the rink.

The smaller, flat-roofed section at the north end contains the office and ticket lobby which are reached through a double-leaf entrance on the east elevation. A hand-painted sign announcing the schedule remains above the entrance. The northwest corner of the building is canted to allow for the power line right-of-way and has a secondary, double-leaf entrance sheltered by a bracketed canopy. The only windows in the building are two metal-sash, awning windows on the north elevation. The building has deep eaves with vinyl-sided soffits. The building interior measures more than 11,000 square feet.

With the exception of the vinyl-sided soffits, the skating rink is largely unchanged since its construction. The building is in good condition although there are some signs of general deterioration. The building is now vacant, and the principal investigators were unable to assess the integrity of the interior. However, Kay Eudy, a local resident and an employee of the Union County Register of Deeds, states that the interior is essentially unaltered. Photographs posted online also indicate that the characteristic open rink retains its hardwood floors and benches lining the perimeter. The entrance lobby has its ticket desk and seating where customers could change into skates (Kay Eudy Interview 2019; Foursquare Labs, Inc.).



Hatley's Skating Rink, Overall View, Looking Southwest from Concord Avenue.



Hatley's Skating Rink, North Section Containing Office and Ticket Lobby, Looking Southwest from Concord Avenue.



Hatley's Skating Rink, East Elevation and Entrance.



Hatley's Skating Rink, Hand-painted Sign on East Elevation of Rink.



Hatley's Skating Rink, South Elevation, Looking North.



Hatley's Skating Rink, Overall View of West and South Elevations, Looking Northeast.





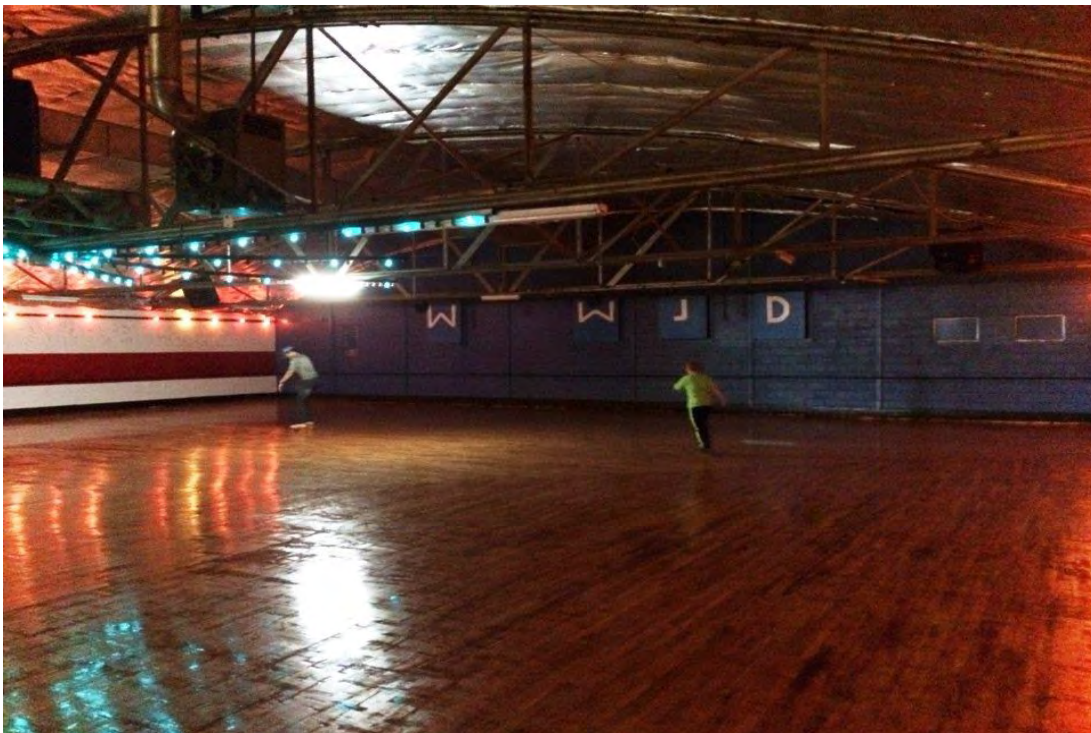
Hatley's Skating Rink, North and West Elevations, Looking South.



Hatley's Skating Rink, Roadside Sign, Looking North Along Concord Avenue.



Hatley's Skating Rink, Driveway Leading from Skating Rink Parking Lot to the Hatleys' House (in Background), Looking West.



Hatley's Skating Rink, Interior Photograph Posted Online in 2013. Source: Foursquare Labs, Inc. Available online at [www.foursquare.com](http://www.foursquare.com).

## Historical Background

The skating rink was built ca. 1957 by husband and wife, Everett and Thelma Hatley, both of whom taught in the local public school system. Union County native, Thelma Haigler Hatley (1927-2014) taught music, and Everett (1922-2011) was a school administrator as well as teacher. The Hatleys owned and operated the rink for more than fifty years until the late 2000s. In 1959, the Hatleys built their house on Secret Shortcut Road behind the skating rink property. (The Hatley house occupies a separate tax parcel.) The skating rink was inherited by one of the Hatleys' daughters and was recently sold to a development company (Thelma H. Hatley, [www.findagrave.com](http://www.findagrave.com); Southern Directory Company, *Miller's Monroe City Directories* 1951-1963; Union County Deed Books 87: 529; 7137: 496; Union County Plat Book 1: 188-189).

## National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), Hatley's Skating Rink is recommended **eligible** for the National Register under Criterion A for Entertainment/Recreation and under Criterion C for Architecture. The period of significance extends from ca. 1957 when the rink was built and opened for business to 1969. While the skating center remained in operation into the 2000s, the property does not have the exceptional significance required under Criteria Consideration G to extend the period of significance past 1969.

## Integrity

Hatley's Skating Rink retains the seven of the aspects of integrity needed for National Register eligibility. The building has its integrity of location, having occupied this roughly one-acre site in the Benton Heights neighborhood of Monroe since its ca. 1957 construction. The rink also retains its setting comprised of the building, paved parking lots to the north and east, grassy areas to the south and west, and roadside sign. A driveway leading from the parking lot to the Hatleys' house, located behind the rink, also remains intact. The rink still has its integrity of association and feeling as well. The surrounding area retains the mixture of residential, commercial, and light-industrial properties built in the early to mid-twentieth century.

Hatley's Skating Rink also has integrity of design, materials, and workmanship and, with the exception of vinyl-sided soffits, appears essentially unchanged since its construction. Characteristic of postwar skating rinks, the one-story, concrete-block building retains its round-arched roof profile and elevations with few doors or windows. Pilasters and buttresses define the otherwise blank walls of the rink. The entrance lobby and ticket area is housed in a smaller, flat-roofed section at the north end of the rink. The visual distinction between the two sections of the building remains clear. Original metal-sash, awning windows are found on the north elevation. A hand-painted sign announcing the schedule remains above the original double-leaf doors, and "Hatley's Skating Rink" has been painted on the long, east elevation. The lighted, roadside sign that sits on a tall stanchion, is also original. The building and its site are unaltered, and the property survives in good, if slightly deteriorated, condition. The building is now vacant, and the principal investigators were unable to assess the integrity of the interior although a local resident states that the interior was intact until its closing in the 2000s. Photographs posted online confirm that the building interior does not appear to have been altered since then (Kay Eudy Interview 2019; Foursquare Labs, Inc.).

## Criterion A

Hatley's Skating Rink is recommended **eligible** for the National Register under Criterion A. To be eligible under Criterion A, the property must retain integrity and must be associated with a specific event marking an important moment in American prehistory or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or a nation. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well (National Park Service, *National Register Bulletin 15*: 12).

Built ca. 1957, the roller skating rink is recommended for eligibility under Entertainment/Recreation. A rare example of a well-preserved postwar roller rink, Hatley's is the only one remaining in Union County. According to local city directories, Hatley's Skating Rink was one of only two roller skating rinks built in Monroe between the late 1930s and early 1960s during the heyday of roller skating. The other, Monroe Skating Rink, was erected ca. 1955 on the east side of Monroe, but the building is no longer extant (Southern Directory Company, *Miller's Monroe City Directories* 1951, 1955, 1958, 1962; Brooks 2003: 11).

Modern roller skating had its origins during the Civil War when James L. Plimpton, a New York businessman and inventor, developed the two-by-two, quad design roller skate that used a pivot system for easy steering and turning. His rocker skates, as they became known, were safer and easier to use than the earlier in-line skates which could not be maneuvered easily and consequently demanded more skill from the skater. Roller skating quickly became a popular sport for the elite, and Plimpton opened roller skating rinks in New York and Newport, Rhode Island. He also formed a skate factory to meet the new demand and established the New York Roller Skating Association to promote his invention and market the sport. Other innovations to skate design soon followed, including clamp-on skates and the toe stop in 1876. As the name implies, the toe stop used a bumper on the toe of the skate for faster, more controlled stopping as well as for more artistic moves. In 1884, steel ball bearings were added to skates to reduce friction and to make skating less strenuous. These design innovations made the sport easier to learn and more accessible to the general public, and by the 1880s, a roller skating craze was underway. Skate production began on a mass scale, and particularly in urban areas, purpose-built rinks begin to replace the once improvised facilities (Smithsonian Institute).

