



**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

July 22, 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, Extend SR 3400 from SR 3448 to SR 1009,  
Matthews, U-4713A, PA 18-11-0016, Mecklenburg County, ER 19-1886

Thank you for your May 29, 2019, letter transmitting the above-referenced report. We have reviewed the report and concur that Paxton-Price House (MK3734) is not eligible for listing in the National Register of Historic Places for the reasons outlined.

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)

**Received: 06/07/2019**  
State Historic Preservation Office



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

ROY COOPER  
GOVERNOR

JAMES H. TROGDON, III  
SECRETARY

May 29, 2019

**ER 19-1886**

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 -- 7/1/19

Dear Renee:

H- ER 19-1886  
7/19/19

RE: Historic Structures Survey Report, U-4713A—Extend SR 3400 (McKee Rd) from SR 3448 (Pleasant Plains Rd) to SR 1009 (John St) in Mecklenburg County PA# 18-11-0016, WBS# 39077.1.2

The North Carolina Department of Transportation (NCDOT) proposes extend McKee Road from Pleasant Plains Road to John Street in Mecklenburg County. NCDOT contracted New South to conduct a National Register evaluation of one property: the Paxton-Price House (MK3734).

—agree  
not  
eligible

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,

*Shelby Reap*

Shelby Reap  
Historic Architecture Team

Attachments

Mailing Address:  
NC DEPARTMENT OF TRANSPORTATION  
PDEA-HUMAN ENVIRONMENT SECTION  
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Location:  
1020 BIRCH RIDGE RD  
RALEIGH NC 27610

# Historic Structures Survey Report

## Extend SR 3400 (McKee Road)

from SR 3448 (Pleasant Plains Road) to SR 1009 (John Street) in  
Matthews, Mecklenburg County

T.I.P. No. U-4713A  
WBS No. 39077.1.2  
PA No. 18-11-0016



New South Associates, Inc.

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Historic Structures Survey Report  
Extend SR 3400 (McKee Road) from SR 3448 (Pleasant Plains Road)  
To SR 1009 (John Street) in Matthews, Mecklenburg County

TIP No. U-4713A  
WBS No. 39077.1.2  
P.A. No. 18-11-0016

Report submitted to:

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

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Mary Pope Furr – NCDOT Architectural Historian

Report prepared by  
New South Associates, Inc.  
6150 East Ponce de Leon Avenue  
Stone Mountain, Georgia 30083



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Mary Beth Reed – Principal Investigator

Jennifer B. Langdale – Historian and Co-Author  
Brittany Hyder – Historian and Co-Author

May 16, 2019 – Draft Report  
New South Associates Technical Report 2973

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New South Associates Technical Report 2973

## 1.0. MANAGEMENT SUMMARY

The North Carolina Department of Transportation (NCDOT) proposes to extend SR 3400 (McKee Road) from SR 3448 (Pleasant Plains Road) to SR 1009 (John Street) in Matthews, Mecklenburg County (TIP# U-4713A, WSB# 39077.1.2). The project area is located approximately 2.8 miles south of downtown Matthews. This project is subject to review under the Section 106 Programmatic Agreement for Minor Transportation Projects (NCDOT/NCHPO/FHWA/USFS 2015). A NCDOT architectural historian defined the Area of Potential Effects (APE) as the project site, adjacent parcels, and all properties within the viewshed that may be impacted by the project. The NCDOT subsequently determined that only one resource warranted an intensive National Register eligibility evaluation, which is the subject of this report.

In February 2019, the NCDOT contracted with New South Associates, Inc. (New South) to undertake the evaluation of this resource.

In March 2019, New South surveyed and documented the NCDOT identified resource for intensive study and a National Register of Historic Places (NRHP) eligibility evaluation. As a result of this study and additional historic research, for the purposes of compliance with Section 106 of the National Historic Preservation Act, as amended, New South recommends that the Paxton-Price House (MK3734) is not eligible for listing on the NRHP.