The broad appeal of the sport was driven, in part, by the low cost to participate and the trend towards greater leisure time for even the working classes. New labor laws enacted in the early twentieth century reduced the length of the average work day, allowing more time for recreational pursuits. In 1902, when the Chicago Coliseum opened a public skating rink, more than 7,000 people attended the opening, and six years later, Madison Square Garden in New York built its own public skating rink. Hundreds of rinks were built across the US and Europe, and the popularity of roller skating gave rise to various forms such as recreational skating, polo skating, ballroom roller dancing, and speed skating (Elmhurst History Museum).

From its beginnings in the mid-nineteenth century, the sport experienced cyclical waves of popularity with roller rink attendance reaching its low ebb during the Depression years of the 1930s. Consequently, many skating facilities were closed and demolished in the early to mid-1930s. However, in 1937, the Roller Skating Rink Owners Association was formed to promote the sport and establish good business practices. The establishment of this industry association ushered

in the heyday of roller skating which lasted until the early 1960s. By 1942, there were over 3,000 rinks across America. Enjoyed by civilians and military personnel in need of relief and affordable recreation during World War II, roller skating became the number one participatory sport in the US by the late 1940s, one enjoyed by both men and women. In 1950, roughly 5,000 rinks were in operation across the county with an estimated 18 million skaters (Roller Skating Association International; Brooks 2003: 11; Elmhurst History Museum; Basu 2014).

The roller skating craze continued into the 1950s when newfound prosperity and the baby boom created a demand for all forms of leisure activities, particularly those suited to children, teenagers, and families. By the mid-to-late 1950s, the soaring population of children and teenagers spurred the construction of skating rinks as well as other recreational facilities such as public pools, bowling alleys, miniature golf courses, recreational centers, and drive-in theaters. Often built in suburban locations where large tracts of land were less expensive, the new venues provided safe places to accommodate activities for children and families. However, roller skating, particularly in the warm climate of the South, did not depend fully on indoor arenas. With the low cost of owning skates, children and families could skate outdoors as long there were hard, relatively even surfaces. To attract customers, especially during the warmer months, roller rinks offered concessions, music, and seating so that they could host birthday parties, competitions, and generally serve as a community gathering places. Nonetheless, interest in roller skating began to wane once more by the late 1960s with the aging of the baby boom. The disco era of the mid-1970s revived the sport's fortunes for a period until the rising popularity of in-line skating made the level, hardwood floors of the earlier era obsolete (Hurley 2001: 2-14; Basu 2014).

The boom/bust cycle of roller rink operations has meant that skating centers have not survived either in great numbers or in well-preserved condition. The vagaries of real estate prices, taxes, and utilities and the changing technology of the skates themselves have doomed many rinks. Hatley's Skating Rink is a rare example of a postwar roller rink that survives essentially unchanged and the only one remaining in Union County. More broadly, the county had few dedicated recreational facilities until 1951 when the first bowling alley, Monroe Bowling Center, was constructed on West Jefferson Street. By the mid-1950s, the bowling alley had gone out of business, and its downtown building no longer survives. The first roller skating center, Monroe Skating Rink, was constructed on Sutherland Avenue in the mid-1950s, but it, too, is no longer extant. Suburban recreational properties appeared in greater number by ca. 1960, and in 1962, Monroe could boast two drive-in theaters, two skating rinks (Hatley's and Monroe Skating Rink), one bowling alley, and a Little League park. The two drive-ins and bowling alley were all clustered near each other on Roosevelt Boulevard, west of Morgan Mill Road, but Hatley's and the Little League park are the only two postwar recreational facilities remaining in Monroe (Southern Directory Company, *Miller's Monroe City Directories* 1950, 1951, 1955, 1957, 1958, 1960, 1962).

Little is known about the other rinks built across North Carolina during this era. A search of the HPO GIS Service database revealed that no individual properties listed or described as skating rinks, rollerdomes, or roller rinks have been surveyed in the state. To determine the prevalence of skating rinks, the principal investigators reviewed city directories from across North Carolina to locate roller rinks built during the late 1950s and early 1960s. Fifteen directories, representing both towns and cities in every region of North Carolina, were selected. Of the fifteen municipalities (excluding Monroe and thus Hatley's), five—Fayetteville, New Bern, Elizabeth City, Wadesboro, and Wilmington—had no commercial skating centers. Morehead City, Asheville, Rocky Mount, Topsail Beach, Winston Salem, Greensboro, and Durham each had one skating rink or a municipal facility that included a rink. Charlotte, Gastonia, and Raleigh each had two commercial roller rinks. Thus, a

total of thirteen skating rinks were found in these fifteen communities, and seven of these, in addition to Hatley's, are known to survive (no street address for the rink in Morehead City was provided in the city directory so its current status could not be determined). Like Hatley's, Topsail Beach Skating Rink, and Sky Vue Skate Land in Rocky Mount appear to be largely intact, and Skateland Rollerdom in Asheville is a contributing resource in the Downtown Asheville Historic District (National Register Boundary Increase 3, Boundary Decrease, and Additional Documentation, 2011). However, the others have been converted to new uses and undergone some degree of alterations (Hill Directory Company, *Hill's Fayetteville City Directories* 1958, 1962; Hill Directory Company, *Hill's Morehead City City Directories* 1958, 1961; Southern Directory Company, *Miller's Elizabeth City City Directories* 1958, 1962; Mullin-Kille and Sun-Journal, *New Bern City Directory* 1958; Hill Directory Company, *Hill's New Bern City Directory* 1961; Hill Directory Company, *Hill's Wadesboro City Directories* 1958, 1962; Hill Directory Company, *Hill's Wilmington City Directories* 1958, 1962; Hill Directory Company, *Miller's Asheville City Directories* 1950-1962; Hill Directory Company, *Hill's Rocky Mount City Directories* 1958, 1962; Hill Directory Company, *Hill's Winston-Salem City Directories* 1958, 1962; Hill Directory Company, *Hill's Greensboro City Directory* 1962; Hill Directory Company, *Hill's Durham City Directories* 1958, 1962; Hill Directory Company, *Hill's Charlotte City Directories* 1958, 1962; Hill Directory Company, *Hill's Gastonia City Directories* 1958, 1962; Hill Directory Company, *Hill's Raleigh City Directories* 1958, 1962; HPO GIS Website).

### Criterion B

Hatley's Skating Rink is **not eligible** for the National Register under Criterion B (Person). For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group (National Park Service, *National Register Bulletin 15: 14*).

The property is not eligible under Criterion B because the house is not associated with individuals whose activities were demonstrably important within a local, state, or national historic context.

### Criterion C

Hatley's Skating Rink is **eligible** for the National Register under Criterion C (design/construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction (National Park Service, *National Register Bulletin 15: 17*).

Hatley's Skating Rink is recommended eligible under Criterion C for architecture. The building retains its original form, materials, and key elements of design and construction and thus has the integrity needed for eligibility under Criterion C. The skating rink is the only purpose-built roller rink remaining in Union County and is one of the few recreational facilities of any type to survive in the county from the prosperous baby-boom years of the postwar era. Furthermore, the rink, with

its characteristic round-arched roof, its large interior of nearly 12,000 square feet, and visually distinctive entrance and ticket lobby, appears to be one of the few, well-preserved examples to survive in the state.

Modern roller skating began during the Civil War after which the sport experienced successive waves of popularity, often described as crazes. Its heyday was the late 1930s until the early 1960s when the war and subsequent baby boom created a demand for recreation and leisure activities. The first rinks were improvised or ad hoc arrangements in ballrooms or even hotel dining rooms such as the one skate inventor, James Plimpton, constructed in 1866 in the dining room of the Atlantic Hotel in Newport, Rhode Island. By the 1880s, dedicated skating rinks began to appear, particularly in urban areas. Early rinks were often housed in opulent buildings with spectator stands, “retiring rooms”, chandelier lighting, and large, ballroom-like interiors that could accommodate other community events or dances. The Philadelphia Skating Rink is a rare example surviving from the nineteenth century (**Figure 4**) (Hildebrandt 2014; National Roller Skating Museum).

**Figure 4**

**Philadelphia Skating Rink, n.d.**



Source: Rachel Hildebrandt. “Let’s Skate! Take a Spin around Philly’s Bygone Roller Rinks.” *Hidden City Philadelphia Newsletter*. September 24, 2014

Despite the grandeur of the early rinks, roller skating actually had few architectural requirements. Rinks needed to provide shelter from the weather, a large, unbroken interior, and the smooth, flat, hardwood floors suited to the ubiquitous four-wheel roller skates. Consequently, rinks could be housed in a variety of buildings and often were. Roller rinks were commonly incorporated into multiple-use buildings, such as municipal recreational centers, both in metropolitan areas and in smaller towns and cities. During the first decade of the twentieth century, both the Chicago Coliseum and Madison Square Garden built skating rinks as part of their larger facilities. A study of

Philadelphia skating rinks noted that of the twenty-three rinks opened in the city between 1900 and 1970, less than half were built specifically as roller rinks. Fourteen were the result of adaptive reuse, and eight were housed in former theaters (Hildebrandt 2014; Basu 2014).

With skating's resurgence during and after World War II, rinks were built nationwide, particularly in the suburbs. Suburban locations not only made the rinks easily accessible to their customers, but these peripheral sites were also less expensive. Because rinks and their parking lots took up considerable land, the success of skating operations was largely dependent upon land costs, property taxes, and the price of utilities. These spatial requirements made roller rinks, which often measured 20,000 to 30,000 square feet with parking lots to accommodate 400-500 cars, vulnerable to closing and demolition during periods of real estate price increases or property tax hikes. New York exemplifies this pattern. Once the center for roller skating, New York now has only one indoor roller rink, located on Staten Island (Pollak 2015; Roller Skating Association International; Basu 2014).

The new suburban rinks of the postwar era were often simple, utilitarian structures, some resembling small warehouses or machine shops with their one-story, rectangular forms, masonry walls, open interiors, and few windows. One such roller rink, the Moonlight Rollerway in Glendale, California, was adapted from an aircraft parts foundry in the 1950s. The need for large, interior space, uninterrupted by vertical supports, meant that many rinks had bow-truss or domed roofs which often made the roof an unmistakable architectural feature. Other rinks had roofs supported by simple, trussed beams that spanned the wide expanses of the rinks and gave the building a simple flat-roofed form. Although rinks and machine shops or foundries often shared similar forms and construction, even smaller skating rinks, such as Hatley's with nearly 12,000 square feet, had much larger and wider interiors than the average foundry (Garner; Hildebrandt 2014).

With suburban skating rinks, the lobbies often received the most architectural attention, using catchy Modernist elements of style to attract customers. No longer extant, the Levittown Arena in Levittown, New York, was an iconic rink (**Figure 5**). The vast, masonry building was capped by a bow-truss roof visible behind a flat-parapeted front section and projecting ticket kiosk. The absence of any decoration, the bold geometry, the rear-slanting roof of the kiosk, and the neon letters spelling, Levittown Arena and Roller Skating, reflected the influence of Modernism. The interior featured a 200-foot-long rink, lighted by fluorescent lights, and a pipe organ that provided live music on the weekends. An estimated 1,700 skaters used the arena on the typical 1950s weekend. The Elm, which opened in 1956, was the largest rink in the Chicago metropolitan area (**Figure 6**). The building had bright green doors, a pipe organ, and a large, roadside sign featuring a giant roller skate. Like many of the larger rinks, the Elm had its own skates, jackets, competition outfits, and trophies. Both the Levittown Arena and the Elm were demolished in the late 1980s (Dolberg 2014: Section 8, page 8; Elmwood History Museum).



**Figure 5**

**Levittown Roller Rink (1955), Levittown, New York**



Source: [www.forgottenrollerrinksofthepast.com](http://www.forgottenrollerrinksofthepast.com)

**Figure 6**

**The Elm Roller Rink Sign and Advertisement (1956)**



Source: "Elmhurst History Museum Recalls Roller Skating Days at the Elm and Other Chicago Area Rinks." *Chicago Tribune*. 20 Feb. 2019.

As noted above, to date no skating rinks have been individually surveyed in North Carolina. A review of fifteen city directories found thirteen extant skating rinks survive in addition to Hatley's. The Skateland Rollerdom (BN5181) at 101 Biltmore Avenue in Asheville is a contributing resource within the Downtown Asheville Historic District Boundary Increase 3, Boundary Decrease, and Additional Documentation (National Register 2011). Built ca. 1949 with a 20,000-square-foot interior, Skateland has a masonry exterior, stepped parapet, and steel-truss framing. Skateland operated as a rink from 1950 until 1962 when a bowling alley took over the building for two years (**Figure 7**). The property was subsequently an African American music venue until the early 1980s after which it was used as a storage facility. The property was reopened as a music club after a rehabilitation in 2002 (Griffith 2010: Section 7, page 44; Sanborn Map Company, 1925, 1925-1950; Piedmont Directory Company, *Miller's Asheville City Directories* 1940-1943; Hill Directory Company, *Miller's Asheville City Directories* 1950-1962; HPO GIS Website).



Skateland Rollerdom (BN5181), ca. 1949, 101 Biltmore Avenue, Asheville, Buncombe County.

Figure 7

Skateland RollerDome. Advertisement, n.d.



Source: [www.facebook.com/TheOrangePeelAsheville.com](http://www.facebook.com/TheOrangePeelAsheville.com)

Built in 1959, the RollerDrome at 900 North Miami Boulevard in Durham, has also been somewhat altered for its current use as a discount furniture store. Less architecturally distinctive with its flat roof, the brick building has 17,704 square feet (Durham County Tax Records).

In Rocky Mount, the Sky-Vue Skate Land still survives under the same name on US Hwy 64 East, and the web site touts it as “the place to skate since 1958” (Figure 8). Online photographs show a simple building with metal siding and a slightly bowed roof supported by Pratt roof trusses. Topsail Beach Skating Rink also survives from its construction in 1963 and remains under the same ownership. The simple, vinyl-sided building, supported by steel roof girder is elevated above a concrete-block basement that houses the post office. Doris Jenkins, the rink owner, is also the local postmaster. In Winston-Salem, Reynolds Park is said to have had a skating rink, but it is not clear whether the rink survives. Greensboro supposedly had one commercial roller rink in 1962, but the facility was not listed in the categorical index or by name, and its location could not be found (Donovan 2018).

Figure 8

Sky-Vue Skate Land Advertisement, 1958

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Source: Hill's Rocky Mount City Directory, 1958.

The city directories for Raleigh recorded two rinks in the early 1960s: Wayne's Rollercade on West Garner Road and Midtown Skating Rink on South West Street. Wayne's Rollercade was sold to the current owners in 1981, and the site is now vacant. The Midtown Skating Rink occupied a building that was built ca. 1950 as an office and warehouse for the Coca Cola Bottling Company. Still extant but altered, the brick building has a stepped parapet. Charlotte also had two roller skating rinks, one in downtown and the Cavalaris Skating Rink on the edge of the Dilworth neighborhood. Cavalaris was located in one unit of a two-unit commercial building that was built in the early 1950s to house a bowling alley. The masonry building had stepped parapets defining the two units. By 1958, Cavalaris Skating Rink and the Morehead Bowling Center were sharing one unit with Cavalaris occupying the upper level. The brick building remains extant, but the exterior and interior was both altered extensively in the 1990s when converted to a restaurant and bar. The Rolla Rink, which opened ca. 1962 in center city Charlotte, has been demolished (Hill Directory Company, *Hill's Raleigh City Directories* 1958, 1962; Hill Directory Company, *Hill's Charlotte City Directories* 1958, 1962).



Cavalaris Skating Rink, ca. 1952, 911 East Morehead Street, Charlotte, Mecklenburg County.

In the early 1960s, Gaston County had both Fun-Lane Roller Skate at 1614 E. Ozark Avenue in Gastonia and Kate's Roller Rink (GS2292) on Westover Street in Lowell. Fun-Lane is no longer extant, but Kate's remains extant. Erected in 1960, Kate's has the signature bow-truss roof and Modernist side wing to house the lobby and office. However, the windows, door, and interior of this former skating center were altered when the building was converted to a health club. The property was surveyed in 2017 during an environmental study for the Widening of I-85 (NCDOT, TIP No. I-5719) but determined not eligible because of a loss of integrity (Gaston County Tax Records; Hill Directory Company, *Hill's Gastonia City Directories* 1958, 1962; Mattson, Alexander and Associates, Inc. 2017).



Kate's Roller Rink (GS2292), 1960, 1609 Westover Street, Lowell, Gaston County.

### Criterion D

Hatley's Skating Rink is **not eligible** for the National Register under Criterion D (potential to yield information). For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or prehistory; and 2) the information must be considered important (National Park Service, *National Register Bulletin 15: 21*).

The property is not eligible under Criterion D because it is not likely to yield any new information pertaining to the history of building design or technology.

### National Register Boundary Description and Justification

The proposed National Register boundary for Hatley's Skating Rink has been drawn according to the guidelines of National Register Bulletin 21, *Defining Boundaries for National Register Properties*.

Shown on **Figure 9**, the proposed boundary encompasses the 1.06-acre tax parcel on which the skating rink was built ca. 1957. However, at the northeast corner of the property, the proposed National Register boundary has been extended north beyond the property line and west from the road right-of-way by approximately ten feet in each direction to include the roadside sign and its immediate setting. The proposed National Register boundary contains the building, the freestanding sign and stanchion by the road along Concord Avenue, and the parking lots on the north and east sides of the rink. The building and roadside sign are the only contributing resources.

There are no significant landscape features associated with the property. The proposed National Register boundary follows the right-of-way along Concord Avenue.

The Hatleys' house, which occupies a separate tax parcel facing Secrest Shortcut Road behind the skating rink, is not included in the proposed National Register boundary. Built ca. 1960, the hip-roofed, brick ranch house does not contribute to the historical or architectural significance of the skating rink.