Table 1. Surveyed Properties

Survey Site #	Resource Name/Address	NRHP Eligibility Recommendation
MK3734	Paxton-Price House, 3016 Pleasant Plains Road, Matthews	Not Eligible

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## 2.0. PROJECT DESCRIPTION AND METHODOLOGY

The NCDOT proposes to extend SR 3400 (McKee Road) from SR 3448 (Pleasant Plains Road) to SR 1009 (John Street) in Matthews, Mecklenburg County (TIP# U-4713A, WSB# 39077.1.2). The project area is located approximately 2.8 miles south of downtown Matthews, a suburb of Charlotte (Figure 2.1). This project is subject to review under the Section 106 Programmatic Agreement for Minor Transportation Projects (NCDOT/NCHPO/FHWA/USFS 2015). An NCDOT architectural historian defined the APE and conducted a site visit to identify and assess all resources of approximately fifty years of age or more within the APE. Only one resource warranted an intensive NRHP eligibility evaluation and it is the subject of this report.

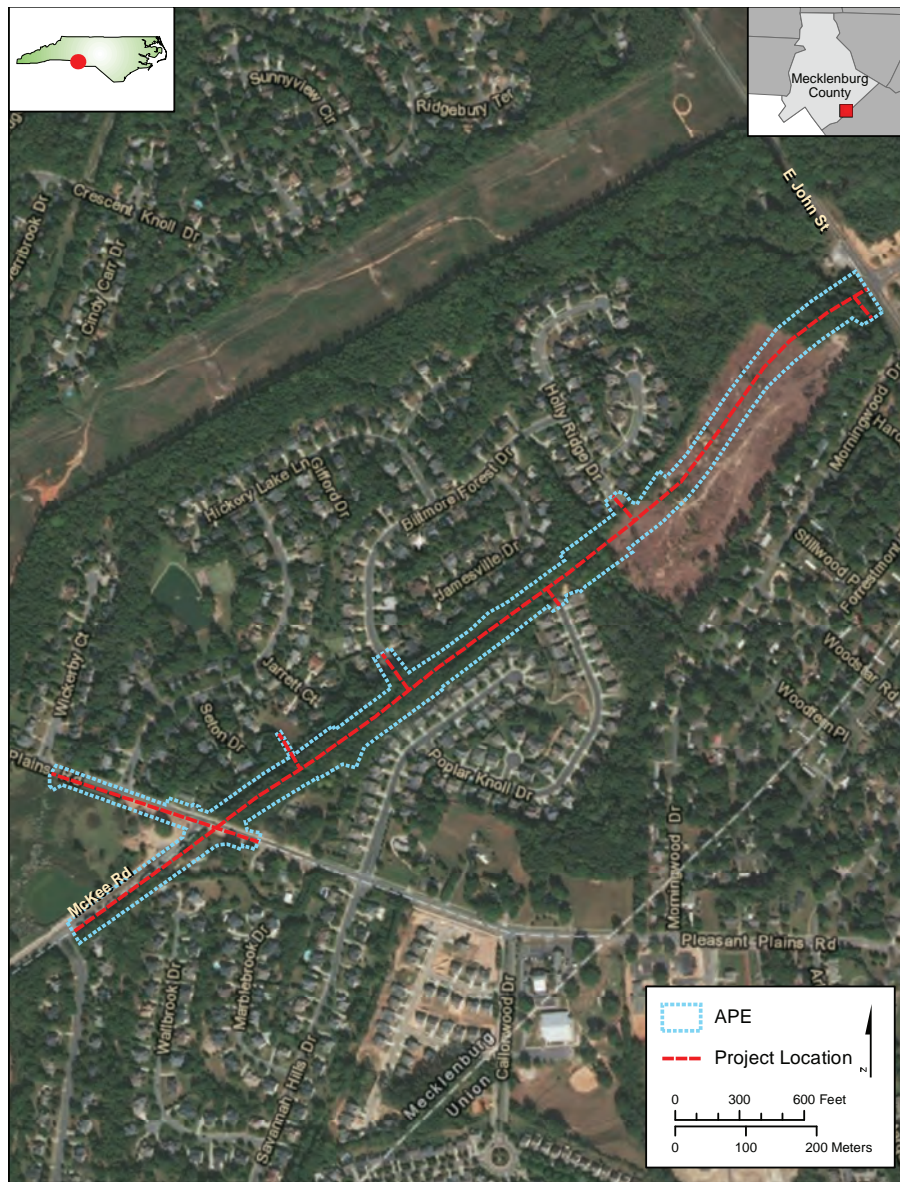
In March 2019, the NCDOT requested that New South Associates, Inc. (New South) survey and evaluate 3016 Pleasant Plains Road and prepare a report evaluating the resource's eligibility for listing on the NRHP. The property had not been previously surveyed. The North Carolina State Historic Preservation Office (HPO) assigned survey site number MK3734 to this resource.

Prior to fieldwork, the statewide architectural survey records of the HPO were reviewed using HPOWEB, their online GIS service, which showed no previously surveyed properties in the APE. Historic topographic maps and aerial photographs were viewed at [historicaerials.com](http://historicaerials.com), [nationalmap.gov](http://nationalmap.gov), the North Carolina Maps collection online at the University of North Carolina, and the U.S. Geological Survey's (USGS) historical topographic map collection. Property information was obtained from the Mecklenburg County Assessor's website. Deed records were searched through the Mecklenburg County Register of Deeds Remote Site. A variety of other online sources were also reviewed.

On March 1, 2019, New South architectural historian Sherry Teal surveyed the house (MK3734), documenting the exterior of the house and its outbuildings. New South architectural historian Jennifer Langdale completed additional fieldwork on March 16, 2019.

The historical development, architecture, and cultural significance of this resource was assessed and evaluated within its respective context according to the established NRHP criteria. Per NCDOT, comparable resources were also identified through the HPOWEB. The following resources were referenced to develop a local context and identify comparable resources: "Charlotte Comprehensive Architectural Survey, Phase II" (Mattson, Alexander and Associates 2015); "Historic Structures Report for Widening John Street/Old Monroe Road (SR1009)" (Alexander, Frances 2017); "Historic and Architectural Resources of Rural Mecklenburg County" (Mattson, Richard and Huffman, William H. 1990); National Register of Historic Places Nomination (Mattson, Richard and Huffman, William H. 1990); and "Survey and Research Report on the Phillips House and Barn" (Gray, Stewart 2014).

Figure 2.1. Project Location Map Showing the Preliminary Project Alignment and APE



Source: ESRI Resource Data

The results of this intensive-level investigation and NRHP evaluation are presented in the following chapters of this technical report. This report complies with the basic requirements of Section 106 of the National Historic Preservation Act of 1966, as amended; the Department of Transportation Act of 1966, as amended; the Department of Transportation regulations and procedures (23 CFR 771 and Technical Advisory T 6640.8A); the Advisory Council on Historic Preservation regulations on the Protection of Historic Properties (36 CFR 800); NCDOT's current *Historic Architecture Group Procedures and Work Products*; and the North Carolina HPO's *Report Standards for Historic Structure Survey Reports/Determinations of Eligibility/Section 106/110 Compliance Reports in North Carolina*.



### 3.0 PAXTON-PRICE HOUSE (MK3734)

Resource Name	Paxton-Price House
HPO Survey Site #	MK3734
Location	3016 Pleasant Plains Road, Matthews
PIN	2312156101
Date(s) of Construction	Circa 1921; 1926; 1960
Recommendation	Not Eligible for the NRHP