**Figure 9**  
**Hatley's Skating Rink**  
**Site Plan and Proposed National Register Boundary**



Source: North Carolina Historic Preservation Office, GIS Service

Scale: 1" = 200'



**Nos. 24-30 Concord Avenue Stone Bungalows Historic District (UN1222) (Originally Surveyed as Houses and Commercial Building-UN0816)**  
1300-1400 Blocks, Concord Avenue and 409 King Street  
Monroe, Union County



Period of Construction: 1927-ca. 1938  
Eligibility Recommendation: Eligible

### Physical Description

Situated on both sides of Concord Avenue in the 1300-1400 blocks and extending onto King Street are five bungalows and a bungalow duplex, all executed in stone using a variety of techniques. Just north of the houses is a three-unit commercial block. Two of the store units are also built of stone, and one (at the north end) is concrete-block construction. The houses all sit on tree-shaded lots, and most have small, stone border walls along the sidewalks. Between this proposed historic district and US 74 to the north are a mixture of residential, commercial, and light-industrial properties dating from the early twentieth century through the postwar era. South, east, and west of the district are primarily residential neighborhoods of bungalows, Minimal Traditional dwellings, and ranch houses, built between the 1920s and 1960s.

Construction on the J.P. King Store (No. 25) began in 1927 as a single commercial unit with a pump canopy (1404 Concord Avenue), but by 1947, a second commercial unit (1406 Concord Avenue), had been added to the north side. The third, concrete-block unit (1408 Concord Avenue) was added ca. 1950 to the north end of the block. The units at 1404-1406 Concord Avenue were executed in stone and capped by a flat roof with stepped parapets marking each storefront. The southern section had a front-gable pump canopy as well as fixed-light windows flanking a recessed entrance. The middle store had a single display window and single-leaf door. The concrete-block addition had a brick apron, steel-sash windows, and double-leaf, paneled doors as well as a matching stepped parapet. Suspended, metal awnings sheltered the entrances and windows (Sanborn Map Company 1930, 1930-1947; HPO File; Union County Tax Records).

Intact when surveyed in 1988, this three-unit commercial building has been remodeled extensively in the past fifteen years. Tax record photographs from 2003 indicate that the building was unaltered in the early 2000s, but since then, the pump canopy has been removed as have the flat roof and parapet, awning, and apron. A side-gable roof now caps the entire building, and the northern storefront has altered windows and a replacement door. The middle and southern sections also have replacement doors (HPO Files; Union County Tax Records).

Next door to the store at 1402 Concord Avenue is the J.P. and Ida King House No. 1 (No. 26). Built in 1927 as their home, the front-gable bungalow has a front-gable porch extending to form a porte cochere capped by a side-gable roof. The porch and porte cochere are supported by battered box piers resting on undressed quartz pedestals. Like its neighbors, the exterior is constructed of random-coursed ashlar of varying colors. The intact house has exposed rafters, gables covered in a

pebble-dash stucco, knee brackets, and four-over-one sash windows. There is a battered, stone chimney. The well-executed masonry has raised mortar joints. Although somewhat in disrepair, the stone retaining wall and pedestals that mark the property are intact and are shared with its neighbor to the south. A stone pump house stands behind the house.

At the corner of Concord Avenue and King Street is the second house built by Ida and J.P. King. Situated at 1400 Concord Avenue, the J.P. and Ida King House No. 2 (No. 27) was built in 1930 after purchasing the lot in 1929. The side-gable dwelling has an engaged porch that extends the full width of the three-bay façade. Above the entrance is a front-gable dormer. The main body of the house has random-coursed ashlar of varying colors with undressed, quartz porch piers. The masonry has raised mortar joints. The dormer, gables, and spandrels are all covered in pebble-dash stucco. The porch is notable for its elliptical openings. The intact house has stepped purlins, exposed rafters, and four-over-one sash windows. There is a battered, exterior-end chimney. Similar to the neighboring property, a fieldstone retaining wall and pedestals line the sidewalk. The site includes a hip-roofed, stone garage with two bays behind the house.

Occupying the lot at the southeast corner of Concord Avenue and King Street is a third stone bungalow (No. 28) at 1318 Concord Avenue. Built ca. 1930, this house has a gable-on-hip-roof with a front-gable porch and front-gable wing projecting from the end bays of the façade. A front-gable canopy sheltered the central entrance which is comprised of double-leaf French doors. Like the two other King houses, the masonry exterior has the same random-coursed ashlar exterior, quartz porch piers, and pebble-dash stucco under the gables. The stone arches that form the porch openings are noteworthy. There is a battered, exterior-end chimney. The windows are modern replacements, and a rear utility porch is now covered in vinyl siding, but otherwise the house survives intact. A fieldstone retaining wall with scalloped coping lines the sidewalk.

At 409 King Street, is a small, hip-roofed, stone dwelling that was constructed in the back yard of House No. 28. Now occupying its own tax parcel, the small house retains four-over-one sash windows but the front porch has been enclosed. A frame utility porch to the rear has also been covered in vinyl siding.

On the west side of Concord Avenue are a duplex and bungalow (Nos. 29-30) that were constructed ca. 1938 and occupy a single tax parcel at 1401-1405 Concord Avenue. On the south side of the property is a long, side-gable duplex with mirror-image units, each of which has a front-gable porch. Like the other stone bungalows across the street, the masonry exterior of the duplex is sophisticated with the same random-coursed ashlar covering the main block and porch aprons, quartz porch piers, and pebble-dash stucco under the gables. The masonry has raised mortar joints. The intact duplex has stepped purlins under the porch gables, exposed rafters, four-over-one sash windows, and round-arched doors. The paneled doors with fanlights are original. A small deck has been added to the rear of the corner unit.

Sharing this parcel is a large, low-slung, stone bungalow with a gable-on-hip roof, front-gable porch, and side-gable porte cochere. As with the other bungalows in the district, this dwelling has random-coursed ashlar main block and porch aprons, undressed quartz porch pedestals and steps, and pebble-dash stucco gables. The porch is supported by paired box piers. The paneled door, flanked by sidelights, and paired, four-over-one sash windows are all original. The hip-roofed, stone garage is also original. A vestige of a retaining wall lines the front of the property along the sidewalk.



Concord Avenue Stone Bungalows Historic District, Overall View of Duplex (No. 29) and House (No. 30), Looking Northwest from Intersection of Concord Avenue and King Street.



Concord Avenue Stone Bungalows Historic District, Overall View of House (No. 28) and House (No. 27), Looking North.



Concord Avenue Stone Bungalows Historic District, J.P. and Ida King House No. 1 (No. 26) and Pump House, Looking Northeast.



Concord Avenue Stone Bungalows Historic District, J.P. and Ida King House No. 1 (No. 26) Looking East.



Concord Avenue Stone Bungalows Historic District, J.P. and Ida King House No. 2 (No. 27),  
Looking Southeast.



Concord Avenue Stone Bungalows Historic District, J.P. and Ida King House No. 2 (No. 27),  
Looking Northeast.



Concord Avenue Stone Bungalows Historic District, J.P. and Ida King House No. 2 (No. 27),  
Looking East.



Concord Avenue Stone Bungalows Historic District, J.P. and Ida King House No. 2 (No. 27),  
Looking North From King Street.



Concord Avenue Stone Bungalows Historic District, J.P. and Ida King House No. 2 (No. 27), Gable Detail.



Concord Avenue Stone Bungalows Historic District, J.P. and Ida King House No. 2 (No. 27), Garage, Looking North from King Street.



Concord Avenue Stone Bungalows Historic District, House (No. 28), Looking East.



Concord Avenue Stone Bungalows Historic District, House (No. 28), Looking Southwest.





Concord Avenue Stone Bungalows Historic District, House (No. 28), Porch Detail.



Concord Avenue Stone Bungalows Historic District, House at 409 King Street, Looking South.



Concord Avenue Stone Bungalows Historic District, Duplex (No. 29), Looking Southwest.



Concord Avenue Stone Bungalows Historic District, Duplex (No. 29), Looking West.



Concord Avenue Stone Bungalows Historic District, House (No. 30), Looking West.



Concord Avenue Stone Bungalows Historic District, House (No. 30), Garage in Background, Looking West.



J.P. King Store (No. 25), Excluded from Historic District, and J.P. and Ida King House No. 1 (No. 26) in Background, Looking Southeast.