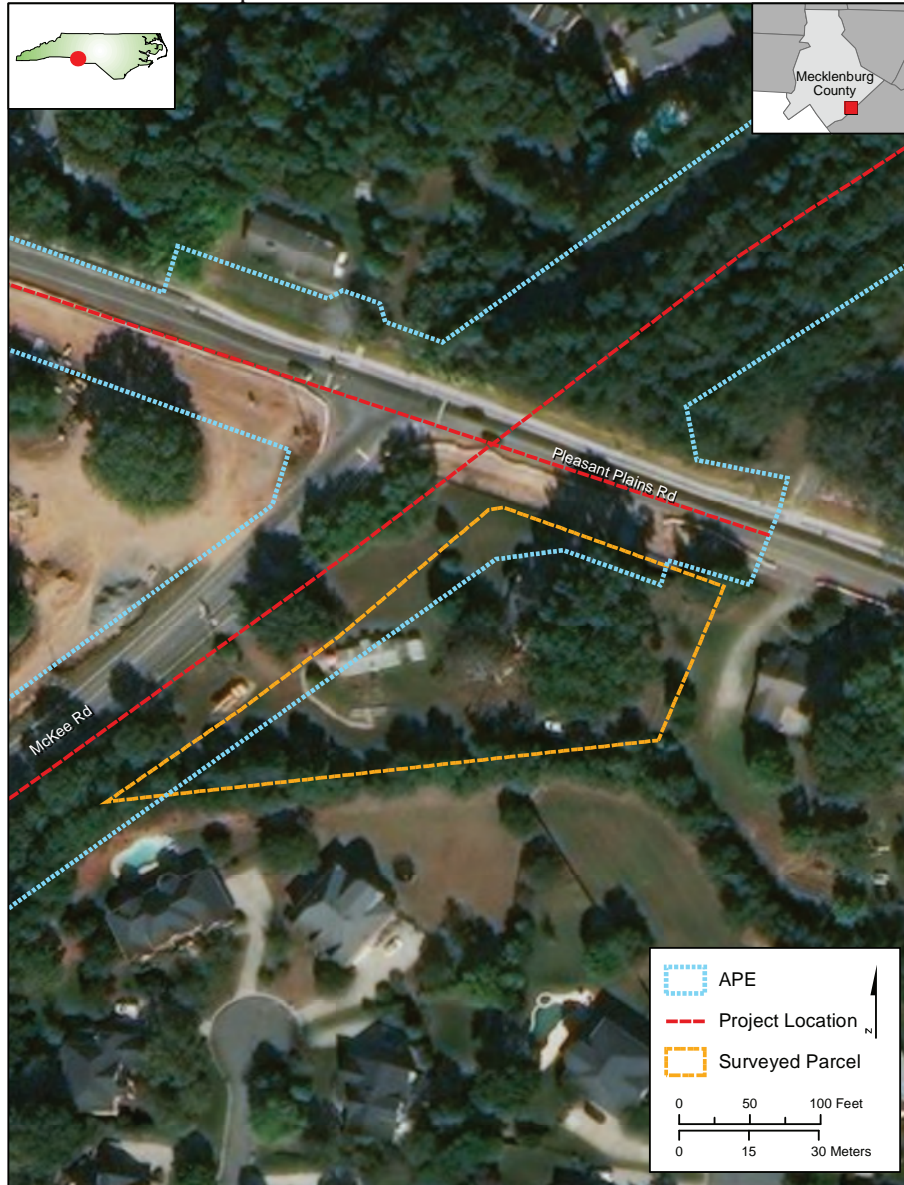
Figure 3.1. Paxton-Price House, Façade and East Elevation, Looking Southwest



#### 3.1. DESCRIPTION AND SETTING

The Paxton-Price House is located on the south side of Pleasant Plains Road (SR 3448) at its intersection with McKee Road (SR3440) (Figure 3.2). Located on a 1.01-acre tract at 3016 Pleasant Plains Road, the resource’s surroundings can be described as suburban sprawl with many recent housing developments. Although the lot on the opposite corner of McKee and Pleasant Plains Roads remains undeveloped, a few mid-twentieth-century ranch-style houses are located along these roads. The tract contains a 1926 primary dwelling, a 1921 secondary dwelling, a circa 1960 pumphouse, a circa 2005 detached garage, and a circa 2014 shed. The lot is flat with mature trees to the south and east of the primary dwelling and landscaping, including mature shrubs and a paved path, also in front of the primary dwelling. The main house faces Pleasant Plains Road, while the second dwelling faces McKee Road and has a separate mailing address of 1225 McKee

Figure 3.2. Resource Location Map



Source: ESRI Resource Data & Mecklenburg Co. GIS Data

Road. The secondary dwelling almost directly faces the intersection of McKee Road and Pleasant Plains Road. There is a concrete driveway on the east side of the main house leading to the detached garage. The pumphouse and storage shed are located between the two houses.

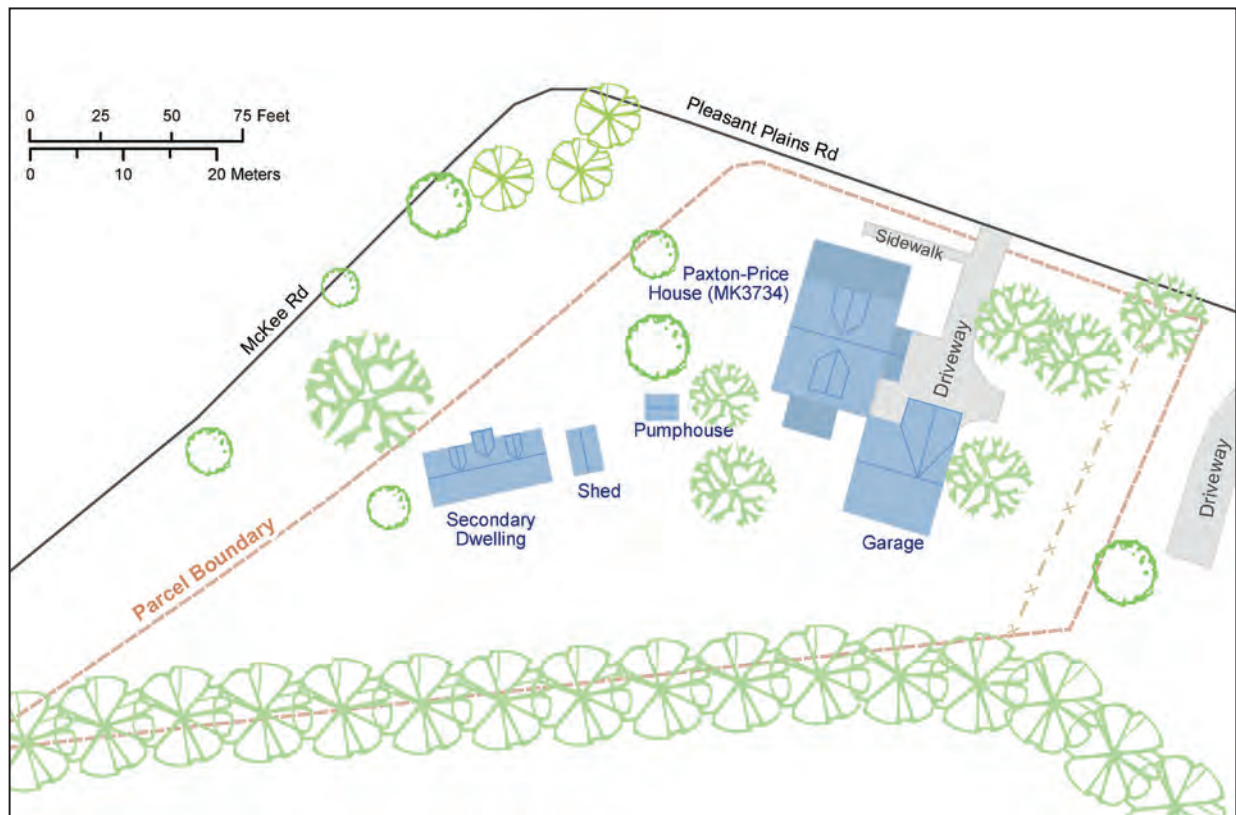
## 3.2 INVENTORY LIST

### 3.2.1 PAXTON-PRICE HOUSE

The following inventory includes descriptions of the five buildings located on the parcel, beginning with the primary dwelling, which is a one-and-one-half story, 1,919 square-foot, Craftsman-style bungalow. This dwelling has a side-gable roof with a break in the façade slope. Contained within



Figure 3.3. Paxton-Price House, Site Plan.



the roof is a porch supported by tapered posts resting on brick piers which extend across the entire façade. The house has a three-bay façade with a set of double windows to the west of the central entry and a large, single window to the east of the entry. There is a central gable dormer with a set of triple windows on the façade and the rear elevation. In the half-stories are sets of double windows. The west elevation contains a shed-roof bay window with a set of triple windows. Windows are original, wood, four-over-one sash on the first floor, with the exception of a large window to the east of the entry, which is five-over-one sash. The half-story windows and the dormer windows are wood, three-over-one sash. On the east elevation is a smaller, gable porch with the same supports as the main porch; this porch shelters another entrance and a window. The wide, overhanging eaves contain exposed rafter ends. There is one exterior brick chimney on the west elevation as well as an off-center interior brick chimney. Alterations to the house include replacement vinyl siding (Figures 3.1, 3.3–3.5). Multiple attempts to contact the property owner were unsuccessful; therefore, the interior was inaccessible.