J.P. King Store (No. 25), Excluded from Historic District, Looking East,



J.P. King Store (No. 25), Excluded from Historic District, Looking Northeast,

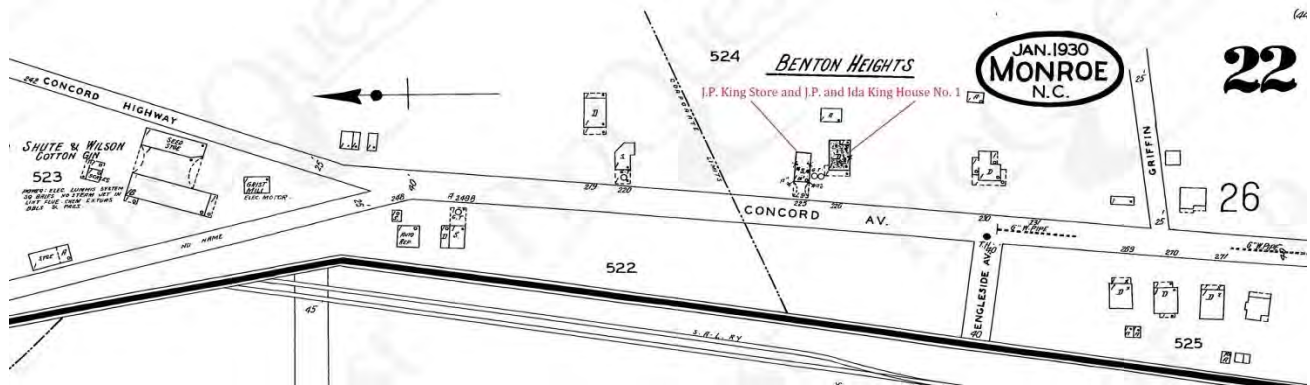
## Historical Background

Surveyed originally in 1988 as Houses and Commercial Building (UN0816), these stone bungalows and commercial building were erected between 1927 and ca. 1938 by Kiker Brothers, stonemasons, for J.P. King (1884-1964) and his wife, Ida Sullivan King (1884-1964). Both natives of Chesterfield County, South Carolina, which borders Union County, the Kings appear to have moved to Monroe ca. 1927. Between the late 1920s and the mid-1950s, they were active, both together and separately, in Union County real estate and development. They are buried in Monroe (Pickens 1990: 163; HPO Files; Union County Deeds; Ida Sullivan King, [www.findagrave.com](http://www.findagrave.com); John Preston King, [www.findagrave.com](http://www.findagrave.com)).

In 1927, J.P. King purchased two lots within the Benton Heights subdivision from Maude M. Spivey and built the commercial building and his first house (No. 26) next door (**Figure 10**). In 1929, the Kings bought an additional lot, at the corner of Concord Avenue and King Street, from Maude and George Spivey where they erected their second house (No. 27). Across King Street to the south is a third stone bungalow (No. 28) as well as a smaller dwelling to the rear that the Kings built ca. 1930. In the 1930s, the Kings acquired additional lots in the Benton Heights community and may have been the developers or among the developers of the adjacent Jimida Park neighborhood that was platted in 1938 (**Figure 11**). The eastern boundary of the neighborhood plat included the west side of the 1300 block of Concord Avenue where the stone duplex and fourth stone bungalow (Nos. 29-30) are situated (Union County Deed Books 67: 552, 74: 80, 78: 254, 83: 130, 83: 1322; Union County Plat Books 1: 104-105, 188-189, 2: 115; Sanborn Map Company 1930).

Figure 10

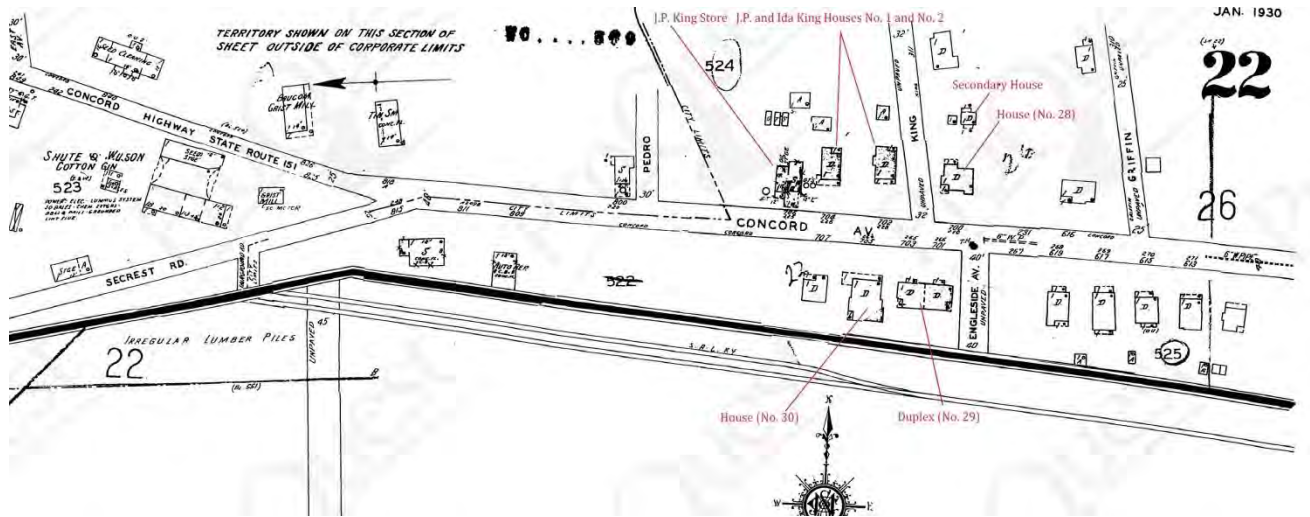
Sanborn Map, 1930



Source: Sanborn Fire Insurance Company, 1930

Figure 11

Sanborn Map, 1930-1947



Source: Sanborn Fire Insurance Company, 1930-1947

When surveyed in 1988, historian, Suzanne S. Pickens, noted that the masons for this group of bungalows were the Kiker brothers. Little is known about the Kikers although the family name is common in neighboring Anson County, North Carolina, and Chesterfield County, South Carolina. A search of census data revealed no stonemasons by this name, and all the Kikers in this region of North and South Carolina are listed in the 1920 and 1930 censuses as farmers. Because the Kings had recently moved to Monroe from Pageland when these buildings were constructed, they may have hired Pageland stonemasons to build this grouping. Of the stone buildings surveyed

previously in Union County, none is known to have been constructed by the Kikers (US Census, Union and Anson Counties, North Carolina, and Chesterfield County, South Carolina, Population Schedules, 1920 and 1930).

### **National Register Criteria Evaluation**

For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), the Concord Avenue Stone Bungalows Historic District is recommended **eligible** for the National Register under Criterion C for Architecture. The period of significance extends from 1927, when the J.P. and Ida King House No. 1 (No. 26) was built, to ca. 1938, when the last stone bungalows were built in the district (Nos. 29-30). The properties within the historic district were first identified in 1988 during a county-wide survey and recorded as part of the collection of stone buildings called Houses and Commercial Building (UN0816). One property, the J.P. King Store (No. 25), was also surveyed with this group of buildings, but the store is not included in the Concord Avenue Stone Bungalows Historic District. The store has been heavily altered and no longer has the integrity needed for eligibility.

### **Integrity**

The Concord Avenue Stone Bungalows Historic District retains the seven aspects of integrity needed for National Register eligibility. The buildings have integrity of location, having occupied both sides of the 1300-1440 blocks of Concord Avenue and King Street in the Benton Heights neighborhood of Monroe since their construction. The houses retain their settings and face the streets across tree-shaded yards. The stone retaining walls lining the sidewalks along Concord Avenue also remain intact. Several of the houses have their original garages and, in one case, a pump house that are contemporary with the dwellings and also executed in stone. Without modern intrusions, this collection of stone bungalows retains its integrity of association and feeling as well. The surrounding area beyond this cohesive grouping remains a mixture of residential, commercial, and light-industrial properties built in the early to mid-twentieth century.

The stone store that was surveyed in 1988 with the bungalows retains its integrity of location and setting. However, the store has been heavily altered, notably with a new and reconfigured roof, replacement windows and doors, and the removal of the pump canopy. Because of this extensive redesign and modifications, the store has been excluded from the proposed historic district.

The houses have integrity of design, materials, and workmanship and are essentially unchanged since the 1988 survey. Characteristically bungalow in their designs, these houses—executed with precision in various types of dressed and undressed stone—are a remarkable display of the stonemason’s craft. The houses and outbuildings are all generally well preserved, and only one house (No. 28) has replacement windows. The frame utility porch at the rear of the house has also been vinyl sided, but this is a minor alteration. The secondary house behind No. 28 has an enclosed front porch, but the original massing, stone exterior, and four-over-one sash windows remain evident. Notably, the masonry on all these houses remains intact and in good condition. The garages and pump houses are also well preserved and in good condition.

## Criterion A

The Concord Avenue Stone Bungalows Historic District is recommended **not eligible** for the National Register under Criterion A. To be eligible under Criterion A, the property must retain integrity and must be associated with a specific event marking an important moment in American prehistory or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or a nation. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well (National Park Service, *National Register Bulletin 15: 12*).

The historic district is not recommended for eligibility under Criterion A because the resource is not associated with either a specific event or a pattern of events that was important within a local, state, or national context.

## Criterion B

The Concord Avenue Stone Bungalows Historic District is **not eligible** for the National Register under Criterion B (Person). For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those at best represent the person's historic contributions. Furthermore, the resource is not eligible if its only justification is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group (National Park Service, *National Register Bulletin 15: 14*).

The historic district is not eligible under Criterion B because the bungalows are not associated with individuals whose activities were demonstrably important within a local, state, or national historic context.

## Criterion C

The Concord Avenue Stone Bungalows Historic District is recommended **eligible** for the National Register under Criterion C (Design/Construction). For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction (National Park Service, *National Register Bulletin 15: 17*).

The Concord Avenue Stone Bungalows Historic District stands out as a particularly sophisticated and exceptionally intact collection of stone bungalows in Monroe. Although individual examples of stone buildings dating to the early twentieth century are scattered across Monroe and Union County, no other concentration of stone houses exists in the area. During the late nineteenth and early twentieth centuries, commercial granite quarries were established across the North Carolina Piedmont, including in Union County and adjacent Mecklenburg, Cabarrus, and Anson counties. For example, Bakers Quarry is located just northwest of Monroe in Union County while sizable operations were established in the Lilesville area near the Pee Dee River in Anson County. Containing substantial granite dikes, and coursing with veins of quartz and light to pink feldspar, these quarries supplied rock for a variety of building projects as well as for roadways, railroad beds,



and bridge piers along the Seaboard Air Line Railway which passed through Monroe (Watson 1910: 163-170).