### 3.2.2 GARAGE

The 651-square-foot, side-gable garage is set to the southeast of the main house and is accessed by a concrete driveway from Pleasant Plains Road. Measuring 21-feet by 31-feet, the garage is constructed of concrete block and features a pair of garage doors on the east side of its façade as

Figure 3.4. Paxton-Price House, Façade and West Elevation, Looking Southeast



Figure 3.5. Paxton-Price House, Garage, Looking South





well as a single overhead track, accordion-style garage door on the west side of the façade. To the rear or south elevation is a shed roof extension. A frame, front-gable carport is attached to the main structure; this carport is set on square posts and has vinyl siding in the gable field. Historic aerial photographs indicate that the original 1926 detached garage was demolished between 1978 and 2002, and this replacement garage was constructed between 2002 and 2006 (Figure 3.5).

### 3.2.3 SECONDARY DWELLING

In addition to the Paxton-Price House, there is another one-story, side-gable, 656-square-foot dwelling on the property. This secondary dwelling has a five-bay, asymmetrical façade with two gable dormers with no lights. It is possible there were once windows or lights in these dormers, but if so, they have been removed and replaced with vinyl siding. All windows have been replaced with vinyl, and the exterior cladding is also vinyl. A central, one-bay gabled entry porch on square posts is located on the main (north) façade, and an exterior, concrete block chimney flue is located on the south elevation. Tax records list a construction date of 1921, but alterations obscure those original features. The original purpose of this building is also unknown. It may have always been an additional dwelling but could have also been another outbuilding and repurposed (Figures 3.6 and 3.7).

### 3.2.4 PUMPHOUSE

The gable-roof pumphouse is situated between the main dwelling and the secondary dwelling. The pumphouse is constructed of concrete block and has an asphalt-shingle roof. Construction materials and aerial photographs indicate that the pumphouse likely dates to the mid-twentieth century (Figure 3.8).

### 3.2.5 SHED

A front-gable, pre-fabricated, frame shed is situated to the east of the secondary dwelling. Aerial photographs show it was built between 2012 and 2014 (Figure 3.8).

## 3.3. HISTORY

Mecklenburg County deed records can be traced to 1926 for this property, which approximates the date of construction of the main dwelling. These documents consistently describe the two-acre parcel as “part of the W. S. Paxton Place.” Other records reveal W.S. to be William Sanford Paxton, a general farmer of the Morning Star district of Mecklenburg County, who likely lived near this house from as early as 1880 until his death in 1910. He and his wife, Margaret McLeod, had at least nine children. Margaret was born in 1857 and died in 1930. W.S. appears first in this area in the 1880 census and is listed as Samuel Paxton, age 26. At this time, his household consisted of his wife Margaret, two young sons, and a white domestic servant named Jane Riggins. Their immediate neighbors were African Americans (U.S. Census Bureau 1880).

Figure 3.6. Secondary Dwelling, Façade, Looking Southeast



Figure 3.7. Secondary Dwelling in relation to the Paxton-Price House, Looking Southeast





Figure 3.8. Pumphouse, Garage, and Shed, Looking Southeast



The 1900 U.S. census lists W.S. Paxton as a 46-year-old farmer living with his wife and seven children. He owned and operated his farm. The 1910 census reveals that W.S. Paxton's house was on the Matthews Road, and his next-door neighbor was his son, Tom Paxton, age 27, who rented his farm. Tom lived with his wife Katie, their infant son, and a farm laborer named Harley Wells. Burial records at Pleasant Plains Baptist Church, located approximately a half-mile east of the house, show that William Sanford Paxton died on July 11, 1910 (FindAGrave.com n.d.; U.S. Census Bureau 1900; 1910).

Deed records reveal that Thomas and Katie Paxton, William's son and daughter-in-law, purchased this two-acre parcel in October 1926 from Thomas' mother, Margaret, and seven of his siblings. It is likely that Thomas and Katie constructed this house here upon purchasing this land from his father's other heirs (Mecklenburg County Register of Deeds 1926). By 1920, Thomas and Katie owned this general farm and had five children. Two of his other brothers, James and Leonard, were his immediate neighbors (U.S. Census Bureau 1920). Thomas was also a professional builder and probably constructed this house himself, as he is also credited with constructing his sister, Beulah's, house in Matthews, as well as nearby Pleasant Plains Baptist Church. Beulah's house, incidentally, is nearly identical to this one (Gray, Stewart 2014). In 1930, Thomas and

Katie had five children living with them and their home's address was N.C. No. 20, which is the historical name for Pleasant Plains Road (U.S. Census Bureau 1930; North Carolina State Highway Commission 1930).