Native rock building construction was never widespread in Union County although examples of stone buildings appeared between the 1920s and 1940s that still stand today. Of note are the rock-faced, ca. 1935 Banks Funderburk Store (UN0125) (Local Landmark 2003; Determination of Eligibility 2014) near Stallings and Indian Trail Presbyterian Church (UN0199) (Determination of Eligibility 2003). The Gothic Revival Presbyterian church at Indian Trail was erected as a frame edifice in 1913 and updated with its striking stone veneer in 1935.



Banks H. Funderburk Store (UN0125), ca. 1935, 3116 Old Monroe Road, Stallings, Union County.



Indian Trail Presbyterian Church (UN0199), 1913, Stone Veneer 1935, 200 Indian Trail Road, Indian Trail, Union County.

North of Monroe, the 1937 Baucom-Green House (UN0031) is a one-story, granite bungalow with stones embedded in its stuccoed front gables. A modern wing now extends from the side (south) elevation. Once located nearby, the 1932 James Claude Baucom House (UN0029)—a stone, one and one-half story bungalow—no longer survives. On the east side of Union County, in Marshville, the Thomas Griffin House (UN0143) is a rock-faced, Minimal Traditional dwelling. Built in 1932, the Griffin residence was remodeled with its stylish stone exterior in 1947. A subsidiary building behind the house has a matching rock exterior.



Baucom-Green House (UN0031), 1937, 5710 Morgan Mill Road, Monroe, Union County.



Thomas Griffin House (UN0143), 1936, Stone Exterior 1946, 614 West Main Street, Marshville, Union County.

Stone was an unusual primary building material in Monroe and Union County, and no stonemasons advertised in the Monroe city directories. However, stone was occasionally employed as a design feature to accentuate house foundations, chimneys, or front porches. A noteworthy example is the 1916 W.C. Stack House (UN0585) which features a prominent, granite ashlar veranda and chimney stacks. Beyond the Concord Avenue Stone Bungalows Historic District, just one other remaining stone house from the early twentieth century has been identified in Monroe. Sited at the northern outskirts of the city, along the North Charlotte Avenue, the 1938 Hargett House (not previously surveyed) is a one-story, clipped-gable bungalow constructed from a blend of granites. While the stone exterior is intact, the house has been remodeled with replacement windows and vinyl siding in the gables.



W.C. Stack House (UN0585), ca. 1916, 1002 West Franklin Street, Monroe, Union County.



Hargett House, 1938, 1419 North Charlotte Avenue, Monroe, Union County.

In a region where stone construction was atypical, the sophisticated collection of stone dwellings found in this historic district is a remarkable display of the stonemason's skill. Characteristically bungalow in their designs, these houses were built using different types of colored stone, in both dressed and undressed forms, to create polychromatic exteriors. The masons also incorporated into the designs elliptical porch openings, stone arches, pebbledash gables, scalloped walls and other complex stylistic elements that demanded precision and technical mastery. Even though the same materials, such as the undressed quartz for porch piers and pebble-dash stucco under the gables, were used on all the houses, each is a unique design. Little is known about the Kiker brothers, the masons for the houses, but they are not known to have constructed any of the other stone buildings in the county. The mason for the ca. 1935 Banks H. Funderburk Store was named Helms, and the stonemasons for Indian Trail Presbyterian Church (1916) and the Water A. and Margaret F. Hemby House (1951) are not known.

The Concord Avenue Stone Bungalows Historic District also stands out as a distinct and well-preserved assemblage of bungalow architecture in Monroe. Bungalows began appearing in Monroe in the 1910s and became a favorite choice of the city's growing middle class during the 1920s and into the 1930s. While ranging widely in forms and motifs, bungalows are characterized by low-slung roofs with deep eaves, large porches with heavy piers, and open interior spaces to maximize domestic efficiency. Favorite versions displayed Craftsman-style features, such as battered porch posts, exposed rafters under broad overhangs, and natural materials, which gave the designs an overall informality and rustic quality (Bishir 1990: 426-427; Mattson 1982).

In Union County and across North Carolina, bungalows were built in the growing urban areas as well as on the surrounding farms. Substantial examples filled Monroe's prosperous neighborhoods—such as the one within the expansive Monroe Residential Historic District

(UN0717) (National Register 1988)—and appeared along tree-lined residential streets in the railroad towns of Marshville, Wingate, and Waxhaw. In rural areas, large, one and one-half story, brick or frame bungalows were a favorite choice of successful farmers. The Concord Avenue Stone Bungalows Historic District took shape between the late 1920s and the late 1930s as a notable enclave of bungalows on the northwest side of Monroe. With their native rock exteriors, low-slung forms, and generous porches supported by bold piers, these houses exemplify bungalow designs of the period (Pickens 1990: 39-40, 53).

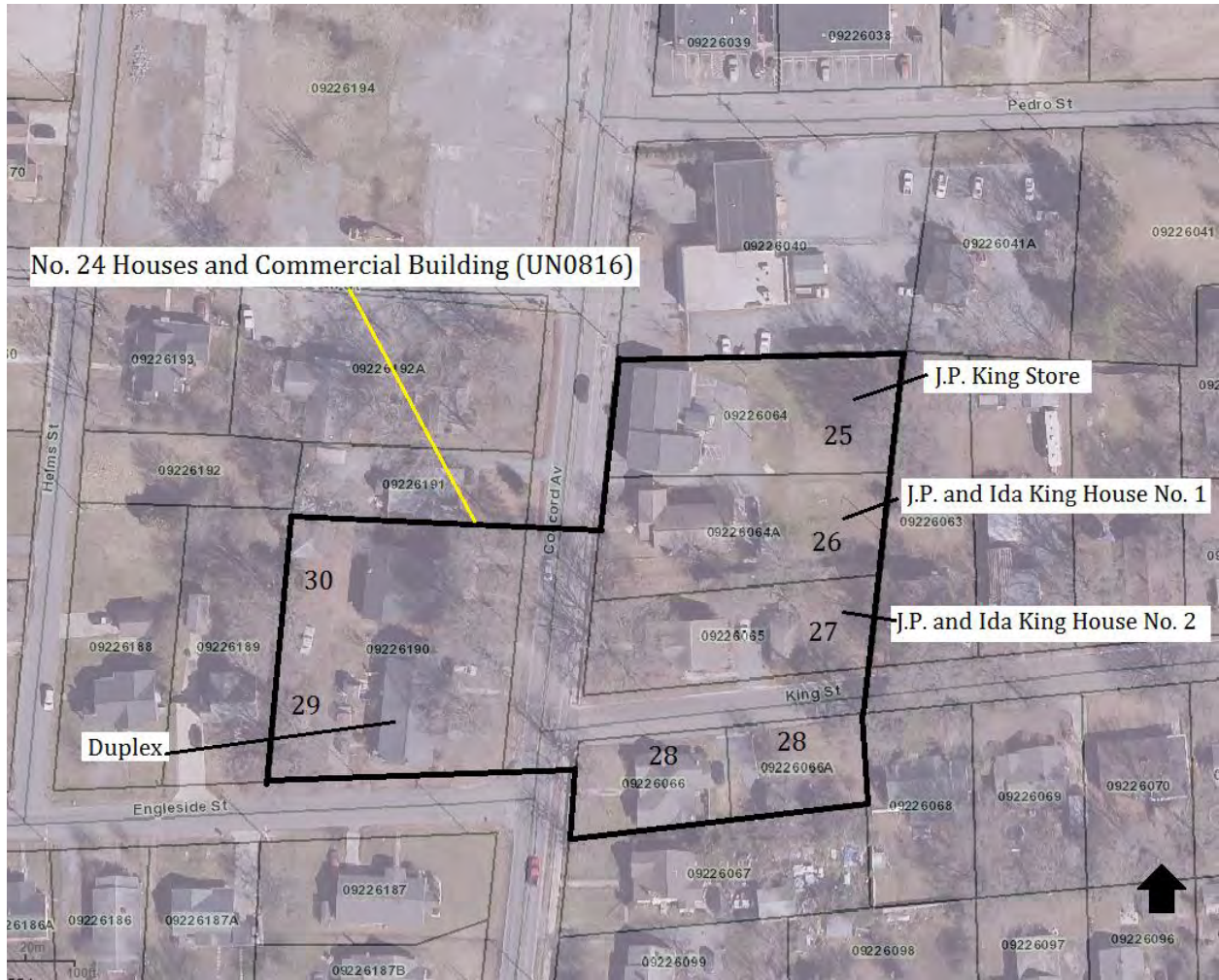
### **National Register Boundary Description and Justification**

The proposed National Register boundary for the Concord Avenue Stone Bungalows Historic District has been drawn according to the guidelines of National Register Bulletin 21, *Defining Boundaries for National Register Properties*.