Thomas and Katie appear to have faced financial difficulties shortly after receiving this property, as they entered into an indenture with Martin Privett in April 1928 for the sum of \$2,000. The indenture describes the property as Thomas and Katie residence (Mecklenburg County Register of Deeds 1928). Deed records further show that the property was foreclosed on in February 1933 and H.L. and H.C. Privett, heirs of Martin Privett, who died in 1932, received the land (Mecklenburg County Register of Deeds 1933). At this time, the Paxtons abandoned their property and moved to Sharon Road in Charlotte, where he worked as a foreman at Morrocroft Farm (U.S. Census Bureau 1940; Hill's Directory Company, Inc. 1944).

H.C. Privett sold the property to Jennie Spittle Richardson in October 1941 (Mecklenburg County Register of Deeds 1941). Richardson remained on the property until December 1945, when she and her husband, R.B. Richardson, sold it to Clegg Edwin and Ada Frances Stewart Price (Mecklenburg County Register of Deeds 1945; FindAGrave.com n.d.). Clegg died in 1983, and Ada continued to live at the property until 1997, when she sold it to the present owners, Patricia Willis and Kenneth W. Zoeller (Mecklenburg County Register of Deeds 1997). Clegg worked for Lance Packing Company in 1940, according to both his WWII draft card and the 1944 Charlotte City Directory (Hill's Directory Company, Inc. 1944). The city directory for 1956 shows that he was living in Matthews and employed as a serviceman for the Dacam Corporation (Hill's Directory Company, Inc. 1956). Ada worked for Delmar Industries for many years, according to her obituary, and they had three children (Charlotte Observer 2002). Both the Paxton and Price families are buried at nearby Pleasant Plains Baptist Church.

### 3.4 NRHP EVALUATION

A survey of the Paxton-Price House and additional research determined that the primary dwelling was built in 1926. A substantially altered secondary dwelling, built in 1921 (according to tax records), a circa 1960 pumphouse, a circa 2005 detached garage, and a circa 2014 shed are also located on the parcel. The main house, a Craftsman-style bungalow, was built by Thomas and Katie Paxton, who occupied this residence until 1933. In 1945 it was sold to Clegg and Ada Price, whose family and descendants owned the property until 1997.

#### 3.4.1 ARCHITECTURAL CONTEXT

Craftsman-style bungalows were constructed in urban areas, small towns, and rural sections of North Carolina beginning in the 1920s. In Mecklenburg County, they appeared in Charlotte's middle-class streetcar suburbs as well as mill villages. Bungalows were a favorite choice of both

prosperous farmers and middle-class households throughout small towns, including Matthews, and were widely promoted in architectural publications. Adaptations of the style were built for all economic levels. While they appeared in a broad range of forms, the basic bungalow was characterized by features such as low-slung roofs with deep eaves, large porches with heavy supports, the use of natural materials, an abundance of windows, and open interiors that maximized efficiency and flexibility. Decorative Craftsman-style elements include battered porch posts, exposed rafters, and triangular knee brackets (Alexander, Frances 2017).

In Matthews, a variety of Craftsman-style dwellings—generally bungalows but, also larger, two-story houses—were constructed for middle-class families. There are various examples of one-story and one-and-a-half-story bungalows in Matthews. One of the most intact of these is the Phillips House (MK3395), located at 131 West Charles Street. The Charlotte-Mecklenburg Historic Landmarks Commission designated this house a Local Landmark in 2014. Built in 1925, this one-and-one-half story bungalow is nearly identical to the Paxton-Price House but retains its original weatherboards and has slightly different architectural details, such as corbeled chimneys and beveled rafter ends in the overhanging eaves. The Phillips House features a sunroom rather than a porch on the side elevation as well as additional rectangular lights in the gables. In addition to its intact architectural features, the property contains a frame barn and chicken house, a rare remaining reminder of Matthews' rural past. The house was constructed by Thomas Paxton, builder of the Paxton-Price House, for his sister Beulah Phillips and her husband Pete, who was a farmer as well as the postmaster for Matthews from 1933–1955 (Gray, Stewart 2014) (Figure 3.9).