Shown on **Figure 12B** the recommended boundary encompasses the five tax parcels (measuring approximately two acres) on which the houses (Nos. 26-30) sit. The proposed National Register boundary contains the six bungalows, two garages, one pump house, tree-shaded yards, and the small border walls lining the sidewalks. There are no noncontributing resources. The stone J.P. King Store (No. 25), originally part of the Houses and Commercial Building (UN0816) surveyed in 1988, has been excluded from the proposed National Register boundary (**Figure 12A**). The store has been heavily altered and no longer has the integrity needed for eligibility under any criterion.

Along Engleside Street, the proposed boundary follows the road right-of-way. However, along Concord Avenue, in front of House No. 26 and House No. 28, the proposed boundary extends to the sidewalk rather than following the street right-of-way. The Concord Avenue right-of-way cuts into the front yards of these properties, and by extending the boundary to the sidewalk, the small border walls are included within the proposed National Register boundary.

**Figure 12A**  
**Houses and Commercial Building**  
**Site Plan**



Source: Union County Tax Map

Scale: 1" = 130"

Figure 12B

**Concord Avenue Stone Bungalows Historic District  
Proposed National Register Boundary**



Source: North Carolina Historic Preservation Office, GIS Service

Scale: 1" = 130"



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## **APPENDIX**

### **Inventory List and Table of Ineligible Resources Photographs of Ineligible Resources**

## INVENTORY LIST

- 1. House (PIN 09219058)**  
2010 Concord Avenue/501 Sunnybrook Drive  
Monroe, Union County

Built in 1968, this long, brick-veneered ranch house has a side-gable roof and a front-gable entrance porch. Some original eight-over-eight sash windows survive, but others are recent replacements. The front door is also modern, and the rear porch has been enclosed with modern siding and windows. The 0.678-acre property includes a frame garage. The house does not have the significance or integrity to merit intensive-level investigation either individually or as part of a subdivision historic district.

The house is located in the small subdivision of Hillsdale that was platted in the late 1960s along two parallel streets that extend off Concord Avenue to the west. Each street is a cul de sac with access only from Concord Avenue. Set on large, tree-shaded lots, most of the roughly fifty properties are brick ranch houses or split levels built between 1968 and the late 1970s although a few were built after 1980. Several dwellings display Modernist styling. Some of the houses are in deteriorated condition, and a number of the houses have replacement windows and vinyl trimwork. Largely built within the last fifty years, the subdivision has marginal integrity and lacks the architectural or historical significance to warrant further investigation.

- 2. Plyler House (PIN 09219059)**  
2172 Concord Avenue  
Monroe, Union County

This fieldstone house (1956) occupies a 2.64-acre tax parcel that is a subdivision of the larger Plyler farm. The dwelling has stone of various colors and raised mortar joints, a side-gable roof, a front-gable wing, and a side porch. The porch is supported by heavy, stone piers. The house now has replacement windows, and a modern deck extends across the facade. The site includes a few modern sheds. The house may have been built by Kiker Brothers, a firm of stone masons which constructed a group of stone buildings (UN0816) (Nos. 24-30) on Concord Avenue, south of US 74. However, with its replacement windows, this house no longer has the integrity required for further investigation.

- 3. Commercial Building (PIN 091800041)**  
2170 Concord Avenue  
Monroe, Union County

This 53.17-acre Plyler property encompasses a 1950 commercial building that has a gable roof and two units. With its garage bays and modern overhead doors, the concrete-block building appears to have been built as auto repair businesses. Pedestrian doors are sheltered by a suspended canopy. The building has modern vertical-board siding under the gables. The building does not have the significance to merit intensive-level investigation.

**5. House (PIN 09223001)**  
2008 Concord Avenue  
Monroe, Union County

The one-story, brick-veneered house has a hipped roof and Modernist styling. Erected in 1950 on a sloping, roughly three-acre site, the dwelling has an attached, flat-roofed carport at the basement level. The carport is supported by brick piers but is now enclosed. The house has irregular massing with a projecting entrance bay, executed in permastone, flanked by a recessed picture window that sits above a permastone planter box. Beyond the picture window is an enclosed porch. The house retains its steel-sash picture window, but the other windows are modern replacements. The property includes a modern, frame outbuilding behind the carport that contains a garage, an upper half-story, and a side wing. The house does not have the significance or integrity to merit intensive-level investigation.

**6. House (PIN 09223002)**  
2006 Concord Avenue  
Monroe, Union County

Built in 1955, this one-story, frame dwelling has a side-gable roof with a long form and an asymmetrical façade. The façade is defined by a projecting front gable that caps a three-part window. The round-arched, single-leaf door is sheltered by a bracketed, shed-roofed canopy and flanked by the three-part window and a front, exterior chimney that has asymmetrical shoulders. The house has been vinyl sided, and the windows are replacements. The 2.319-acre property includes a front-gable garage. The house does not have the significance or integrity to merit intensive-level investigation.

**7-9. Houses and Commercial Building (PIN 09223003)**  
1900-1904 Concord Avenue  
Monroe, Union County

This three-acre site contains two houses (Nos. 7-8) and a commercial building (No. 9). The northernmost house (1904 Concord Avenue) is a concrete-block ranch house (1958) with a side-gable roof, a shed-roofed front porch, and an engaged side porch. The house has replacement windows. A metal-sided, front-gable garage stands behind the house.

Built in 1953, the middle house (1902 Concord Avenue) is a boxy, brick-veneered dwelling with a hipped roof, a hip-roofed entry porch, and original horizontal-sash windows. The porch is supported by original metal posts.

The southernmost building (1900 Concord Avenue) on the property is a front-gable commercial building erected in 1955. The building has two mirror-image units with replacement doors in the center bays and fixed-light windows occupying the outer bays. The building has concrete-block walls, but much of the façade is brick-veneered which may have been a decorative treatment. Alternatively, the front wall may have had a single, large opening originally that was later infilled. The houses and commercial building do not have the significance or integrity to warrant intensive-level investigation.

**10. House (PIN 09223083)**  
1901 Concord Avenue  
Monroe, Union County

This 1930, frame, front-gable bungalow occupies a 0.943-acre parcel. In deteriorated condition, the house has an engaged porch that extends across the façade and an inset porch on the rear (west) elevation. The paired, six-over-six sash windows flanking the center entrance are replacements. The horizontal-sash windows on the side elevations are 1950s replacements. The house retains its German siding. The house does not have the significance or integrity needed for intensive-level investigation.

**11. House (PIN 09223033)**  
101 East Avenue  
Monroe, Union County

Constructed in 1964, this concrete-block dwelling occupies a 1.388-acre parcel and may be a duplex. The building has a side-gable roof and a front-gable entrance wing that gives the building its L-shaped plan. The metal-sash, awning windows are original. The building is now in deteriorated condition. The house does not have the significance or integrity to merit intensive-level investigation.

**12. House (PIN 09223046)**  
1800 Concord Avenue  
Monroe, Union County

Built in 1945, this frame, front-gable house has a side-gable wing off the side (north) elevation and a front-gable entry porch. The porch has exposed rafters and is supported by lattice-work piers that sit on brick pedestals. Occupying a 0.15-acre parcel, the house vinyl siding and both horizontal-sash windows and one replacement window on the facade. The house does not have the significance or integrity to merit intensive-level investigation.

**13. House (PIN 09223048)**  
1706 Concord Avenue  
Monroe, Union County

This heavily deteriorated, one-story, frame dwelling has a side-gable roof, a variety of sidings, both six-over-six sash and replacement windows, and a shed-roofed porch. The porch is supported by simple, wood piers. Behind the house on this 0.234-acre parcel is an altered and deteriorated, frame, one-story house that has been converted to a makeshift outbuilding. The property also includes a modern, prefabricated shed. The house does not have the significance or integrity to merit intensive-level investigation.

**14. Automobile Service Garage (PIN 09223069)**  
2001 West Roosevelt Boulevard  
Monroe, Union County

Built in 1960 on a 0.93-acre lot, this flat-roofed service garage has a corrugated-metal exterior, horizontal-sash windows, and garage bays. A brick office addition was added to the front ca. 1980.



The building now houses a tire company. The property lacks the significance or integrity needed for intensive-level investigation.

**15. Automobile Service Garage (PIN 09223052)**

1725 Concord Avenue  
Monroe, Union County

Built in 1948, this substantial, brick and concrete-block commercial building has a flat roof, a large garage bay, an office entrance, and replacement windows. Sited on a 0.611-acre parcel, the building now houses a tire company. The garage does not have the significance or integrity to merit intensive-level investigation.

**17. House (PIN 09223049)**

402 East Avenue  
Monroe, Union County

This small, brick ranch house was built in 1964 and has a side-gable roof and replacement windows. The house sits on a 0.283-acre site. The house does not have the significance or integrity to warrant intensive-level investigation.

**18. Commercial Buildings (PIN 09226020)**

1516-1610 Concord Avenue  
Monroe, Union County

Two freestanding commercial buildings, both built in 1965, occupy this 1.002-acre site. Housing a radiator repair shop, the northernmost building (1610 Concord Avenue) has a brick exterior, side-gable roof, and roll-up garage door. A small, frame wing, sheathed in composition siding, extends from the side (north) elevation. The brick-veneered building at 1610 Concord Avenue consists of a flat-roofed storefront with a rear warehouse and a large, brick and concrete-block warehouse, with gable roof, attached across the rear elevation. A separate, flat-roofed shed with storage bays stands behind the warehouse. The property does not have the significance to merit intensive-level investigation.