Another bungalow, which is nearly identical to both the Phillips House and the Paxton-Price House, is located at 500 Matthews-Mint Hill Road in Matthews. This dwelling's porch supports, however, have been replaced. This house has not been assigned a NC-SHPO survey site file number (Alexander, Frances 2017) (Figure 3.10).

Rural areas surrounding Charlotte and Matthews retain other surviving examples of bungalows constructed by farmers like Thomas Paxton. Just 0.8-miles southwest of the Paxton-Price House at 2030 McKee Road stands another one-and-one-half story Craftsman-style bungalow. This house was surveyed as part of the Phase II survey of architectural resources in the outlying areas of Mecklenburg County and assigned NC-SHPO survey site file number MK3401. The house appears to have undergone minimal alterations and retains its drop siding, original wood windows, and porch supports. Like the Paxton-Price House and the Phillips House, MK3401 has the same central, gable-roof dormer, three-bay façade, and box bay window on the side elevation. The property, however, also contains a circa 1925 barn, a chicken house, a garage and equipment shelter, and other outbuildings that help it to maintain its association with agriculture. The 2015 Phase II survey recommends that this property be intensively surveyed, but its NRHP eligibility has not been determined at this time (Mattson, Alexander and Associates 2015) (Figure 3.11).



Figure 3.9. Phillips House (MK3395), March 2018, Looking Southeast (Google Earth Capture, March 2018)



Figure 3.10. 500 Matthews-Mint Hill Road, circa 2012, Looking Southeast (LooperNet [Costar Group, INC. 2012])





Figure 3.11 Photograph of MK3401 at 2030 McKee Road, circa 2015, Looking Northeast



### 3.4.2 EVALUATION

#### *Integrity*

Properties may be eligible for listing on the NRHP if they possess integrity of location, design, setting, materials, workmanship, feeling, and association. The Paxton-Price House is located on its historic site; however, the area surrounding the parcel has been developed with recent non-historic suburban residential subdivisions. The tree lines that once protected the dwelling's viewshed have been removed, leaving little to shield or delineate the historic property from the surrounding suburban development. Additionally, many of the outbuildings that would have been associated with the dwelling at its time of construction have been removed. The removal and alteration of the associated outbuildings, coupled with the area's recent growth, have detracted from the resource's setting, feeling, and association. In addition, several factors have compromised the integrity of the design, workmanship, and materials of the Paxton-Price House. The replacement of the original siding with vinyl on the main house affects the building's original materials. The secondary dwelling has been drastically altered with new siding and windows, and the dormer lights on the façade have been enclosed. The original detached garage was replaced around 2005.

*Evaluation*

The Paxton-Price House is recommended not eligible for listing on the NRHP under Criterion A, because it is not associated with a specific event or pattern of events significant to the development of Matthews or Mecklenburg County. Preliminary research did not reveal that the house is associated with individuals whose activities were demonstrably important within a local, state, or national historic context. Therefore, the Paxton-Price House is recommended not eligible for listing on the NRHP under Criterion B.

The Paxton-Price House is a common example of a 1920s Craftsman-style bungalow, which was a popular residential building type of this period. There are many examples remaining in the community of Matthews, including the nearly identical Phillips House (MK3395) and the dwelling at 3020 McKee Road. Both of these houses retain their architectural integrity as well as associated, intact outbuildings. The Paxton-Price House has replacement siding and its associated outbuildings have been replaced or significantly altered. There are more intact examples of houses with Craftsman-style features in well-preserved settings in the nearby surrounding area; therefore, the Paxton-Price House is recommended not eligible for listing on the NRHP under Criterion C.

It is unlikely that additional study of this property would yield any unretrieved data not discoverable through informant interviews and documentary sources. Therefore, the Paxton-Price House is recommended not eligible for listing on the NRHP under Criterion D.



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- 1880 U.S. Federal Population, Agricultural, and Manufacturing Census. U.S. Census Bureau, Washington, D.C.
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U.S. Geological Survey

- 2016 Matthews, NC USGS Survey Map. U.S. Geological Survey, Washington, D.C.