**19. Commercial Buildings (PIN 09226195)**

1513 Concord Avenue  
Monroe, Union County

This 1.048-acre tax parcel contains two one-story, frame restaurant buildings (1960) that were either constructed originally as houses or were designed to look residential. Now vacant, both have been heavily remodeled and connected with a hyphen. The southernmost building has a hip roof, vertical-board siding, fixed-light windows that are later replacements, and modern, double-leaf doors. There is a small addition next to the door, and a shed-roofed porch shelters the handicap ramp. The other building is a side-gable, log-veneered building with later windows and a shed-roofed porch. A portion of the porch shelters a projecting entrance vestibule. The buildings are surrounded by paved parking. The property does not have the significance or integrity needed for intensive-level investigation.

**20. Commercial Building (PIN 09226037)**  
1504 Concord Avenue  
Monroe, Union County

Built in 1960, this small commercial building has a concrete-block exterior, front-gable roof, and three-bay façade with a central entrance and flanking windows. The door is a modern replacement, and the shingles under the gable are also modern. The windows are one-over-one sash with grilles. The tax parcel measures 0.229 acres. The commercial building does not have the significance required for intensive-level investigation.

**21. Commercial Building (PIN 09226040)**  
1410 Concord Avenue  
Monroe, Union County

Although originally built in 1950, this one-story, flat-roofed, roughly L-plan commercial building has been altered. Stucco and a faux-stone veneer now cover the facade, and the large, glass-block windows are also modern replacements. The side elevations are covered in metal sheathing. The building occupies a 0.674-acre parcel. The building does not have the significance or integrity to merit intensive-level investigation.

**22. Duplex (PIN 09226192A)**  
1409 Concord Avenue  
Monroe, Union County

This half-acre site contains a brick duplex built in 1948 and a small workshop to the rear. Designed to look like a single-family dwelling, the cross-gable duplex has one unit facing Concord Avenue and one facing Foch Street. Each unit has a front-gable porch supported by brick piers and an exterior-end chimney. A concrete deck wraps around the house to connect the two porches. The duplex has single and paired, six-over-six sash windows. Behind the duplex is a frame, front-gable garage that houses a glass works. Also built in 1948, the building has side-gable wings that house additional garage bays. The property does not have the significance or integrity needed for intensive-level investigation.

**23. House (PIN 09226191)**  
1407 Concord Avenue  
Monroe, Union County

Built in 1939, this one-story, frame, Minimal Traditional house has a side-gable roof and a front-gable wing that gives the house its L-shaped plan. A brick planter box abuts the front wing, and a shed-roofed porch extends from the wing to the end of the façade. According to 2003 photographs in the tax record, the porch had been enclosed but has since been reopened. Consequently, the simple piers and balustrade are modern. The asbestos-sided house has paired, six-over-six sash windows that are original. The 0.193-acre property includes a modern carport. The house does not have the significance or integrity needed for intensive-level investigation.

**TABLE OF SURVEYED PROPERTIES**

| SSN    | Inv. No. | Property Name                  | Address                          | PIN      | Evaluation                                  |
|--------|----------|--------------------------------|----------------------------------|----------|---------------------------------------------|
|        | 1        | House                          | 2010 Concord Avenue              | 09219058 | No significance/No integrity                |
|        | 2        | Plyler House                   | 2172 Concord Avenue              | 09219059 | No integrity                                |
|        | 3        | Commercial Building            | 2170 Concord Avenue              |          | No architectural or historical significance |
| UN0858 | 4        | Plyler Family Homeplace        | 2012 Concord Avenue              | 09223091 | Further investigation                       |
|        | 5        | House                          | 2008 Concord Avenue              | 09223001 | No significance/No integrity                |
|        | 6        | House                          | 2006 Concord Avenue              | 09223002 | No significance/No integrity                |
|        | 7        | House                          | 1904 Concord Avenue              | 09223003 | No significance/No integrity                |
|        | 8        | House                          | 1902 Concord Avenue              | 09223003 | No significance/No integrity                |
|        | 9        | Commercial Building            | 1900 Concord Avenue              | 09223003 | No significance/No integrity                |
|        | 10       | House                          | 1901 Concord Avenue              | 09223083 | No significance/No integrity                |
|        | 11       | House                          | 101 East Avenue                  | 09223033 | No significance/No integrity                |
|        | 12       | House                          | 1800 Concord Avenue              | 09223046 | No significance/No integrity                |
|        | 13       | House                          | 1706 Concord Avenue              | 09223048 | No significance/No integrity                |
|        | 14       | Automobile Service Garage      | 2001 West Roosevelt Boulevard    | 09223069 | No significance/No integrity                |
|        | 15       | Automobile Service Garage      | 1725 Concord Avenue              | 09223052 | No significance/No integrity                |
|        | 16       | Hatley's Skating Rink          | 1705 Concord Avenue              | 09223051 | No architectural or historical significance |
|        | 17       | House                          | 402 East Avenue                  | 09223049 | No significance/No integrity                |
|        | 18       | Commercial Buildings           | 1516-1610 Concord Avenue         | 09226020 | No architectural or historical significance |
|        | 19       | Commercial Building            | 1513 Concord Avenue              | 09226195 | No significance/No integrity                |
|        | 20       | Commercial Building            | 1502 Concord Avenue              | 09226037 | No architectural or historical significance |
|        | 21       | Commercial Building            | 1410 Concord Avenue              | 09226040 | No significance/No integrity                |
|        | 22       | Duplex                         | 1409 Concord Avenue              | 0226192A | No significance/No integrity                |
|        | 23       | House                          | 1407 Concord Avenue              | 09226191 | No significance/No integrity                |
| UN0816 | 24       | Houses and Commercial Building | 1300-1400 Blocks, Concord Avenue |          | Further investigation-historic district     |
|        | 25       | J.P. King Store                | 1404-1408 Concord Avenue         | 09226064 | No integrity                                |

| <b>SSN</b> | <b>Inv. No.</b> | <b>Property Name</b>  | <b>Address</b>           | <b>PIN</b> | <b>Evaluation</b>                       |
|------------|-----------------|-----------------------|--------------------------|------------|-----------------------------------------|
|            | 26              | J.P. King House No. 1 | 1402 Concord Avenue      | 09226064A  | Further investigation-historic district |
|            | 27              | J.P. King House No. 2 | 1400 Concord Avenue      | 09226065   | Further investigation-historic district |
|            | 28              | House                 | 1318 Concord Avenue      | 09226066   | Further investigation-historic district |
|            | 29-30           | Duplex and House      | 1401-1405 Concord Avenue | 09226190   | Further investigation-historic district |

**PHOTOGRAPHS OF PROPERTIES DETERMINED NOT ELIGIBLE FOR THE NATIONAL REGISTER  
OF HISTORIC PLACES, 30 JANUARY 2019**



No. 1 House (PIN 09219058), 2010 Concord Avenue/501 Sunnybrook Drive, Monroe, Union County



No. 2 Plyler House (PIN 09219059), 2172 Concord Avenue, Monroe, Union County



No. 3 Commercial Building (PIN 091800041), 2170 Concord Avenue, Monroe, Union County



No. 5 House (PIN 09223001), 2008 Concord Avenue, Monroe, Union County



No. 6 House (PIN 09223002), 2006 Concord Avenue, Monroe, Union County



No. 7 House (PIN 09223003), 1904 Concord Avenue, Monroe, Union County



No. 8 House (PIN 09223003), 1902 Concord Avenue, Monroe, Union County



No. 9 Commercial Building (PIN 09223003), 1900 Concord Avenue, Monroe, Union County





No. 10 House (PIN 09223093), 1901 Concord Avenue, Monroe, Union County



No. 11 House (PIN 09223033), 101 East Avenue, Monroe, Union County



No. 12 House (PIN 09223046), 1800 Concord Avenue, Monroe, Union County



No. 13 House (PIN 09223048), 1706 Concord Avenue, Monroe, Union County



No. 14 Automobile Service Garage (PIN 09223069), 2001 West Roosevelt Boulevard, Monroe, Union County



No. 15 Automobile Service Garage (PIN 09223052), 1725 Concord Avenue, Monroe, Union County



No. 17 House (PIN 09223049), 402 East Avenue, Monroe, Union County



No. 18 Commercial Buildings (PIN 09226020), 1516-1610 Concord Avenue, Monroe, Union County



No. 18 Commercial Buildings (PIN 09226020), 1516-1610 Concord Avenue, Monroe, Union County



No. 19. Commercial Buildings (PIN 09226195), 1513 Concord Avenue, Monroe, Union County



No. 20 Commercial Building (PIN 09226037), 1504 Concord Avenue, Monroe, Union County



No. 21 Commercial Building (PIN 09226040), 1410 Concord Avenue, Monroe, Union County



No. 22 Duplex (PIN 09226192A), 1409 Concord Avenue, Monroe, Union County



No. 22 Duplex (PIN 09226192A), 1409 Concord Avenue, Monroe, Union County



No. 23 House (PIN 09226191), 1407 Concord Avenue, Monroe, Union County